

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 Boarding House District

Other names/site number N/A

Name of related Multiple Property Listing Historic Resources of Excelsior Springs, Missouri, MPDF

2. Location

Street & number 401-608 Benton, 339-436 E. Broadway, 402-518 E. Excelsior, 201-223 S. Francis, 105

N/A

not for publication

Haynes, 309-526 Isley, 101 Linden, 110-112 Perry, 103-305 Saratoga, 000-213 Temple

City or town Excelsior Springs

N/A

Vicinity

State Missouri Code MO County Clay Code 047 Zip code 64024

3. State/Federal Agency Certification

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

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

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

national statewide x local

Applicable National Register Criteria: x A B C D

Signature of certifying official/Title JP

Date 7/2/18

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

Boarding House District

Name of Property

Clay County, Missouri

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | Private |
| <input checked="" type="checkbox"/> | public – Local |
| <input type="checkbox"/> | public – State |
| <input type="checkbox"/> | public – Federal |

Category of Property

(Check only **one** box.)

| | |
|-------------------------------------|-------------|
| <input type="checkbox"/> | building(s) |
| <input checked="" 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.)

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 85 | 32 | buildings |
| 0 | 0 | sites |
| 1 | 9 | structures |
| 0 | 0 | objects |
| 86 | 41 | Total |

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic—single dwelling

Domestic—multiple dwelling

Religious—church, church related residence

Health Care—mineral water springs and wells

Education—library

Current Functions

(Enter categories from instructions.)

Domestic—single dwelling

Domestic—multiple dwellings

Religious—church

Recreation—mineral water spring pavilion, park

Commerce—store

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian: Queen Anne

Other: Dutch Colonial Revival

Late 19th & Early 20th Century American

Movements: Craftsman

Late 19th & 20th Century Revivals: Classical

Revival

Late 19th & 20th Century Revivals: Gothic Revival

Other: Folk Victorian

Materials

(Enter categories from instructions.)

foundation: stone, concrete

walls: weatherboard; asbestos; vinyl; brick;

concrete; other--fiberboard

roof: asphalt, metal

☒

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Boarding House District

Name of Property

Clay 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): _____

10. Geographical Data

Areas of Significance

Health and Medicine

Commerce

Period of Significance

1895-1963

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bates, Cook & Wilson—builder—Carnegie Library

Boarding House District

Name of Property

Clay County, Missouri

County and State

Acreage of Property 17.8 acres

Latitude/Longitude Coordinates

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

1 39.343094 -94.219649
Latitude: Longitude:

3 39.340470 -94.215934
Latitude: Longitude:

2 39.342766 -94.216662
Latitude: Longitude:

4 39.340410 -94.218924
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 Rhonda Chalfant, Ph.D.

organization Chalfant Consulting

date November 2, 2017

street & number 619 West 32nd Street

telephone 660-826-5592, 660-281-6652

city or town Sedalia

state MO

zip code 65301

e-mail chalfant@iland.net

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.

Boarding House District

Name of Property

Clay County, Missouri

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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: Boarding House District

City or Vicinity: Excelsior Springs

County: Clay State: Missouri

Photographer: Rhonda Chalfant. Ph.D.

Date

Photographed: August 2017, December 2017, January 2018

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

- Photo 1: Two level retaining wall on East Broadway and Temple Street, camera facing east
- Photo 2: Retaining wall on East Excelsior Street with inset garage, camera facing north
- Photo 3: 401-403 Benton, Crystal Lithia Spring pavilion, camera facing southwest
- Photo 4: 400 block Benton Avenue, south side, camera facing east
- Photo 5: 400 block Benton Avenue, north side, camera facing east
- Photo 6: 400 block Benton Avenue, south side camera facing west
- Photo 7: 400 block Benton Avenue, north side, camera facing west
- Photo 8: 503 Benton Avenue, camera facing southeast
- Photo 9: 500 block Benton Avenue, north side, camera facing east-northeast
- Photo 10: 500 block Benton Avenue, south side, camera facing east
- Photo 11: 500 block Benton Avenue, south side, camera facing east
- Photo 12: 525 Benton Avenue, camera facing south
- Photo 13: 500-600 block Benton Avenue, north side, camera facing east
- Photo 14: 339 East Broadway, former Carnegie Library, camera facing south
- Photo 15: 400 block East Broadway Avenue, south side, camera facing south
- Photo 16: 400 block East Broadway Avenue, north side, camera facing east
- Photo 17: 400 block East Broadway, south side, camera facing east-southeast
- Photo 18: 400-500 block East Broadway Avenue, north and south side, camera facing east
- Photo 19: 400 block East Excelsior Street, north side, camera facing east
- Photo 20: 400 block East Excelsior Street, south side, camera facing east
- Photo 21: East Excelsior Street, concrete pad and metal cover, camera facing southwest
- Photo 22: 400 block East Excelsior Street, retaining wall and vacant lots, camera facing east
- Photo 23: 437 East Excelsior Street, camera facing southwest
- Photo 24: 438 East Excelsior Street, north side, camera facing northwest
- Photo 25: 500 block East Excelsior Street, north side, camera facing west
- Photo 26: 518 East Excelsior Street, front façade facing unnamed street, camera facing south
- Photo 27: S. Francis Street, east side, camera facing south
- Photo 28: S. Francis Street, east side, camera facing north
- Photo 29: 400 block Isley Boulevard, north side, camera facing west
- Photo 30: 500 block Isley Boulevard, north side, camera facing west
- Photo 31: Linden Avenue, southeast corner Linden Avenue and East Excelsior Street, camera facing east-southeast
- Photo 32: 112 Perry Lane, north side, camera facing northeast
- Photo 33: 100 block Saratoga Avenue, east side, camera facing south
- Photo 34: 106 Saratoga Avenue, 339 East Broadway Avenue, southwest corner Saratoga Avenue and East Broadway Avenue, camera facing south
- Photo 35: 305 Saratoga Avenue, east side, camera facing north

Boarding House District

Name of Property

Clay County, Missouri

County and State

Photo 36: 000 Temple Street, parking lot and playground
Photo 37: 103 Temple Avenue, camera facing east
Photo 38: 100 block Temple Avenue, east side, camera facing south
Photo 39: 100 block Temple Avenue, east side, camera facing southeast
Photo 40: 200 block Temple Avenue, west side, camera facing south
Photo 41: 100 block Temple Avenue, west side, camera facing south

Figure Log:

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

- Figure 1: Map showing the Boarding House District highlighted in yellow in relation to the Hall of Waters Commercial East district and the Isley Boulevard Neighborhood Survey area, courtesy Wolfenbarger Boarding House District Survey, 1994
- Figure 2: Outline map of Boarding House District showing boundaries and latitude/longitude Coordinates, courtesy City of Excelsior Springs
- Figure 3: Approximate boundaries (outlined in yellow) of the Boarding House District on 1914 Plat Map of Excelsior Springs, MO. Some street names have changed.
- Figure 4: Isley Boulevard Addition Plat Map, courtesy Clay County Abstract Company
- Figure 5: Part of Kulger's Addition, courtesy Clay County Recorder of Deeds
- Figure 6: Craver and Bates Addition Plat Map, courtesy Clay County Abstract Company
- Figure 7: Saratoga Addition, courtesy Clay County Abstract Company
- Figure 8: Benton Place Addition, courtesy City of Excelsior Springs
- Figure 9: Bird's Eye View of Excelsior Springs, c. 1908, courtesy Excelsior Springs Museum, 101 East Broadway, Excelsior Springs, MO 64024
- Figure 10: Topographic map of Boarding House District showing changes in land elevation, courtesy Missouri Department of Natural Resources Division of Geological and Land Survey
- Figure 11: Map showing locations of mineral water springs, wells, and pavilions in Boarding House District, courtesy City of Excelsior springs
- Figure 12: Table showing mineral water sprigs, wells, and pavilions in Boarding House District
- Figure 13: Table showing extant hotels, boarding houses, apartments, and rooming houses in Boarding House District
- Figure 14: Table showing demolished hotels, boarding houses, apartments and rooming houses in Boarding House District
- Figure 15: Table showing single family houses renting a room to a boarder or sharing the house with another person
- Figure 16: Map showing extant hotels, boarding house, apartments, and rooming houses, demolished hotels, boarding houses, apartments, and rooming houses, and single family houses renting a room or sharing the house
- Figure 17-A: Map of west side of Boarding House District between Saratoga Avenue and Temple Avenue showing camera angles of photographs, courtesy City of Excelsior Springs
- Figure 17-B: Map of east side of Boarding House District between Temple Avenue and S. Francis Street showing camera angles of photographs, courtesy City of Excelsior Springs
- Figure 18: Map showing contributing and non-contributing status of resources in Boarding House District, courtesy City of Excelsior Springs
- Figure 19: Crystal Lithia Springs, 401 East Benton, photo c. 1910-1920s, courtesy Deon Wolfenbarger, *Excelsior Springs Historic Mineral Water Resources Survey*, 2012
- Figure 20: Crystal Lithia Springs as shown in 1908 Excelsior Springs Blue Book, courtesy Excelsior Springs Museum, 101 East Broadway, Excelsior Springs, MO 64024
- Figure 21: Barbee Memorial Presbyterian Church, 1903 calendar picture courtesy Excelsior Springs Museum, 101 East Broadway, Excelsior Springs, MO 64024
- Figure 22: Dr. O.C. Kell and his house at 525 Benton Avenue, courtesy of J.W. Hyder, *Picturesque Excelsior Springs, Missouri, and its Wonderful Healing Waters*, 1903
- Figure 23: Saratoga Spring Pavilion, c. 1903-1910s, courtesy Wolfenbarger, *Excelsior Springs Historic Mineral Water Resources Survey*, 2012, and Soltysiak, *Reflections on Excelsior Springs*
- Figure 24: Shelton Apartments, postcard c. 1915, courtesy Excelsior Springs Museum, 101 East Broadway, Excelsior Springs, MO 64024
- Figure 25: Haynes Academy catalog, 1896-97, courtesy of Excelsior Springs Museum, 101 East Broadway, Excelsior Springs, MO 64024
- Figure 26: Grant's Spring Pavilion, 424 East Broadway, courtesy Wolfenbarger, *Excelsior Springs Historic Mineral Water Resources Survey*, 2012
- Figure 27: Natrona Spring Pavilion, courtesy Wolfenbarger, *Excelsior Springs Historic*

Boarding House District

Clay County, Missouri

Name of Property

County and State

Mineral Water Resources Survey, 2012

Figure 28: Jones Soda Spring, c. 1910s, courtesy Wolfenbarger, *Excelsior Springs Historic Mineral Water Resources Survey, 2012*

Figure 29: Imperial Lithia Spring, 406 Isley Boulevard, c. 1900-1910s, courtesy Wolfenbarger, *Excelsior Springs Historic Mineral Water Resources Survey, 2012*.

Figure 30: Hiawatha House and Excelsior Soda Spring/Hiawatha Soda Spring, c. 1915-1920, courtesy Excelsior Springs Museum, 101 East Broadway, Excelsior Springs, MO 64024

Figure 31: The Victoria Hotel, undated postcard courtesy Excelsior Springs Museum, 101 East Broadway, Excelsior Springs, MO 64062

Figure 32: The Saratoga Well location as shown on Sanborn Insurance Map, courtesy Wolfenbarger, *Excelsior Springs Historic Mineral Water Resources Survey, 2012*

Figure 33: Hotel and Business Map of Excelsior Springs, c.1898-1900, hand-drawn by Bill Hyder, courtesy Excelsior Springs Museum, 101 East Broadway, Excelsior Springs

Figure 34: District Map of Excelsior Springs, *The Aqualore*, 1919.

Figure 35: Official Map of Excelsior Springs, courtesy Excelsior Springs Museum, 101 East Broadway, Excelsior Springs, MO 64024

Figure 36: 410 East Broadway Avenue, 109 Saratoga Street, and 111 Temple Avenue represent examples of the appearance of boarding houses within the Boarding House District, photos Rhonda Chalfant

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Boarding House District

Name of Property

Clay County, Missouri

County and State

Historic Resources of Excelsior Springs, Missouri, MPDF

Name of multiple listing (if applicable)

Summary: The Boarding House District of Excelsior Springs, Clay County, Missouri, is an area suggested by the Boarding House District Surveys of 1994, the Boarding House District Survey of 2014, and the *Historic Resources of Excelsior Springs, Missouri, MPDF* as a possible historic district.¹ (Figures 1-3) The Boarding House District is an irregular shaped area located in the eastern part of Excelsior Springs. The Boarding House District is located at the eastern edge of the city's central commercial district within walking distance of the former locations of many of the city's mineral water spring pavilions, bath houses, and spas. The Boarding House District encompasses the east-west running streets of the south side of East Excelsior Street, both sides of East Broadway Avenue, both sides of Benton Avenue, and the north side of Isley Boulevard, between the north-south running streets of Saratoga Avenue, Linden Avenue, Temple Avenue, and west side of South Francis Street.

The portion of the district along Isley Boulevard is relatively level, but the land rises in the northern and eastern parts of the district. Stone retaining walls surround many of the properties, especially those on East Excelsior Street and on the eastern part of East Broadway Avenue. The lots are deep and narrow; the buildings are very close together. The east-west running streets are separated by alleys that provide access to garages and off-street parking. The area contains mature trees; the portion of the district between East Broadway Avenue and East Excelsior Street is heavily wooded.

The district contains 85 contributing buildings, 32 non-contributing buildings, one contributing structure, and 9 non-contributing structures. In addition, the district contains 24 non-contributing sites that are described but not counted, 9 of which once held boarding houses that have since been demolished. The vacant lots' addresses and information about them are included in the property descriptions but are not counted in the total resource count. The Boarding House District contains 29 resources used historically as hotels, apartments, boarding houses, rooming houses, and multi-family dwellings. (Figure 13) The district also contains single family dwellings, ten of which appear from records kept in the City Directories to have rented out a single room or to have shared a house with someone, especially during the Great Depression when the extra income from a boarder or sharing a house would have helped the household economically. (Figure 15) Single family dwellings within the Boarding House District within this district represent an association with Excelsior Springs' year-round residents and their contributions to the commercial actives of Excelsior Springs.² In addition, the district is the site of seven mineral water pavilions that dispensed mineral water. (Figure 12) In addition, the district is the site of two mineral water wells that were located some distance away from the pavilions that dispensed their waters.³ None of the springs, wells, or pavilions are in their original condition, but their sites are noted in the

¹ Deon Wolfenbarger, *Historic Resources of Excelsior Springs, Missouri, MPDF* (2012), F-11, hereafter referred to as *Historic Resources*; Deon Wolfenbarger, *Boarding House District Survey* (1994), hereafter referred to as *Boarding House Survey*, 1994; Rosin Preservation, *Boarding House District Survey and Design Guidelines*, 2014. Hereafter referred to as *Boarding House District Survey*, 2014.

² Ibid. F-19.

³ Deon Wolfenberger, *Excelsior Springs Historic Mineral Water Resources Survey*, (2012), correctly identifies the Saratoga Spring Well as located at 106 Saratoga Avenue and the Saratoga Springs Pavilion located at 339 East Broadway, but incorrectly located both the Natrona Spring Pavilion and Natrona Spring Well at 402 East Excelsior Street. Local historian Sonya Morgan agrees that the Natrona Spring Pavilion was located at 402 East Excelsior Street, but places the Natrona Soda Spring itself at 408 East Excelsior Street.

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Boarding House District

Name of Property

Clay County, Missouri

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Historic Resources of Excelsior Springs, Missouri, MPDF

Name of multiple listing (if applicable)

individual description of the resources. One concrete well pad and cover remains at the site of its spring and is counted as a contributing structure. A reconstructed spring pavilion built in 2009 is also located in the district but is counted as a non-contributing structure. The district also contains a church, a former manse, the former Carnegie Library building, and a non-contributing parking lot and a non-contributing playground.

The district contains a variety of houses in the front gable and wing type, the front gable type, the side gable type, the foursquare type, the cross gable type, the intersecting gable type, and the ranch type. Styles present in the district include Queen Anne, Folk Victorian, Dutch Colonial, Craftsman, Classical Revival, and Gothic Revival. Most buildings are of wood frame construction with stone foundations.

Elaboration:**Previous Surveys:**

The Boarding House District, Excelsior Springs, Clay County, Missouri, was first surveyed in 1994 by Deon Wolfenbarger of Three Gables Preservation.⁴ The district was resurveyed in 2014 by Rosin Preservation, which also provided guidelines for the potential restoration of historic buildings in the district.⁵ In addition, in 2012, an MPDF entitled *Historic Resources of Excelsior Springs, Missouri, MPDF*, done by Three Gables Preservation analyzed the various resources in Excelsior Springs and suggested areas for further study.⁶

Location: The Boarding House District is located directly to the east of the city's Hall of Waters Commercial East District, listed in the National Register of Historic Places in May 1999. The Boarding House District is located north of the Isley Boulevard Neighborhood survey area (Figure 1).⁷

The Boarding House District is smaller than the district suggested in the 1994 *Boarding House Survey* and the 2014 *Boarding House District Survey* because several of the buildings along the west edge of the previously suggested district have been demolished since 1994.⁸ The Boarding House District stretches south from the north side of East Excelsior Street to the north side of Isley Boulevard. It includes portions of East Broadway Avenue and Benton Avenue, east-west running streets that are located between East Excelsior Street and Isley Boulevard. The district stretches from Saratoga Avenue and Linden Street on the west to the South Francis Street on the east, and includes portions of the north-south running Temple Street. The latitude/longitude coordinates of the district are 39.342766, -94.216662 at the northeast corner; 39.340470, -94.215934 at the southeast corner; 39.340410, -94.218924 at the southwest corner; and 39.343094, -94.219649 at the northwest corner (Figure 2).

Isley Boulevard is Missouri Route 10, the main entry route into Excelsior Springs from the east. Isley Boulevard is wide with room for parking on either side of the street. Benton Avenue and East Broadway Avenue are also wide with room for parking on either side. East Excelsior Street is very

⁴ *Boarding House District Survey*, 1994.

⁵ *Boarding House District Survey*, 2014.

⁶ *Historic Resources*.

⁷ *Ibid.*, Cydney Millstein, *Excelsior Springs Hall of Waters Commercial East District*, National Register of Historic Places Nomination (1993); Rhonda Chalfant, *Isley Boulevard Neighborhood Survey*, 2017.

⁸ *Boarding House District*, 1994.

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narrow; parallel parking is allowed only on the north side of the street, which limits driving to only a single lane of traffic if cars are parked on the street.

The Boarding House district encompasses parts of several additions to the city. These are shown on the 1914 *Plat Map of Clay County*, and include Isleys' Addition, Part of Kugler's Addition, Craver and Bates Addition, Saratoga Addition, and Benton Place Addition (Figures 3-8).⁹ The growth of these subdivisions and their relation to the growth of the city of Excelsior Springs and to the development of the Boarding House District will be explained more thoroughly in Section 8.

Setting: Excelsior Springs is very hilly and attractively wooded (Figure 9). The area encompassed by the Boarding House District is fairly level between Isley Boulevard and Benton Avenue. The land rises slightly between Benton Avenue and East Broadway Avenue and along the east end of Broadway Avenue, necessitating a two level retaining wall at the point where East Broadway Avenue turns south to become Temple Avenue (Photo 1). A deep ravine runs along the north side of Broadway Avenue, and the land rises steeply from the rear of the properties on the north side of Broadway Avenue toward Excelsior Street. Many of the lots on the north side of East Excelsior Street are bounded by a stone retaining wall. These lots have steep staircases that lead from the street to the building site; one part of the retaining wall has a garage set into the bluff (Photo 2). The land rises even more steeply to the north of the Boarding House District, as is shown on the Topographic Map provided by the Missouri Department of Natural Resources Division of Geology and Land Survey (Figure 10).¹⁰

The lots in the Boarding House District are deep and narrow, and the buildings are very close together with little space between buildings. Yards are small; a situation compensated for by the city's numerous parks that allow for outdoor recreation. Houses are, for the most part, built near to the street. The east-west running streets are separated by alleys that provide access to garages and off-street parking.

Types and Construction: Contributing buildings include front gable and wing, side gable, front gable, cross gable, intersecting gable, foursquare, and ranch. Excelsior Springs contains a number of buildings with interesting architectural features. One of these features is the use of the bellcast roof, either a bellcast hipped roof or a bellcast front gable roof. The bellcast roof is seen on five houses in the Boarding House District. Another interesting feature is the use of a canted corner wall with a bay containing either a door or window. This feature is seen on eleven houses in the Boarding House District. These features are more thoroughly described in the individual property descriptions.

The majority of the buildings in the Boarding House District are wood frame; a few are brick, one is concrete block, and two are stucco with unknown framing. Most buildings sit on stone foundations. Stone is also used as railing on some porches and as porch columns or as piers that support wooden porch columns. The widespread use of stone as a foundation and porch material reflects the availability of stone in the vicinity; Excelsior Springs had rock

⁹ *Plat Map*, 1914; Isley's Addition *Plat Map*, 1881; Part of Kugler's Addition, 1881; Craven and Bates' Addition, 1895; Saratoga Addition, 1899; Benton Place Addition, 1912.

¹⁰ Missouri Department of Natural Resources Division of Geology and Land Survey, Excelsior Springs Quadrant Map.

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quarries near the city, and locally quarried stone was frequently used as a building material.

While most of the buildings were originally clad in clapboards, some of the buildings have been altered by the use of asbestos siding, metal siding, or vinyl siding. Vinyl replacement windows have been added to some buildings. These alterations, particularly the use of asbestos siding, will be discussed more completely in the section describing the integrity of the district.

The district also contains a number of outbuildings such as sheds and garages. Each outbuilding is described more thoroughly in the individual property descriptions.

The Boarding House District also contains a small number of carports which are considered non-contributing structures. The Boarding House District contains other types of structures. One is the non-contributing reconstructed mineral water pavilion at 401-403 Benton Avenue. One is a non-contributing parking lot at 000 Temple Avenue, directly to the north of 438 Benton Avenue. One is a non-contributing playground directly to the west of the parking lot. One structure, the concrete well pad and metal well cover for the Jones Soda Spring at 417 East Excelsior Street, is a contributing structure.

The Boarding House District is also the site of seven of the city's many mineral pavilions. In addition, the district is the site of two mineral water spring wells that were not located at the pavilion site (Figures 11, 12). The concrete pad and well cover are visible the Jones Soda Spring at 417 East Excelsior Street. All of the original mineral water pavilions have been demolished. One pavilion, the Crystal Lithia Spring Pavilion at 401-403 Benton Avenue, has been reconstructed. The locations of the springs, wells, or pavilions are described more completely in the individual property descriptions in Section 7; their importance to the district and the city is discussed in Section 8 of this document.

Architectural Styles: Contributing primary resource buildings show elements of the popular styles of the late nineteenth and early twentieth centuries. The district contains one Queen Anne style house, five Folk Victorian style houses, one Classical Revival former library building, two Dutch Colonial Revival style houses, one Gothic Revival style church, and six Craftsman style houses. The remaining contributing buildings show elements of a variety of styles or represent no particular style. The types and styles of the buildings are described in the descriptions of individual buildings.

Date of Construction: The buildings in the Boarding House District were for the most part, built between 1895 and 1930, a period when Excelsior Springs grew from a population of approximately 2034 to 4564 and became recognized as "America's Haven of Health" because of the mineral water springs there.¹¹ The Clay County Assessor's office provides dates for the construction of the buildings in the Boarding House District, but many of the dates they provide seem to be incorrect in that they identify many late nineteenth century buildings as having been constructed c.1920. The appearance of many of the buildings in the Boarding House District suggests much earlier construction dates. Wolfenbarger's 1994 survey of the district analyzes the construction dates based on the physical appearance of the buildings and on the footprints of the buildings shown on the Sanborn Insurance Maps.¹² The dates Wolfenbarger

¹¹ U. S. Census, 1900, 1930; Deon Wolfenbarger, *Excelsior Springs Historic Mineral Water Resources Survey*, 2012), 15. Hereafter cited as *Mineral Waters Survey*.

¹² 1994 survey

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identified have been used in this nomination. The period of significance extends to 1963 because the buildings continued to function as boarding houses serving the needs of health seekers and tourists until Excelsior Springs began a decline as a result of being prohibited from advertising its mineral waters as medicinal cures. The period of significance is explained more thoroughly in Section 8.

Integrity of the District: According to the *Historic Resources of Excelsior Springs, Missouri, MPDF*, the buildings in a historic district must retain their "integrity of location, feeling, and association."¹³ The Boarding House District retains the integrity of its location and association with the mineral water springs and other health care facilities nearby.

The *Historic Resources of Excelsior Springs, Missouri, MPDF*, provides guidance for the assessment of buildings and specifies these suggestions for determining the inclusion of buildings in an historic district:

- Although windows, porches, siding, and/or storefronts are still key character-defining features, a lesser degree of integrity is allowed in two of these areas, providing the remaining elements have a high degree of integrity.
- Non-historic siding is allowed if the replacement replicates the original siding pattern. The siding should not cover other significant key character-defining features.
- Porch alterations are allowed if other primary elevation features are intact.
- Windows may be replaced, provided there are no new window openings on the façade. Total or partial enclosure of commercial windows is allowed provided the fenestration openings are still discernable.
- Additions should not cover the façade, and their mass/scale should not overwhelm the historic building.¹⁴

The *Historic Resources of Excelsior Springs, Missouri, MPDF*, suggests that a building may be considered contributing if alterations have been made to two out of three aspects of the building—siding, windows, or porch.¹⁵ Some houses have had changes made to all of these areas, and so are considered non-contributing. Each building was thoroughly evaluated to determine its contributing status for this nomination. Building statuses are discussed more thoroughly in the individual property descriptions.

The most common alteration is the addition of asbestos shingle siding; forty of the buildings in the district now have asbestos shingle siding. Most replacement with asbestos shingle siding was done, according to *Boarding House District Guidelines*, at an "early, unknown date," but within the period within the period of significance for the district.¹⁶ The *Boarding House District Survey and Guidelines*, done in 2014 by Rosin Preservation, indicates that asbestos shingle siding has "become historic in its own right," and that buildings with historic asbestos shingle siding can be said to retain their integrity.¹⁷ In addition, the *Historic Resources of Excelsior Springs, Missouri, MPDF*, notes that because of the rarity of extant boarding houses in

¹³ *Historic Resources MPDF*, F-4.

¹⁴ *Ibid.*, F-5.

¹⁵ *Ibid.*

¹⁶ Rosin Preservation, *Boarding House District Guidelines*, (2014), 13.

Hereafter cited as *Guidelines*.

¹⁷ *Guidelines*, 13.

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the city and the history of the use of asbestos shingle siding, original siding may not be a requirement for eligibility.¹⁸

Some of the buildings have replacement windows. Most of those with replacement windows have retained the original window openings; others have not and the space inside the original window openings has been infilled with siding or boards. A few buildings have been altered by additions or changes to porches. Some of these are minor changes involving changes in railings; however, in other instances porches have been removed entirely or completely enclosed. The changes in windows and porches are described further in the individual property descriptions.

Since sunlight and fresh air were considered an important part of therapy, many of the buildings within the Boarding House District had large porches. Nine of the boarding houses in the Boarding House District had two-story porches. The porches have been removed from four of these buildings, but evidence of the porches remains. Five boarding houses retain their historic two-story porches; they are located at 410 East Broadway Avenue, 418 East Broadway Avenue, 513 East Broadway Avenue, 109 Saratoga Avenue, and 111 Temple Avenue (Figure 36).

The boarding houses and apartments were used to house the many visitors who came to Excelsior Springs for medical treatments or for recreational activities. The buildings in the Boarding House District were within walking distance of the various bath houses and sanitariums.¹⁹ Twenty-nine of the buildings in the Boarding House District operated as boarding houses or apartments from the late nineteenth century into the twentieth century (Figure 13).²⁰ Ten of the former boarding houses in the Boarding House District have been demolished (Figure 14). In addition, City Directories of 1908, 1917, 1933, and 1938 show that ten of the single family houses in the district either rented a room to a boarder or shared a house with someone (Figure 15).²¹ These are described in detail in the individual property descriptions and shown on a map of the district (Figure 16).

The Boarding House District also contains a variety of outbuildings such as sheds and garages. The outbuildings are described with their associated primary resources in the individual property descriptions.

Several primary resources once located in the district have been demolished, including eleven boarding houses or apartments—the Maplehurst Apartments at 403 Benton Avenue, the Anderson Cottage at 401 East Broadway Avenue, the Bonaventure Apartments at 404 East Broadway Avenue, the Gavin Boarding House at 414 East Broadway Avenue, the D. H. Kendall Boarding House at 417 East Broadway Avenue, the Grant House at 420 East Broadway Avenue, the Geneva Rooming House directly east of 417 East Excelsior Street, the Stillwell/Mayflower Boarding House at 418 East Excelsior, an unnamed boarding house at 422 East Excelsior Street, a portion of the Keith Apartments at 109 Temple Avenue, and the Anderson Flats at 103 Saratoga Avenue. Another former boarding house, the Idle Hour Boarding House at 424 East Broadway Avenue, was combined with an adjoining building and covered with modern siding in such a way as to destroy its historic appearance. Six other demolished buildings in the district include single family dwellings—an intersecting gable house at

¹⁸ *Historic Resources MPDF*, F-12.

¹⁹ *Historic Resources MPDF*,

²⁰ City Directories, 1908, 1917, 1922, 1938; Sanborn Insurance Maps, 1909, 1913. Comparative prices for various boarding houses and hotels are discussed in Section 8.

²¹ *Ibid.*

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432 East Broadway Avenue, a gable and wing house at 422 East Excelsior Street, a small house at 424 East Excelsior Street, a one-story house at 434 East Excelsior Street, a cross gabled house at 309 Isley Boulevard, and an intersecting gable house at 410 Isley Boulevard. All seven of the original mineral water spring pavilions in the Boarding House District have been demolished, as has the Crystal Lithia Water Company, a bottling plant once located at 401-403 Benton Avenue. Despite the demolition of these buildings and structures, the Boarding House District retains enough contributing resources to maintain its integrity and convey the significance as a district.

If a building or structure has been built on the site of a demolished historic resource, the original building will be mentioned as will the description of the current building or structure. If the demolition resulted in a now-vacant lot, the lot and its previous occupants will be discussed in the individual property descriptions but the lot will not be counted in the total resource count for the district.

Individual Resources: The individual resources are listed below by the streets in alphabetical order, and by the house numbers in numerical order. The resources are identified first by address, and then by historic name, if known. The building's status as contributing or non-contributing is identified, followed by a brief narrative description of the building. A brief history of the buildings historically used as boarding houses or apartments will be provided. A brief description of any outbuildings will be given and their status as contributing or non-contributing resources indicated. The descriptions are keyed to photographs of the buildings or to streetscape photographs and listed in the Photograph Log in the cover of this document. Because of the size of the district, two maps were used, one showing the west portion of the district and one showing the east portion of the district. These maps show the location of each building and camera angles of photographs are provided (Figures 17-A, 17-B). A map showing the contributing or non-contributing status of each building is provided (Figure 18).

Descriptions of Individual Resources:**Benton Avenue****1. 401-403 Benton Avenue; Crystal Lithia Mineral Water Spring, Crystal Mineral Spring Pavilion; 2009; 1 non-contributing structure**
Photograph 3

The Crystal Lithia Mineral Water Spring pavilion is a square open structure supported by eight wooden posts evenly spaced around a concrete pad. A parapet extends above the pent roof; the parapet is topped with a balustrade of square spindles accented by newels above the support posts. Because of the recent date of its construction, this resource is considered non-contributing.

The reconstructed spring pavilion appears to somewhat resemble the original pavilion that was built in 1904 (Figures 19, 20). However, the reconstructed pavilion appears to be set back further from the street than the original pavilion, which was located on the northwest corner of the lot near the sidewalk (Figure 19). The 1908 City Directory identifies the business as being managed by Mr. and Mrs. J. M. Courtney. The 1909 Sanborn Insurance Map shows the spring pavilion and Crystal Mineral Water Company at the location.

2. 401-403 Benton Avenue; grassy lot (former location of Maplehurst Apartments); non-contributing site described but not counted.

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Photograph 3

This grassy lot is identified in the 1908 City Directory and the 1909 Sanborn Insurance Map as the site of the Maplehurst Apartments. According to the 1938 City Directory, the Maplehurst Apartments were occupied by Montgomery Pointer, Frank Pointer, John S. Pointer, Fred Meyer, and Jess Neal. The Maplehurst Apartments have been demolished, leaving a large grassy lot to the east of the reconstructed spring pavilion.

3. 407 Benton Avenue; c.1899; 1 non-contributing building, 1 contributing building

Photograph 4

This 1½ story front gable and wing house faces north on Benton Avenue. It sits on a stone foundation. The house is clad in vertical weatherboard siding and the cross gabled roof is covered with asphalt shingles. The front facing gabled wing projects to the north. A shed roofed porch supported by wooden posts covers the main block of the house and a wooden deck extends across front of the front projecting gable roofed wing. The first story of the front (north) façade has two three bays. The left bay contains a fixed pane window. The second bay contains a door covered with a metal and glass storm door. The right bay, which is located in the front gable portion of the house, contains a one-over-one wooden window. The upper story has one bay containing a one-over-one wooden window under the peak of the gable. The alterations to the cladding, porch, and windows render this house non-contributing.

The building's appearance suggests a construction date of c.1899, according to Wolfenbarger's survey of the district. The 1922 City Directory identifies the occupant as W. E. Rapson. In 1938, the City Directory lists Rapson as well as Dr. H. G. Kimes, suggesting that Rapson had taken in a boarder or was sharing the house.

A **contributing garage** sits to the rear of the house. The garage is clad in vertical wood siding. The garage has a gable roof with a shed roofed ell covered in metal. This garage retains integrity and was constructed during the period of significance rendering it as a contributing building to the district.

4. 411 Benton Avenue; c. 1899; 1 contributing building

Photograph 4

This 1½ story front gable and wing house with Folk Victorian accents faces north on Benton Avenue. It sits on a stone foundation. The house is clad in asbestos shingles and the roof covered with asphalt shingles. Fishscale shingles fill the pedimented gable end. The front facing gable roofed wing extends to the north of the main block of the house. A hipped roofed porch supported by turned posts extends the length of the front (north) façade. A wooden railing extends between the posts. The roofline of the porch is accented with spindled spandrels and sawn corner brackets. The front façade has four bays. The left bay contains a double window. The window is covered with particle board but the window frame is visible. The next bay contains a paneled door with a decorative lintel. The next bay, which is located in the canted corner of the front gable roofed portion of the house, contains a metal and glass storm door with a decorative lintel. The right bay, which is located in the front gable portion of the house, contains a double window now covered with particle board. The upper story has one bay containing a small window with decorative lintel in the peak of the gable. This house retains sufficient integrity to be considered a contributing

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resource.

The building's style suggests a construction date of c.1899, according to Wolfenbarger's survey of the district.

5. 412 Benton Avenue—Hughes Boarding House; c.1899; 1 contributing building
Photograph 5

This 1½ story front gable and wing house faces south on Benton Avenue. It sits on a stone foundation. The house is clad in vinyl siding and the roof is covered with asphalt shingles. The front gable has a pent roof. The front facing gable wing projects to the south from the main block of the house. A hipped roof porch supported by five tapered wooden posts and accented with a wooden railing extends across the front (south) façade and wraps around the east side of the side facing gable wing. The first story of the front façade has four bays. The left bay, which is located in the front facing gable roofed wing of the house, contains a one-over-one vinyl window. The next bay, also located in the front facing gable roofed wing of the house, contains a door. The next bay, located under the porch in the main block of the house, contains a metal and glass door. The right bay, located in the main block of the house, contains a one-over-one window. The upper story has one bay containing a one-over-one vinyl window in the peak of the gable. A parged chimney rises from the center of the roof. The house has a one-story addition to the rear of the house. The addition projects to the east and is visible from the front façade. Despite the addition and the changes to the siding and windows, the house retains sufficient integrity to be considered a contributing resource.

The building's style suggests a construction date of c. 1899, according to Wolfenbarger's survey of the district. The 1926 Sanborn Insurance Map shows the house as a boarding house. A post-1933 map of Excelsior Springs lists the building as owned and occupied by Mrs. Nora Hughes, who kept a boarding house with six rooms to rent at three to four dollars per week. The 1938 City Directory shows the occupant as J. M. Hughes.

6. 413 Benton Avenue; c.1899; vacant lot; non-contributing site, described but not counted
Photograph 4

This narrow vacant lot faces north on Benton Avenue. It was once the location of a 1½ story front gable and wing house built in 1899. The house was demolished c.2017.

7. 414 Benton Avenue, Chinn Apartments; c.1900; 1 contributing building
Photograph 5

This 2½ story four-square house faces south on Benton Avenue. It sits on a stone foundation. The house is clad in asbestos shingles and the bellcast hipped roof with intersecting gables and a hipped roofed dormer is covered in asphalt shingles. Sawn wooden brackets support the overhanging eaves at the roofline. A hipped roof porch supported by seven round columns stretched across the front façade and wraps around the east of the house. A gable roofed pediment is centered on the porch roof. The first story of the front(south) façade of the house has three bays. The left bay contains a six-over-six vinyl window. The center bay contains a door. The right bay contains a six-over-six vinyl window. The second story has three bays. The left bay contains a small one-over-one wooden window. The center bay contains a longer one-over-one wooden window. The right bay contains a small one-over-one wooden window. A hipped roof dormer with a pair of fixed pane

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windows is centered on the south façade of the roof. Despite the use of vinyl windows on the first story, the house retains sufficient integrity to be considered a contributing resource.

The building's style suggests the construction date may be as early as c.1900, according to Wolfenbarger's survey of the district. The 1908 City Directory identifies the building's occupant as H.H. Enlow. The 1909 Sanborn Insurance map shows the building. The 1917 City Directory identifies the occupants as J. M. Adler, Ella Adler, and Anne Adler. The 1922 City Directory identifies the occupant as C. L. Chinn. The 1938 City Directory identifies the address as the Chinn Apartments occupied by C. L. Chinn and F. E. Gullledge. The post-1933 Official Map of Excelsior Springs notes the Chinn Apartments as having eight rooms renting for five to seven dollars per week.

8. 416 Benton Avenue; c.1900; 2 contributing buildings

Photograph 5

This 1½ story house with Craftsman elements including overhanging eaves, knee brackets at the roofline, and exposed rafter tails faces south on Benton Avenue. It sits on a parged foundation. The house is clad in stucco and the cross gable roof is covered in asphalt shingles. A hipped roof porch supported by two stuccoed posts spans the front (south) façade. A wrought iron railing extends between the posts. The centered stairs have tubular steel rails. The first story of the front façade has two bays. The left bay contains a one-over-one wooden window. The right bay contains a door with sidelights. The upper story contains a pair of six-over-six vinyl windows. Despite the use of vinyl windows, the house retains sufficient integrity to be considered a contributing resource.

The Clay County Assessor identifies the construction date of this building as 1900, somewhat earlier than the construction date of other Craftsman style buildings in Excelsior Springs. The house appears on the 1909 Sanborn Insurance Map and the 1913 Sanborn Insurance Map. It is not listed in the 1938 City Directory.

A large **contributing garage** sits to the east of the house facing south. The walls are stucco and the front gabled roof is covered in asphalt shingles. The south façade has two bays, each containing a hinged two-part wooden garage door.

9. 417 Benton Avenue; c.1900; 1 contributing building, 1 non-contributing building

Photograph 4

This 1½ story front gable and wing house faces north on Benton Avenue. It sits on a stone foundation. The house is clad in asbestos shingles and the hipped intersecting gable roof is covered in asphalt shingles. The front gable has gable returns. A wrap-around shed roofed porch supported by six round wooden columns extends across the front (north) and west façade. The porch is canted at the northwest corner. A wooden railing extends between the columns. The porch roof has a pediment to the right of center. The first story of the front façade has four bays. The left bay contains a large one-over-one wooden window. The next bay contains a wooden door with drip cap molding and a nine paned window covered with a metal and glass storm door. The next bay contains a small fixed pane wooden window with drip cap molding. The right bay, which is located in the west wing of the main block of the house, contains a door with a multi-paned window. The upper story has one bay containing a one-over-one window under the peak of the

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gable. Above the window is a drip cap. The house retains sufficient integrity to be considered a contributing resource.

The Clay County Assessor provides a construction date of 1900 for this building, as does the style of the building, according to Wolfenbarger's survey of the district which estimates the building date to be c.1899. The 1909 Sanborn Insurance Map shows the building.

A small modern **non-contributing metal shed** sits at the rear of the lot. The shed is non-contributing due to age.

10. 423 Benton Avenue—The Kenmore; c.1900; 1 contributing building
Photograph 4, 6

This 2½ story house faces north on Benton Avenue. It sits on a stone foundation. The walls are clad in asbestos shingles and the hipped roof with an intersecting gable is covered in asphalt shingles. The gable has gable returns. A hipped roof porch supported by four round wooden columns extends across the front (north) façade; the porch roof has a gable roofed pediment in the center. The first story of the front façade has three bays. The right bay contains a one-over-one wooden window. The center bay contains a wooden door. The right bay contains a one-over-one wooden window. The second story has three bays. The left bay contains a one-over-one wooden window. The center bay contains a pair of one-over-one wooden windows. The right bay contains a one-over-one wooden window. The upper story has one bay containing a small fixed pane window under the peak of the gable. This house retains sufficient integrity to be considered a contributing resource.

The building's style suggests a construction date as early as c. 1900. The building appears on the Sanborn Insurance Map of 1909. While the 1908 City Directory shows the building's occupant as John T. Samuel, the 1909 Sanborn Insurance Map identifies the building as the Kenmore Rooming House. However, the classified listing the 1908 City Directory does not list the Kenmore in its listing of furnished rooms. The 1922 City Directory lists the Kenmore and T. J. Montgomery as its occupant. The 1938 City Directory lists the Kenmore with residents A.V. Bryant, Mrs. A.V. Bryant, Emma Hummel, and Robert Hummel. The post-1933 Official Map of Excelsior Springs identifies Anna Montgomery as keeping the rooming house with five rooms renting for \$3.50 and up per week.

11. 426 Benton Avenue; c.1899; 1 contributing building, 1 non-contributing building
Photographs 5, 7

This 1 story front gable and wing house faces south on Benton Avenue. It sits on a stone foundation. The house is clad in asbestos shingles and the truncated hipped roof with cross gables is covered in asphalt shingles. A hipped roofed porch supported by tapered wooden columns resting on stone piers wraps around the front (south) façade and extends around the east of the front gabled wing. The first story of the front façade has three bays. The left bay, located in the main block of the house, contains a door covered with a glass and metal storm door. The center bay, located in the front projecting gable, contains a one-over-one wooden window. The right bay, located in the main block of the house, contains a door. A louvered vent is located under the peak of the gable. This house retains sufficient integrity to be considered a contributing resource.

The building's style suggests a construction date of c. 1899, according to

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Wolfenbarger's survey of the district. The building appears on the 1909 Sanborn Insurance Map. The 1908 City Directory identifies Dr. Ernest Lowry as the occupant of the house, as does the 1917 City Directory. The 1922 City Directory identifies J. W. Stockwell as living at that address. The 1938 City directory shows Henry Williams and Mrs. Ora Eads as occupants, suggesting that Williams may have taken a boarder or be sharing the house.

A **non-contributing metal shed** sits to the rear of the property. The metal shed is non-contributing due to its age of construction.

12. 427 Benton Avenue; c.1899; 4 non-contributing buildings

Photographs 4, 6

This 1½ story house faces north on Benton Avenue. It sits on a stone foundation. The front façade of the house is clad in narrow vinyl siding and the remaining exterior walls are clad in asbestos shingles. The truncated hipped roof with intersecting gables is covered in asphalt shingles. The gable has a pent roof clad in fishscale shingles. A hipped roof porch supported by four wooden posts extends across the front façade. The porch posts next to the house are accented with decorative corner brackets. The front façade has four bays. The left bay contains a one-over-one vinyl window set into the original window frame. The next bay contains a door with two vertical panels topped with a six light window. The next bay also contains a similar door. The right bay contains a one-over-one vinyl replacement window set into the original window frame. The upper story has one bay containing a small one-over-one wooden window located under the peak of the gable. A vent arises from the rear slope of the roof. The house was renovated in 2017. The front façade, which had broken asbestos shingles, was clad in vinyl; the remaining facades are still clad in asbestos siding. Modern vinyl windows were placed in the original window openings. The changes to the house render it a non-contributing resource.

The building's style suggests a date of c.1899, according to Wolfenbarger's survey of the district. The single family dwelling appears to have remained in the Cook family between 1908 and 1938.

A **non-contributing garage** sits to the rear of the property. The garage is clad in metal siding and has a metal front gable roof. The south façade has one door containing an overhead garage door. The garage appears to have been built after the period of significance for the district. **Two small non-contributing modern sheds** sit on the property to the west of the garage. The one-story shed has a flat roof and metal siding the other shed has a shed roof with vinyl siding. Both are modern construction and do not contribute to the district.

13. 430 Benton Avenue—boarding house; c.1900; 1 contributing building, 1 non-contributing structure, 1 non-contributing building

Photographs 5, 7

This 1 story house faces south on Benton Avenue. It sits on a stone foundation. The house is clad in asbestos shingles and the truncated hipped roof is covered in asphalt shingles. A hipped roof porch supported by four round wooden columns extends across the front (south) facade of the house. Wooden railings extend between the porch posts. The front façade has four bays. The left bay, located in an ell to the rear of the main block of the house, contains a small one-over-one wooden window. The next bay, located under the porch on the main block of the house, contains a one-over-one wooden window. The center bay, located under the porch,

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contains a door covered by a glass and metal storm door. The right bay, also located under the porch, contains a one-over-one wooden window. A brick chimney rises from the center of the roof. The house retains sufficient integrity to be considered a contributing building.

The style of the house suggests a date closer to c. 1900, according to Wolfenbarger's survey of the district. The 1908 City Directory shows Hugh Wilhite living at this address. The 1917 City Directory shows the property vacant. The 1922 City Directory shows S. A. Dehoff in the building. The 1938 City Directory shows four occupants—W.W. Bryant, Mrs. Alice DeHoff, Evelyn Evans, and Alan Lloyd—suggesting that the property may have functioned as a boarding house at that time.

A large **non-contributing modern metal carport** sits behind the house. A small **non-contributing shed** sits on the property line between this house and the house at 426 Benton. The shed is clad in vertical boards and the gable roof is covered in asphalt shingles. Both buildings were built after the period of significance and are non-contributing.

14. 434 Benton Avenue; c.1906; 2 contributing buildings

Photographs 5, 7

This 2 story front gable house faces south on Benton Avenue. It sits on a stone foundation. The house is clad in asbestos shingles and the front gabled roof is covered in asphalt shingles. A hipped roof porch with a gable roofed pediment with gable returns spans the front (south) façade. The porch is supported by four round wooden columns. A wooden railing with spindles extends between the columns. The first story of the front façade has three bays. The left bay is located in the canted left corner of the façade and contains a one-over-one wooden window on each side of the corner. The center bay contains a door covered with a glass and metal storm door. The right bay contains a one-over-one wooden window. The second story has a three-part angled bay window, each part containing a one-over-one wooden window. The bay window is located above the gable roofed pediment on the porch. A small louvered vent is located under the peak of the gable. A brick chimney rises from the ridge. This house retains sufficient integrity to be considered a contributing resource.

This building was built in 1906 to serve as housing for the minister of the Barbee Memorial Presbyterian Church located next door to the east. The house appears on the 1909 Sanborn Insurance Map. City Directories between 1908 and 1922 show the house occupied by ministers.

A detached **contributing garage** sits to the rear of the building. The garage is clad in wood board and battens and its gabled roof is clad in asphalt shingles. The east façade has one bay containing a pair of hinged wooden garage doors. The garage was built during the period of significance and is a contributing building.

15. 435 Benton Avenue, Judd Apartments; c.1900; 1 contributing building, 1 non-contributing building

Photograph 6

This 2½ story foursquare house faces north on Benton Avenue. It sits on a stone foundation. The house is clad in vinyl siding and the bellcast hipped roof with intersecting pent gables is covered in asphalt shingles. A hipped roof porch supported by round wooden columns extends across most of the front façade. A wooden railing extends between the porch posts. The first story of the front façade has three bays. The left bay contains

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a pair of one-over-one vinyl windows. The center bay contains a door covered with a glass and metal storm door. The right bay contains a pair of one-over-one vinyl windows. The second story has two bays, each containing a one-over-one vinyl window the same size as the original windows. A bellcast hipped roof dormer is centered on the front façade. The dormer has one bay containing a pair of fixed pane windows. A brick exterior chimney rises from the right side of the house. Despite the changes in siding and window materials, the house retains sufficient integrity to be considered a contributing resource.

The building's style suggests an earlier date of c. 1900, according to Wolfenbarger's survey of the district. The building appears on the 1909 Sanborn Insurance Map. The 1908 City Directory identifies the occupant as John Judd. The 1917 City Directory also identifies John Judd as the occupant. The Sanborn Insurance Map of 1926 refers to the building as the Judd Apartments, as does the 1938 City Directory, which lists John Judd and Lucy Judd as the occupants, and lists the Judd Apartments in the classified section.

A **non-contributing garage** sits to the rear of the house. The garage is clad in vinyl siding and the gable roof is clad in asphalt shingles. The south façade has one bay containing an overhead door. The garage is considered non-contributing because of the non-historic alterations.

16. 437 Benton Avenue, Crawford Boarding House; c.1900; 2 contributing buildings
Photograph 6

This 2½ story house faces north on Benton Avenue at the southwest corner of Benton Avenue and Temple Avenue. It sits on a stone foundation. The house is clad in vinyl siding and the truncated hipped roof with an intersecting pedimented gable is covered in asphalt shingles. A hipped roof porch with a gable roofed pediment in the center extends across the front (north) façade. The porch is supported by four square wooden posts. There is no porch railing. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window. The center bay contains a wooden door topped by a transom. The right bay contains a one-over-one wooden window. The second story has three bays. The left bay contains a one-over-one wooden window. The center bay contains a small one-over-one wooden window set into the original window frame; the space around the window is infilled with plywood. The right bay contains a one-over-one wooden window shorter than the original window opening; the bottom of the window opening is infilled with plywood. The upper story has one bay containing a fixed pane wooden window under the peak of the gable. A brick chimney rises from the west slope of the roof. Despite the changes to the siding and windows, the house retains sufficient integrity to be considered a contributing resource.

The building's style suggests an earlier date of c. 1900. The building appears on the 1909 Sanborn Insurance Map. The City Directory of 1908 identifies Locke Riley as the occupant of the house. The 1917 City Directory shows Benjamin Switzer, Mrs. C. A. Barbee, Alberta Bullins at this address, suggesting it was used as a boarding house. The 1926 Sanborn Insurance Map identifies the building as The Crawford Rooming House. The post-1933 Official Map of Excelsior Springs lists the Crawford House as having five rooms renting from between four and seven dollars per week. The 1938 City Directory's classified section lists the Crawford House as an apartment at 437 East Benton. Occupants in 1938 included M. V. Morris, Buford Moore, Gale Riley, and Mrs. Edyth Murray.

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A **contributing garage** sits to the rear of this house. The garage is clad in board and battens and the gabled roof is covered in asphalt shingles. The east façade of the garage has one bay containing a two-part hinged wooden door. The garage is contributing because it was built during the period of significance and retains integrity.

17. 438 Benton Avenue—Barbee Memorial Presbyterian Church, Siloam Spring Baptist Church; c.1902; 1 contributing building
Photograph 7, 41

This Gothic Revival style church faces south on Benton Avenue at the northwest corner of Benton Avenue and Temple Avenue. It sits on a raised stone basement that was dug under the church in 1911. The building is clad in metal siding and the steep pyramidal roof with cross gables is covered in asphalt shingles. The peak of the front gable has a slight overhang. A 1 story brick addition was added to the rear of the church in 1947 and was expanded to a 2-story addition in 1954. The front steps and stone surround were built in 1954. The church has a hipped roof entryway added in 1954. The church has a square hipped roofed steeple tower on the southeast corner of the front (south) façade. The steeple tower has a bay on the south, east, and west sides, each containing an eight-paned Gothic arched window. The front (south) façade has three bays. The two left bays, located in the original portion of the church, each contain a Gothic arched stained glass window. The right bay, which is located in the entryway, contains a wooden double door with a transom. The additions were made during the period of significance. Despite the use of metal siding, the church retains sufficient integrity to be considered a contributing resource.

According to a history of the Barbee Memorial Presbyterian Church, the church building was constructed and dedicated in 1902 by the congregation. The congregation had been organized in 1894 by the Reverend Joshua Barbee (Figure 21). In 1903, the church had a membership of forty-six. A manse was built at 434 East Benton in 1906. In 1911, the church began a program of improvements costing approximately \$3000. The building was raised and a basement was built under the building. Other improvements included a choir loft, a kitchen, a dining room, a bathroom, and a pastor's study. A coal furnace replaced the two sheet metal stoves that had been used to heat the building, and a coal bin was built in the basement. The membership at that time was 125. The building was severely damaged by fire caused by a faulty furnace in 1938, but was repaired soon. In 1974, the congregation moved into a new building. The Siloam Spring Baptist Church congregation now occupies the building.

18. 503 Benton Avenue; c.1905; 2 contributing buildings, 1 non-contributing building
Photograph 8

This 1½ story house faces north on Benton Avenue on the southeast corner of Benton Avenue and Temple Avenue. It sits on a stone foundation. The house is clad in metal siding and the hipped roof with intersecting gables is covered in asphalt shingles. A hipped roof porch extends across the north façade and around the corner of the west portion of the house. The east portion of the south part of the porch has been enclosed. The remaining porch is supported by three tapered wooden posts resting on stone piers. The front(north) façade has three bays. The left bay contains a door. The center bay contains a one-over-one wooden window. The right bay, located on the enclosed porch, contains a row of five one-over-one wooden windows. A brick chimney rises from the north slope of the roof. Despite the use of

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metal siding and changes to the porch, the house retains sufficient integrity to be considered a contributing resource.

The building's style suggests a date as early as c. 1905. City Directories between 1908 and 1938 show the single family dwelling remaining in the McIver family.

The house has two outbuildings. One is a **non-contributing shed** clad in board and battens with a gambrel roof covered in asphalt shingles. The shed is non-contributing because it was built after the period of significance. The other is a **contributing garage** with a hipped roof. The walls are clad in clapboards and the hipped roof is covered in asphalt shingles. The garage has one bay containing a two-part hinged door. The garage is contributing because it was built during the period of significance and retains integrity.

19. 504 Benton Avenue; rooming house; c.1900; 1 non-contributing building
Photograph 9

This 1 story house faces south on Benton Avenue. It sits on a stone foundation. The house is clad in fiberboard siding and the cross gable roof is covered in asphalt shingles. A porch supported by wooden posts extends across part of the west part of the front (south) façade; a wooden railing extends between the posts. The house was at one time two separate buildings that the Sanborn Insurance Maps show were joined between 1908 and 1913. The front façade has five bays. The left bay contains a one-over-one vinyl window. The next bay contains a door. The next bay contains a one-over-one vinyl window. The next bay contains a one-over-one vinyl window. The next bay contains a one-over-one vinyl window. The right bay contains a one-over-one vinyl window. The alterations such as the use of vinyl windows, fiberboard siding, and the changes to the porch render this a non-contributing resource.

The Sanborn Insurance Map for 1909 shows 504 and 508 Benton Avenue as separate buildings. The 1908 City Directory identifies the house at 504 Benton as vacant and the house at 508 East Benton as occupied by Mrs. Harriet Jones and Margaret Hunter. The 1913 Sanborn Insurance Map shows the house as a single building created by joining the two earlier buildings. The buildings retained separate addresses. The 1917 City Directory identifies C. A. Curtis and F. D. Curtis at 504 East Benton and Mrs. Harriet Jones at 508 East Benton. The 1922 City Directory identifies Ella Alder at 504 East Benton and Mrs. Harriet Jones as owner-occupant at 508 Benton. The 1926 Sanborn Insurance Map identifies the building as a single rooming house. The 1908 City Directory identifies the address as vacant. The 1938 City Directory identifies Nellie Leal and Mrs. Mary Souter as occupants of 504 East Benton and does not list 508 East Benton. The classified section of the 1938 City Directory does not include either 504 or 508 East Benton in its listing.

20. 509 Benton Avenue; c.1900; 2 contributing buildings
Photograph 10

This house faces north on Benton Avenue. It sits on a stone foundation. The house is clad in asbestos shingle siding and the hipped roof with intersecting gables is covered in asphalt shingles. The gable ends are clad in fishscale shingles. A hipped roofed porch supported by tapered wooden posts extends across the front (north) façade. A pent gable roofed pediment sits in the center of the front facade. The front facade has three bays. The left bay contains a one-over-one wooden window; the top

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portion of the window is divided into small panes around a larger center pane. The center bay contains a door covered with a glass and metal storm door. The right bay contains a one-over-one wooden window; the upper part of the window is divided into small panes around a larger center pane. A brick chimney rises from the rear slope of the roof. The house retains sufficient integrity to be considered a contributing resource.

The building's style suggests a construction date of c. 1900, according to Wolfenbarger's survey of the district. The building appears on the Sanborn Insurance Map for 1909.

A **contributing garage** sits at the rear of the property. The garage is clad in asbestos shingles and the front gable roof is covered in asphalt shingles. The south façade of the garage has one bay containing a two-part hinged door. The garage is contributing because it was built during the period of significance and retains integrity.

21. 513 Benton Avenue—boarding house; c.1905; 2 contributing buildings
Photograph 10

This 2½ story house faces north on Benton Avenue. It sits on a brick foundation. The house is clad in asbestos shingles and the pyramidal roof with a hipped roof dormer is covered in asphalt shingles. A 2 story porch supported by tapered wooden posts resting on brick piers spans the front (north) façade of the house. The second story of the porch has a wooden railing. The first story of the house has three bays. The left bay contains a three part angled bay window containing three one-over-one wooden windows. The center bay contains a one-over-one wooden window. The right bay contains a door with an oval shaped window. The second story has two bays. Each bay contains a one-over-one wooden window. The dormer on the upper story has one bay containing a pair of fixed pane windows. The house retains sufficient integrity to be considered a contributing resource.

The building's style suggests an earlier date of c. 1905, according to Wolfenbarger's survey of the District. The Sanborn Insurance Map of 1909 shows the building. The 1908 City Directory identifies Thomas Berridge at the address. The 1917 City Directory identifies Dr. w D. Greason and A. W. Greason at the building in 1917. The 1922 City Directory shows W.B. Greason at the building. The 1938 City Directory identifies the occupants as Mrs. Leila Jesse, Gottfried Thalkas, and Fannie Elgin, suggesting the house was used as a boarding house.

A large **contributing garage** stands to the rear of the property. The garage has a the gable roof is covered in asphalt shingles. The garage is contributing because it was built during the period of significance.

22. 514 Benton Avenue; c.1900; 1 contributing building
Photograph 9, 13

This 1½ story house faces south on Benton Avenue. It sits on a stone foundation. The house is clad in asbestos shingles and the cross gable roof with gable roofed dormers is covered in asphalt shingles. A front gabled wing protrudes from the south façade of the main block of the house. The front gable has an overhang at the peak. A shed roofed porch supported by wooden posts extends along the front (south) façade and wraps around the east façade. A wooden railing extends between the posts. The first story of the front façade has five bays. The left bay, located on the main block of the house, contains a one-over-one wooden window. The next bay, located

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in the front facing gabled wing, contains a one-over-one wooden window. The center bay contains a door covered with a glass and metal storm door. The next bay, also located in the front facing gable wing, contains a one-over-one wooden window. The right bay, located on the main block of the house, contains a door. The upper story of the south façade has two bays located in the front facing gable wing, with each containing a one-over-one wooden window. The house retains sufficient integrity to be considered a contributing building.

This house was built c. 1900, according to the Clay County Assessor. The house appears on the 1909 Sanborn Insurance Map.

23. 515 Benton Avenue—boarding house; c.1900; 1 contributing building, 1 non-contributing building

Photograph 11

This two story house with Dutch Colonial Revival details such as a gambrel roof faces north on Benton Avenue. It sits on a stone foundation. The house is clad in wooden clapboards and the cross gabled gambrel roof is covered in asphalt shingles. The top of the front gable is clad in fishscale shingles and accented with a bargeboard. A hipped roof porch supported by four round wooden columns resting on stone piers extends across the north façade and wraps around the west side of the house. A wooden railing extends between the piers. The first story of the front façade has two bays. The left bay contains a three part angled bay window with a one-over-one wooden window in each of its three sides. The right bay contains a door. The upper story has one bay containing a pair of one-over-one wooden windows. A brick chimney rises from the east slope of the roof. The house retains sufficient integrity to be considered a contributing resource.

The building's style suggests a date of c. 1900. The house appears on the 1909 Sanborn Insurance Map. The 1908 City Directory identifies C. S. Wilcox at this address. The 1917 City Directory shows C. S. Wilcox and R. L. Wilcox as residents. The 1922 City Directory lists J. W. Coen as the owner/occupant. The 1938 City Directory identifies five people at the address—Miss Lillie Mae Coen, Mrs. Gladys Dale, Robert Dale, Ralph Dale, and Mrs. Thelma Moore—suggesting the house was used as a boarding house.

A **non-contributing garage** sits at the rear of the lot. The garage is clad in metal and its gable roof is covered in metal. It is considered a non-contributing resource due to the date of construction.

24. 517 Benton Avenue; c.1898, 1 contributing building

Photograph 11

This 2½ story house faces north on Benton Avenue. It sits on a stone foundation. The house is clad in clapboards and the hipped roof with intersecting gables and a gable roofed dormer is covered in asphalt shingles. The dormer has fishscale shingles and a louvered vent in the center. A hipped roof porch supported by wooden posts extends across the front (north) façade and wraps around part of the east façade. Modern lattice extends between the porch posts. The first story of the front façade has five bays. The left bay contains a one-over-one wooden window. The next bay contains a door covered with a glass and metal storm door. The next bay also contains a door covered with a glass and metal storm door. The next bay contains a one-over-one wooden window. The right bay, which is located on a projecting gable roofed wing, contains a door covered

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with a glass and metal storm door. The second story of the front façade has two bays. Each bay contains a one-over-one wooden window. Despite the changes to the porch, the house retains sufficient integrity to be considered a contributing resource.

The building's style suggests a date of c. 1898, according to Wolfenbarger's survey of the district. The building appears on the 1909 Sanborn Insurance Map.

25. 518 Benton Avenue; c.1905; 1 contributing building
Photograph 9, 13

This 2½ story house faces south on Benton Avenue. It sits on a stone foundation. The house is clad in vinyl siding and the hipped roof with a pent cross gable is covered with asphalt shingles. A hipped roof porch supported by four square wooden columns extends across the front (south) façade; a spindle railing extends between the posts. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window. The center bay contains a door covered with a glass and metal storm door. The right bay contains a glass and metal storm door. The second story of the front façade contains two bays. Each bay contains a one-over-one wooden window. A one-over-one window is under the peak of the offset gable. The gable is clad in fishscale shingles. Despite the use of vinyl siding, the house retains sufficient integrity to be considered a contributing resource.

The style of this house suggests a building date of c. 1905, according to Wolfenbarger's survey of the district. The house appears on the 1909 Sanborn Insurance Map.

The map provided by the Clay County Assessor's office shows an outbuilding to the rear of the lot. However, only a foundation and slab that once might have held an outbuilding are present now, suggesting that the outbuilding has been demolished.

26. 520 Benton Avenue; c.1900; 2 contributing buildings
Photograph 13

This 2 story house faces south on Benton Avenue. It sits on a stone foundation. The house is clad in clapboards and the cross gabled roof is covered in asphalt shingles. The front gable has gable returns. The gable peak has a slight overhang clad in fishscale shingles. A hipped roof porch supported by four tapered wooden posts on concrete block piers extends across the front (south) façade. A railing with wooden spindles extends between the piers. The front facade has three bays. The left bay contains a one-over-one vinyl window. The center bay contains a door with a glass and metal storm door. The right bay contains a one-over-one vinyl window. The second story of the front façade has two bays placed near the center of the façade. Each bay contains a one-over-one vinyl window. Despite the use of vinyl siding and vinyl windows, the house retains sufficient integrity to be considered a contributing resource.

The style of the house suggests a construction date of c. 1900, according to Wolfenbarger's survey of the district. The house appears on the 1909 Sanborn Insurance Map.

A large **contributing garage** sits to the back of the house. The garage is

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clad in asbestos shingles and the side gable roof is covered in asphalt shingles. The garage is in very poor condition. The garage has one bay on the north; this bay contains a sliding barn door. The garage was constructed during the period of significance and retains integrity.

27. 525 Benton Avenue; c. 1895; 1 contributing building
Photograph 12

This 1½ story house faces south on Benton Avenue at the southwest corner of Benton Avenue and South Francis Street. It sits on a stone foundation. The house is clad in asbestos siding and the intersecting gable roof is covered in asphalt shingles. A front gabled ell projects to the west. A stoop sits on each side of the ell; the stoops replace a porch which once spanned the ell and continued across most of the front façade of the house. The front façade of the house has five bays. The left bay contains a one-over-one wooden window. The next bay contains a door. The center bay, located on the ell, contains a wider one-over-one wooden window. The next bay contains a door covered with a glass and metal storm door. The next bay contains a one-over-one wooden window. On the upper story, a diamond shaped fixed-pane window is under the peak of the gable. Despite the alterations to the porch, the house retains sufficient integrity to be considered a contributing building.

The style of the house suggests a construction date of c. 1895, according to Wolfenbarger's survey of the district. The house appears in a 1903 pamphlet "Picturesque Excelsior Springs" as the home of Dr. O C. O'Kell, a specialist in treatment of diseases of women and children, chronic diseases, and genital-urinary diseases (Figure 22). The house appears on the 1909 Sanborn Insurance Map. City Directories between 1908 and 1922 show Dr. O'Kell at this house.

28. 526 Benton Avenue; c.1900; 2 contributing buildings
Photograph 13

This 1½ story house faces south on Benton Avenue. It sits on a stone foundation. The house is clad in stucco and the cross gabled roof is covered in asphalt shingles. The gabled roof has gable returns. The peak of the gable has a slight overhang and a bay containing a louvered vent. A porch supported by three stucco covered columns resting on historic concrete blocks textured to resemble stone piers extends across the front (south) façade. A stuccoed knee wall extends between the piers. The first story of the front façade has two bays. The left bay contains a one-over-one wooden window. The right bay contains a door covered with a glass and metal storm door. The upper story has one bay containing three one-over-one wooden windows. A parged chimney rises from the right slope near the ridge. The house retains sufficient integrity to be considered a contributing building.

The style of the house suggests a construction date of c. 1900, according to Wolfenbarger's survey of the district. The house appears on the 1909 Sanborn Insurance Map. The 1917 City Directory shows the house occupied by R. W. Pack, Byron Pack, and C. F. McKinney. The 1922 City Directory shows the house occupied by R W. Pack. The 1938 City Directory shows the house occupied by Mrs. Susan Pack and Mrs. Anna McKinney, suggesting the owner had taken a boarder or was sharing the house.

A **contributing shed** sits to the rear of the property. It is barely visible from Perry Lane, which runs behind Benton Avenue. The shed appears

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to be covered in stucco and the gable roof is clad in asphalt shingles. The roof is in very poor condition; a portion of it has caved in. The shed is a contributing building because it was built during the period of significance and retains integrity.

29. 528 Benton Avenue-rooming house; c.1895; 2 contributing buildings
Photograph 13

This 2½ story front gable house faces south on Benton Avenue. The house is clad in asbestos shingles and the front bellcast gable roof is covered in asphalt shingles. A front gable roofed porch supported by three round tapered columns resting on stone piers extends across the front façade. Wooden railings extend between the posts. A wooden handicapped ramp extends from the porch, then doubles on itself to reach the sidewalk. The front (south) façade has two bays. The left bay contains a small fixed pane window next to a door covered with a glass and metal storm door. The right bay contains a wooden window. The second story has two bays. Each bay contains a one-over-one wooden window. The gable peak has one bay containing a Palladian window. The upper portion of the center window has vertical hexagonal panes. A louvered vent sits in the peak of the gable. This house retains sufficient integrity to be considered a contributing resource.

The style of this house suggests a construction date of c.1900. The house appears on the 1909 Sanborn Insurance Map. Questions exist about whether the house was a multi-family dwelling. The 1917 City Directory identifies two residents—Mrs. Carrie Musser and D. B. Nichols. The 1922 City Directory identifies S. C. Evans as the owner/occupant. The 1926 Sanborn Insurance Map identifies this house as a rooming house. The 1938 City Directory identifies Dr. C. P. Hartley and Mrs. Ruth Meier as occupants.

According to the map provided by the Clay County Assessor, a small **contributing outbuilding** sits at the rear of the property, but only the gable roof clad in asphalt shingles is visible from Perry Lane, which runs behind the property. The age of the visible portion of the building suggests it should be considered contributing.

30. 604 Benton Avenue; c.1900; 1 contributing building
Photograph 13

This 2½ story house faces south on Benton Avenue at the point where South Francis Street intersects with Benton Avenue. It sits on a stone foundation. The house is clad in asbestos shingles and the cross gable roof with pent gables is covered in asphalt shingles. A shed roofed porch supported by four round wooden columns extends across the front (south) façade. A wooden railing with spindles extends between the columns. A shed roofed porch covers the east from the corner of the south and east facades to the south façade of the gable roofed wing. A wooden railing with spindles extends between the posts. The first story of the front façade has four bays. The left bay contains a one-over-one wooden window. The next bay contains a door covered with a glass and metal storm door. The next bay contains a one-over-one wooden window. The right bay, located under the porch on the east façade, contains a door covered with a glass and metal storm door. The second story has two bays, each containing a twelve-over-one wooden window. The gable peak has one bay, containing a one-over-one wooden window. A chimney rises from the south slope of the west gable. The house retains sufficient integrity to be considered a contributing resource.

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The Clay County Assessor dates construction of this house to 1900. This section of Benton Avenue is not shown on the Sanborn Insurance Maps for 1900, but the house appears on the Sanborn Insurance Map for 1909. The 1917 City Directory lists S. J. Lundgren and Paula White at the address. The 1922 City Directory indicates J. H. Mereness as the owner/occupant. The 1938 City Directory lists Edward Sowers and Raymond Lett at the address, suggesting the owner had taken a boarder or the house was being shared.

31. 608 Benton Avenue; c.1900; 1 non-contributing building

Photograph 13

This 1 story front gable and wing house faces south on Benton Avenue. It sits on a stone foundation that has been covered with Permastone. The house is clad in vinyl siding and asbestos shingles and the pyramidal hipped roof with a front facing intersecting gable is covered in asphalt shingles. A shed roofed porch supported by treated wooden posts extends across the front façade. Spindles of treated wood form a railing that extends between the posts. The front façade has three bays. The left bay contains a one-over-one vinyl window. The center bay contains a door. The right bay contains a one-over-one vinyl window. The alterations to the windows, the porch, and the use of vinyl siding and Permastone render this house non-contributing.

The Clay County Assessor dates construction of this house to 1900. This section of Benton Avenue is not shown on the Sanborn Insurance Maps for 1900, but the house appears on the 1909 Sanborn Insurance Map.

East Broadway Avenue

**32. 339 East Broadway Avenue—Carnegie Public Library building; 1916;
1 contributing building**

Photograph 14, 34

This 1 story square building in the Classical Revival style faces north on East Broadway Avenue. It sits on a stone foundation. The walls are brick and the low sloped pyramidal roof is covered with metal. The building is symmetrical, with fluted pilasters at the corners and separating the three bays on each façade. The pilasters extend from a limestone water table to the cornice. Each façade of the building has three bays. The left bay of the east, west, and south facades of the building contains a one-over-one wooden window accented with a brick soldier course and stone keystone. The center bay on the east, west, and south facades has a band of three multi-paned windows; the center window is wider than the windows to either side. This band of windows is also accented with a brick soldier course and stone keystone. The right bay on the east, west, and south facades of the building contains a one-over-one wooden window accented with a brick soldier course and stone keystones. All the windows have stone sills. The front (north) façade has three bays. The left bay contains a one-over-one transom wooden window with a ransom. The center façade contains a double door with twelve small windows in each door; a leaded glass fanlight in a carved wood frame sits at the top of the doorframe. The right bay contains a one-over-one wooden window with a transom. The windows are accented with soldier courses and limestone keystones and have limestone sills. Handrails are on each side of the steps from the sidewalk to the entrance. This building retains sufficient integrity to be considered a contributing building. Its integrity and its association with the Carnegie Library system may possibly make it eligible for individual listing on the National Register of Historic Places.

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The Public Library building was built in 1916 using money from a \$10,000 grant from the Carnegie Foundation. The Civic Improvement Association sought the grant. Amid controversy about where the library should be located, the city purchased the lot at the southwest corner of East Broadway Avenue and Saratoga Street for \$1000. The city then hired the contracting firm of Bates, Cook, and Wilson to erect the building for \$8803.94. The building's plans followed the suggestions given in *Notes on Library Buildings*, a Carnegie Foundation document suggesting that small town libraries be one-story square or rectangular buildings that would provide the greatest usable space for shelving books and reading areas. This building, now used as retail space, is listed in Excelsior Springs Register of Historic Places.

- 33. 339 East Broadway Avenue—Saratoga Spring Pavilion site; 1881; non-contributing site, described but not counted**
Photograph 14

This address was from 1881 until 1922 the site of the Saratoga Spring Pavilion. The Sanborn Insurance Map of 1913 shows the spring pavilion located near the street at the northeast corner of the lot (Figure 23). The Sanborn Insurance Map shows that the spring itself was located to the rear of the current building with an address of 106 Saratoga Street

- 34. 401 East Broadway Avenue—grassy lot (former site of Anderson Cottage); non-contributing site, described but not counted**
Photograph 33

This grassy vacant lot at the southeast corner of East Broadway Street and Saratoga Street was once occupied by the Anderson Cottage, a 1½ story side gable house built c.1898. The 1917 City Directory identifies the house as the Anderson Cottage and Flats with Mr. and Mrs. W. J. Anderson as occupants. The 1922 City Directory lists the house simply as the Anderson Cottage. A 1925 listing of "Hotels-Apartments-Rooms" lists the house as having two rooms renting for \$26 to \$30 per month. The 1938 City Directory does not list the house in the classified section or by address.

- 35. 402 East Broadway Avenue—Jones Apartments; c.1897; 1 contributing building**
Photograph 16

This 1 story front gable and wing house faces south on East Broadway Avenue at the northeast corner of East Broadway Avenue and Linden Street. The house sits on a limestone foundation. The walls are clad in asbestos shingles and the hipped roof with intersecting gables is covered in asphalt shingles. The gable portion of the gable front projecting wing is clad in vinyl siding. The front (south) façade features a shed roofed porch supported by four tapered wood columns resting on stone piers. Black iron railing extends between the piers. The front façade has five bays. The left bay contains a one-over-one wooden window. The next bay contains a one-over-one wooden window. The next bay contains a door covered with a glass and metal storm door. The next bay is on the canted end of the front facing gable portion of the house. It contains a glass and metal storm door. The right bay contains a one-over-one wooden window. A louvered vent sits under the peak of the gable. The house retains sufficient integrity to be considered a contributing building.

This building was built c. 1900. It appears on the 1900 Sanborn Insurance Map. The 1908 City Directory identifies the occupant as W. H. Foley. The 1917 City Directory lists Robert Smith at the address. Between 1913 and c. 1922, the building had a large addition on the north of the house, and the

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City Directory refers to the building as the Jones Apartments. A typed list of "Hotels-Apartments-Rooms" from March 1925 indicates the Jones Apartments had two rooms renting for \$10 to \$12 per week. The 1926 Sanborn Insurance Map identifies the building as a rooming house.

- 36. 404 East Broadway Avenue—grassy lot (former site of the Bonaventure Apartments; non-contributing site, described but not counted)**
Photograph 16

This grassy lot which faces south on East Broadway Avenue was once the location of a late Victorian house built c. 1897. It appears on the Sanborn Insurance Map of 1900. The 1908 City Directory lists Mrs. M. M. Hickey at the address. The 1917 City Directory lists the house as The Bonaventure Apartments with owner/occupant Maggie Morrow. The 1922 City Directory lists The Bonaventure Apartments at the address. A typed list "Hotels-Apartments-Rooms" from 1925 indicates the Bonaventure had six rooms renting for \$3 to \$8.40 per week. The building was demolished after 1994, leaving a grassy lot.

- 37. 406 East Broadway Avenue; c.1897; 1 contributing building**
Photograph 16

This 1-story front gable and wing house faces south on East Broadway Street. It sits on a stone foundation. The house is clad in wooden clapboards and the hipped roof with a cross gabled front projecting wing is clad in asphalt shingles. The gable roof has gable returns. A shed roofed porch supported by three wooden posts fills the space between the main block of the house and the front projecting gabled wing. A wooden handicapped ramp extends in front of the porch from the porch to the sidewalk. The front (south) façade has three bays. The left bay contains a one-over-one vinyl window accented with decorative shutters. The center bay contains a door covered with a glass and metal storm door. The right bay, located in the gabled front projecting wing, contains a one-over-one vinyl window with drip molding. The window is accented with decorative shutters. The Sanborn Insurance Maps show no additions between 1909 and 1942. A handicapped ramp from the porch to the sidewalk was added prior to 1994. Despite the use of vinyl windows, the house retains sufficient integrity to be considered a contributing resource.

The style of the house suggests a building date of c.1897. The house appears on the 1900 Sanborn Insurance Map.

- 38. 407 East Broadway Avenue—Aldrich Apartments; c.1903; 1 contributing building**
Photograph 15

This 1½ story house faces north on East Broadway Avenue. It sits on a stone foundation. The house is clad in clapboards and the truncated hipped roof with intersecting gables is covered in asphalt shingles. The gables are clad in fishscale shingles. A shed roofed porch supported by five square wooden posts extend across the front (north) façade. A wooden railing extends between the posts. The first story of the front façade contains six bays that are now obscured by particle board coverings. According to Wolfenbarger's survey of the district, the left bay once contained a one-over-one window. The next bay once contained a door covered with a glass and metal storm door. The next bay once contained a one-over-one window. The next bay once contained a door covered with a glass and metal storm door. The next bay once contained a one-over-one window. The right bay once contained a one-over-one window. The upper

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story of the front façade has a one-over-one wooden window in the peak of the gable. A steep wooden staircase extends from a door in the west gable to the ground. The house retains sufficient integrity to be considered a contributing resource.

This building was built c. 1903. It appears on the 1905 Sanborn Insurance Map. The 1908 City Directory does not list the address. The 1917 City Directory identifies Minor Payne as the occupant. The 1922 City Directory also identifies the occupant as Minor Payne. The 1926 Sanborn Insurance Map identifies the house as a rooming house. The post-1933 Official map of Excelsior Springs lists the building as the Aldrich Apartments. The 1938 City Directory lists Mrs. Sarah F. Aldrich as owner/manager of the apartments and Art Helfrich, Mrs. Ella Donovan, John Frazier, David Harps, and Mrs. Helen Leeds as residents.

39. 408 East Broadway Avenue—Shelton Apartments—Miller Manor; c.1909; 1 non-contributing building

Photograph 16

This 3 story apartment building faces south on East Broadway Avenue. It sits on a stone foundation. The walls are brick and the flat roof is covered in asphalt. A wide entablature with dentils rests under the roofline. The corners of the building are accented with bricks painted to resemble quoins. The house at one time had a three tiered porch supported by Tuscan columns and pilasters on the third story. This porch has been removed, leaving only an open concrete porch with a vinyl railing on the first story. A band with molding runs along the front façade at a point where a porch roof once was. The front façade of the first story has three bays. The left bay contains a wooden door with historic diamond window panes. The inset center bay contains a diamond paned wooden door with a sidelight. The right bay contains a wooden door with diamond paned wooden windows covered in a wooden screen door. The second story of the front façade now contains a short one-over-one vinyl window in the original larger window opening; the space around the window is infilled with fiberboard siding. The center bay contains a pair of diamond paned-over-one wooden windows. The right bay contains a short one-over-one vinyl window set into the original larger window opening; the space around the window is infilled with fiberboard siding. The third story has five bays. The left bay contains a small diamond shaped fixed-pane wooden window. The next bay contains a one-over-one vinyl window. The next bay contains a pair of diamond paned-over-one wooden windows. The next bay contains a one-over-one vinyl window. The right bay contains a small diamond shaped fixed pane window. At some point after 1994, a third story was altered with the use of wide siding and the porch roofs were removed. These changes render the building non-contributing.

This building was built c.1909. It appears on the Sanborn Insurance Map for 1909 and also appears in a scrapbook titled "Views of Excelsior Springs, Missouri—The Park and Driveway System and Lands in the East, Southeast Section" with a caption saying it was built in 1909. The 1917 and 1922 City Directories identify this building as the Shelton Apartments (Figure 24). The 1938 City Directory lists the building as Miller Manor, with occupants Sam Allen, Charles Berry, Charles Espey, R. L. Huff, Elmer Miller, Cleo Clemens, Mrs. Josephine Kidwell, and Thelma Mullins. The 1940 telephone directory lists the building as Miller Manor and identifies Fred C. Pope and Carl Satterlee as residents.

40. 409 East Broadway Avenue—Gray Gables; c.1903; 2 contributing buildings

Photograph 15, 17

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This 2½ story foursquare house faces north on East Broadway Avenue. It sets on a stone foundation. The house is clad in asbestos shingles and the pyramidal hipped roof with intersecting gables is covered in asphalt shingles. The gables are clad in fishscale shingles. A shed roofed porch supported by seven round wooden columns extends across the front (north) façade and wraps around a portion of the east façade. A wooden railing extends between the porch columns on the east façade and the west portion of the north façade. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window accented with decorative shutters. The center bay contains a door covered with a glass and metal storm door and accented with decorative shutters. The right bay contains a one-over-one wooden window accented with decorative shutters. The second story of the front façade has two bays, each containing a one-over-one wooden window. A one-over-one wooden window is located under the peak of the gable. The house retains sufficient integrity to be considered a contributing resource.

This building was built c. 1903. It first appears on the 1905 Sanborn Insurance Map and is identified as a rooming house. The designation of it as a rooming house the first time it appears on the Sanborn Insurance Map suggests it was built as a rooming house, rather than originally as a single family dwelling. The 1908 City Directory lists Cyrus Park as the proprietor of Gray Gables. The 1917 City Directory shows Mrs. M. E. Park and Jessie E. Park at Gray Gables. The 1922 City Directory lists Gray Gables. The 1938 City Directory does not identify the house by name, but lists Mrs. Ella Wharton, Margaret Wharton, Margaret Ford, Mrs. Christian Caesar, and Mrs. May Livingston at the address.

A **contributing garage** sits to the rear of the lot. The garage is clad in clapboards and the shed roof is covered in asphalt shingles. The garage has three bays, each containing a hinged door. The garage is considered a contributing resource because it was built during the period of significance and retains integrity.

41. 410 East Broadway—Alberta Cottage; c.1903; 1 contributing building
Photograph 16

This 2½ story house faces south of East Broadway Avenue. It sits on a stone foundation. The walls are clad in asbestos shingles and the truncated hipped roof with intersecting gables is clad in asphalt shingles. A two story flat roofed porch supported by four round tapered wooden columns extends across most of the front (south) façade. The porch rails are horizontal bars. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window flanked on either side by narrow one-over-one wooden windows. The center bay, which once contained a wooden door, is covered with plywood, leaving only the sidelights visible. The right bay contains a one-over-one wooden window flanked on either side by narrow one-over-one wooden windows. The second story of the front façade has three bays. The left bay contains a one-over-one window flanked on either side by narrow one-over-one windows. The center bay contains a wooden door with a window in the top portion and decorative molding under the window; the door is covered with a glass and metal storm door. The door opens onto the porch. The right bay contains a one-over-one wooden window flanked on either side by narrow one-over-one wooden windows. A one-over-one wooden window topped with drip cap molding sits under the peak of the gable. A brick chimney rises from the flat roof portion of the hipped roof. The house retains sufficient integrity to be considered a contributing resource.

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The building was built in 1903. It first appears on the 1905 Sanborn Insurance Map of 1905. It is identified on the Sanborn Insurance Map as a rooming house, suggesting it may have been built as a rooming house instead of originally serving as a single family dwelling. There is some confusion as to the address. The 1908 City Directory lists 412 East Broadway as the Alberta Cottage, with Mrs. C. A. Bruce as occupant. The classified section of the 1908 City Directory also lists the address of the Alberta Cottage as 412 East Broadway. In 1912, the house was owned by M. F. Swinney, according to Wolfenbarger. The 1917 City Directory lists the Alberta Cottage and Cornelius Layman as the occupant. The 1922 City Directory lists the Alberta Cottage. The 1938 City Directory provides an address of 410 East Broadway Avenue as the Alberta Cottage and identifies Arthur Albright, Higdon Griffey, Mrs. Matilda Kersting, Harold Kursting, J. L. Dickens, Mrs. Ola Rimmer, and Mrs. Cora DeCapito as occupants.

- 42. 414 East Broadway Avenue—grassy lot—(former site of Gavin Boarding House); non-contributing site, described but not counted**
Photograph 16

This grassy lot which faces south on East Broadway was once the location of the Gavin Boarding House, built c. 1907. In 1908 the address is listed as the home of Dr. W. S. Wallace and Paul Shepard. The 1917 City Directory lists Dr. W. S. Wallace and P. G. Wallace as occupants. The 1922 City Directory lists J. J. Gavin as owner/occupant. The pre-1925 tourist pamphlet "Missouri's National Health Resort" lists the house as a rooming house with owner J. J. Gavin renting rooms for \$1 per day or \$5 to \$6 per week. The 1926 Sanborn Insurance map identifies this house as a rooming house. The classified section of the 1938 City Directory does not list the house. The building was demolished after 1994 leaving a grassy lot.

- 43. 415 East Broadway Street-The Antlers; c.1898; 2 contributing buildings**
Photograph 17, 18

This 2 story house faces north on East Broadway Avenue. It sits on a stone foundation. The house is clad in wooden clapboards and the bellcast hipped roof with intersecting gables is covered in asphalt shingles. A truncated hipped roof porch supported by stone columns and with a stone knee wall fills the corner between the east side of the front projecting wing and the main block of the house. Ashed roofed porch supported by stone columns and with a stone knee wall fills the space between the west side of the front projecting wing and the main block of the house and wraps around the house on the west facade; this porch extends beyond the front projecting wing on the north. The first story of the front façade has four bays. The left bay, located on the east side of main block of the house and under the porch, contains a door covered with a glass and metal storm door. The next bay, located in the front projecting wing, contains a one-over-one wooden window. The next bay, located on the main block of the house and under the west porch contains a door covered with a glass and metal storm door. The right bay contains a small fixed pane window. The second story of the front façade has four bays. The left bay, located on the main block of the house, contains a fixed pane window the size of the original door that once opened onto the roof of the porch. The next bay, located in the front projecting wing, has a one-over-one wooden window. The next bay, located in the main block of the house, contains a one-over-one wooden window. The right bay, located in a west projecting ell, contains a one-over-one wooden window. A brick chimney rises from the ridge of the roof of the main block of the house. The house retains sufficient integrity to be considered a contributing resource.

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The Sanborn Insurance Maps show the house in 1900. In 1905 the Sanborn Insurance maps show the house with an addition to the northeast and southwest facades. The 1908 City Directory lists the house as The Antlers, a boarding house occupied by C. C. Carter, Mrs. Amanda Bales, and G. E. Alder. The 1917 City Directory lists T. E. Crawford at the address. The 1922 City Directory shows Dr. C.H. Sudduth as owner/occupant. The 1926 Sanborn Insurance Map shows the house as a single family dwelling. The 1938 City Directory lists Earl F. Mitchell as the occupant.

A **contributing garage** sits to the rear of the property. The garage is made of stone with a slightly arched parapet on the north façade. The north façade of the garage has one bay containing an overhead door. The garage is considered contributing because it was built during the period of significance and retains integrity.

44. 417 East Broadway Avenue—grassy lot (former site of D. H. Kendall Boarding House); non-contributing site, described but not counted

Photograph 17, 18

This grassy lot which faces north on East Broadway Street has been the site of two previous buildings. The first, shown on the Sanborn Insurance Map was a 1½ story irregular plan house. The 1917 City Directory shows C. E. and Helen Bobbit at the address. The original house was demolished c.1920 and a second house was built. The second house was a 2½ story, front gabled house with Craftsman details, including overhanging eaves, knee braces, and exposed rafter tails. The 1922 City Directory shows D. H. Kendall as owner/occupant. The pre-1925 tourist pamphlet "Missouri's National Health Resort" indicates that D. H. Kendall rented rooms for \$10 to \$12 per week. The 1926 Sanborn Insurance Map shows the house as a rooming house. The 1938 City Directory shows Mrs. Marietta Kendall, Mrs. Leta Andrew, J.E. Kraus, and W.T. Robertson at the address. The house was demolished after 1994 leaving a grassy lot.

45. 418 East Broadway Avenue—Haynes Academy Dormitory, Haynes Apartments; c.1896; 1 contributing building

Photograph 16, 18

This 2 story house faces south on East Broadway. It sits on a stone foundation. The house is clad in asbestos shingles and the truncated hipped roof is covered in asphalt shingles. A flat roofed porch supported by tapered wooden columns resting on stone piers extends across the front (south) facade of the house. A wooden railing extends between the piers. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window. The center bay contains a door covered with a glass and metal storm door. The door is topped by a transom. The right bay contains a one-over-one wooden window. The second story of the front façade has three bays, centered above the bays on the first story. The left bay contains a one-over-one wooden window. The center bay contains a door covered with a glass and metal storm door, suggesting that the porch roof once served as a balcony. The right bay contains a one-over-one wooden window. Decorative brackets mark the tops of the windows and support the roofline. The house retains sufficient integrity to be considered a contributing resource.

According to local historian Sonya Morgan, this house was built c.1896. The Haynes Academy was a private school that accepted both boys and girls, as well as providing boarding facilities for up to eight female students (Figure 25). The school was run by the Haynes family. The 1905 Sanborn Insurance Map shows the house and the main school building

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next door, and indicates that the school building was to be demolished. The 1908 City Directory identifies Anthony Haines (Haynes) as the occupant. The 1909 Sanborn Insurance Map indicates that the school building had indeed been removed. The 1917 City Directory shows Stella Haynes and Cammie Haynes as occupants in 1917. The 1922 City Directory shows Cammie Haynes as owner/occupant. A typed list of "Hotels-Apartments-Rooms" dated 1925 shows the Haynes Apartments with four rooms renting for \$7 per week. The 1926 Sanborn Insurance Map shows the house as apartments. The 1938 City Directory lists the Haynes Apartments as home of Cammie Haynes and Stella Haynes.

- 46. 420-424 East Broadway Avenue; c.1945; 1 non-contributing building; see also 437 East Excelsior Street**
Photograph 18

This 1 story ranch type house faces south on East Broadway Avenue. It sits on a concrete foundation. The walls are clad in Permastone, fiberboard, and vertical fiberboard siding. The side gabled roof with intersecting front facing gabled wing is covered in asphalt shingles. The house has two stoops, one of the west portion of the house and one on the east portion of the house. Each stoop is sheltered by an extension of the roof. The front façade of the house has five bays. The left bay contains a pair of two vertical paned wooden windows. The next bay contains a door covered by a glass and metal storm door. The next bay contains a pair of one-over-one wooden windows. The next bay contains a pair of one-over-one windows. The right bay contains a large fixed pane picture window flanked on each side by one-over-one wooden windows. A large chimney rises from the right ridge. A wing extends to the rear of the main block of the house north toward East Excelsior Street; this wing has an address of 437 East Excelsior Street. Because of the use of Permastone and fiberboard siding, the house is considered a non-contributing resource.

The appearance of the building suggests a date of perhaps c.1960. The 1905 Sanborn Insurance Map shows this as the location of the Grant House, a boarding house.

- 47. 420-424 East Broadway-Soda Carbonic Spring/Grant's Spring; non-contributing site, described but not counted**
Photograph 18

The Historic Mineral Waters Survey identifies this as the location of the Soda Carbonic Spring or Grant's Spring (Figure 26). The spring pavilion was located at the rear of the lot near East Excelsior Street.

- 48. 423 East Broadway Avenue; c.1898; 2 non-contributing buildings**
Photograph 18

This 1½ story house faces north on East Broadway Avenue. It sits on a stone foundation. The house is clad in asbestos shingles and the hipped roof with intersecting gables is covered with asphalt shingles. A shed roofed porch, now enclosed, spans the east two-thirds of the front (south) façade. The front façade has three bays. The left bay, on the enclosed porch, contains a set of three one-over-one wooden windows. The center bay contains a glass and metal storm door. The right bay contains a single fixed pane wooden vinyl window. A one-over-one wooden window sits under the peak of the gable. Because the porch has been enclosed, the house is considered non-contributing.

The style of the house suggests a construction date of c.1898. The house

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appears on the 1900 Sanborn Insurance Map.

A **non-contributing garage** sits to the rear of the property. The walls are clad in fiberboard and the front gable roof is covered with asphalt shingles. The south façade has one bay containing an overhead garage door.

49. **425-439 East Broadway Avenue—The Idle Hour Rooming house; c.1898, remodeled c. 1993; 1 non-contributing building**
Photograph 18

This large 2 story apartment building faces north on East Broadway Avenue. The building was once two separate houses that were joined into one building in 1993 by the use of modern siding. It sits on a stone foundation. The house is clad in vertical fiberboard siding and horizontal vinyl siding and the intersecting gabled roof is covered in asphalt shingles. An inset porch is located at the center of the building under a one-story front gable projecting wing. The porch has a stone knee wall and piers. A shed roofed porch supported with square posts resting on stone piers is located on the east end of the building between a 2 story front gable wing and the main block of the house. The first story of the front (south) façade has five bays. The left bay contains a large fixed pane picture window flanked on either side by a one-over-one window. The next bay, located under the inset porch on the east side, contains a door covered by a glass and metal storm door. The next bay contains a large fixed pane picture window flanked on either side by a one-over-one window. The next bay also contains a large fixed pane picture window flanked on either side by a one-over-one window. The right bay contains a door covered by a glass and metal storm door. The changes in the historic footprint of the house and the use of vinyl and fiberboard siding render this building non-contributing.

This multi-family dwelling was until c.1993 two separate houses each built c.1898. The 1908 City Directory shows the house at 425 East Broadway Avenue as The Idle Hour, a boarding House managed by Mrs. A. Arnold, and the house at 429 East Broadway Avenue as the residence of E.A. Dressler. The 1917 City Directory lists The Idle Hour boarding house at 425 East Broadway occupied by Mrs. C. A. Arnold, and lists W.J. Bates living at 429 East Broadway Avenue. The Sanborn Insurance Map of 1926 shows the house at 425 East Broadway as a rooming house. The 1938 City Directory lists Montgomery Pointer, Frank Pointer, John S. Pointer, Fred Meyer, and James Neal living at 425 East Broadway Street and W. J. Bates living at 429 East Broadway. The 1942 Sanborn Insurance Map shows the buildings as two separate dwelling. The joining of the two houses and other alterations render the building non-contributing.

50. **432 East Broadway Avenue—vacant lot; non-contributing site, described but not counted**
Photograph 18

This vacant lot, now overgrown with brush and trees, faces south and west on East Broadway Avenue at the point near where East Broadway turns into Temple Avenue. The lot has a stone retaining wall on the south. This lot was once the location of a c.1898 intersecting gable house with an inset, wrap-around porch; the house sat on a hill and was separated from the street by a stone retaining wall. The house was demolished after 1994.

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51. 436 East Broadway Avenue; c.1898; 1 contributing building

Photograph 19

This 1 story house with Folk Victorian details faces west on East Broadway at the point where East Broadway Avenue turns south onto Temple Avenue. The house sits on a hill separated from the street by a two-tiered stone retaining wall. A low stone retaining wall lines the steps that lead from the street to the porch. The house is clad in fiberboard and the front gable and wing roof is covered in asphalt shingles. A front facing gable roofed wing projects to the west. The front facing gable has gable returns. A porch supported by four turned posts extends across the front (west) facade of the house. The porch roofline is accented by sawn wood brackets. The front façade of the house has three bays. The left bay contains a one-over-one wooden window accented by decorative shutters. The center bay, located on the canted wall of the front facing projecting gable roofed wing, contains a door covered with a metal and glass multi-paned storm door. The right bay, located in the front facing gable roofed wing, contains a large one-over-one wooden window accented with decorative shutters. A small fixed-pane window sets under the peak of the gable. Despite the fiberboard siding, the house retains sufficient integrity to be considered a contributing resource.

The Clay County Assessor dates construction of this house to 1900. The Sanborn Insurance Maps do not show this portion of East Broadway Avenue. City Directories between 1917 and 1938 show a single family dwelling occupied by the Bates family.

East Excelsior Street

52. 402 East Excelsior Street—Natrona Home; c.1911; 1 non-contributing building

Photograph 19

This house faces south on East Excelsior Street at the northeast corner of East Excelsior Street and Linden Avenue. It sits on a stone foundation. The house is clad in vinyl siding and the truncated hipped roof is covered in asphalt shingles. A hipped roof porch supported by square wooden posts extends across the south facade and wraps around the west side of the house. A wooden railing extends between the posts. Much of the porch is partially covered with modern lattice, obscuring the features of the façade. The first story of the front façade has three bays. The left bay contains a sliding vinyl window. The center bay contains a door. The right bay contains a one-over-one vinyl window. The second story of the front façade has three bays, each containing a one-over-one vinyl window. A brick chimney rises from the center of the roof. The use of vinyl siding, the use of vinyl windows, and the changes to the porch render this a non-contributing resource.

This is the second house to occupy this lot. The first house at this address was a small one-story house identified by the 1908 City Directory as the home of Mrs. M. H. Hess. By 1913, the original house had been demolished and a second house, a two-story pyramidal hip type house, had been built farther back from the street to accommodate the mineral water spring pavilion that was located in the southwest corner of the front yard. The Sanborn Insurance Map of 1913 shows the current house but does not identify it as a boarding house. However, Wolfenbarger's 1994 Survey indicates this was a boarding house.

53. 402 East Excelsior Street—Natrona Soda Spring Pavilion; non-contributing

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site, described but not counted

Photograph 19

The Natrona Soda Spring pavilion was located in the front yard near the street at the corner of East Excelsior Street and Linden Avenue. A wooden pavilion was built on the southeast corner of the front yard. This pavilion was demolished and a second spring pavilion was built c. 1910 in the southwest corner of the yard, probably by Mr. and Mrs. J. W. Cazzell (Figure 27). The 1917 City Directory identifies the address as the location of the Natrona Soda Spring and the Natrona Home, occupied by Jewel Davis. The 1922 City Directory identifies the property as the Natrona Soda Spring. The second spring pavilion has also been demolished.

54. 408 East Excelsior Street; c. 1907; 1 contributing building

Photograph 19

This 1 story house faces south on East Excelsior Street. It sits on a stone foundation. The house is clad in clapboards and the roof with a hipped roof projecting wing and a gable roofed wing is covered with asphalt shingles. A hipped roof porch supported by wooden posts sits at the point on the front façade where the hipped roof portion of the house meets the front gable roofed portion of the house. The Sanborn Insurance Maps show no additions to the house between 1909 and 1942. A wooden handicapped ramp added after 1994 extends from the porch west to a landing and then returns east to the sidewalk. The front façade of the house has one bay containing a one-over-one wooden window. The house retains sufficient integrity to be considered a contributing resource.

The Sanborn Insurance Map of 1905 shows the house as a square building placed back from the street. The 1909 Sanborn Insurance Map shows the house in its current configuration, suggesting a building date of c. 1907. The 1917 City Directory shows J. W. Cazzell and G. W. Unger living at the address, suggesting the owner had taken a boarder or that the house was being shared.

55. 408 East Excelsior Street; Natrona Soda Spring well; see also 402 East Excelsior Street; non-contributing site, described but not counted

According to local historian Sonya Morgan, the Natrona Soda Spring well was located at this address, rather than at 402 East Excelsior Street as Wolfenberger identified it in *Historic Mineral Water Resources*. Water from the well was piped to the pavilion at 402 East Excelsior Street.

56. 409 East Excelsior Street; c.1896; 1 contributing building

Photograph 20

This 1 story front gable and wing house faces north on East Excelsior Street. It sits on a stone foundation. The house is clad in asbestos shingles and the cross gable roof is covered in asphalt shingles. The front gable roofed wing projects from the main body of the house. A shed roofed porch supported by round posts porch reaches from the front gabled wing to the side of the main body of the house. The porch has been fitted with studs that suggest the porch was at one time enclosed with screen. The front façade has two bays. The left bay, located in the front gable roofed portion, contains a pair on one-over-one wooden windows. The right bay, located under the porch, contains a door. A chimney rises from the rear slope of the main body of the house. Despite the studding on the porch, the house retains sufficient integrity to be considered a contributing resource.

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The house appears on the 1900 Sanborn Insurance Map, suggesting a construction date of c.1896.

57. 412 East Excelsior Street; 1 non-contributing site, described but not counted

Photograph 18, 22

This vacant lot faces south on East Excelsior Street. The lot was once the site of a one-story, gable and wing single family dwelling. The building was demolished sometime between 2013 and 2018, leaving a grassy lot. A stone retaining wall sits at the rear of the lot.

58. 415 East Excelsior Street; c.1908; 1 contributing building

Photograph 20

This 1½ story house faces north on East Excelsior Street. It sits on a stone foundation. The house is clad in asbestos shingles and the truncated hipped roof with intersecting gables is covered in asphalt shingles. The gables have gable returns. The truncated hipped roof appears to have been built up to a slight peak. A hipped roof porch supported by four square wooden posts extends across the front (north) façade. The porch has modern lattice panels serving as the porch railing. The front facade has four bays. The left bay is set in the canted corner of the house and contains a nine-over-one vinyl window. The next bay contains a nine-over-one vinyl window. The center bay contains a door with a window in the top. The right bay contains a nine-over-nine vinyl window. A six-over-one vinyl window sits under the peak of the gable. A wooden stair extends from a door in the east façade to the driveway. Despite the use of vinyl windows and alterations to the porch railing, the house retains sufficient integrity to be considered a contributing resource.

This house was built c. 1908; it does not appear on the 1905 Sanborn Insurance Map, but does appear on the 1909 Sanborn Insurance Map.

59. 417 East Excelsior Street—Jones Soda Spring; contributing structure

Photograph 21

This lot which faces north on East Excelsior Street contains a structure remaining from the Jones Soda Spring. The concrete pad retains a metal cover for the well. The Jones Soda Spring is pictured on a c.1910 postcard (Figure 28). The lot is now owned by the city.

60. East Excelsior Street—vacant lot to the east of 417 East Excelsior Street (formerly location of Geneva Rooming House); non-contributing site, described but not counted

Photograph 20

This grassy lot faces north on East Excelsior Street just east of 417 East Excelsior Street. The Sanborn Insurance Maps of 1905 and 1913 identify this as the former location of the Geneva Rooming House.

61. 418 East Excelsior Street—vacant lot (formerly site of the Stillwell Boarding House and the Mayflower Boarding House)—c.1919; non-contributing site, described but not counted

Photograph 22

This grassy lot which faces south on East Excelsior Street was once the site of the Mayflower Boarding House. The Sanborn Insurance Map of 1913

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City Directory identifies a boarding house known as The Stillwell Boarding House. The 1922 city Directory shows this as the Mayflower Boarding House, as does the 1926 Sanborn Insurance Map. The classified section of the 1938 City Directory identifies this address as the Mayflower Apartments. The lot is separated from the street by a stone retaining wall.

62. 422 East Excelsior Street—vacant lot; non-contributing site, described but not counted

Photograph 22

This brushy lot which faces south on East Excelsior Street was once the location of a one-story, front gable house. The 1905 Sanborn Insurance Map shows a boarding house on the lot. The 1908 City Directory indicates W.S. Wear as the occupant. The 1917 City Directory shows W.S. Wear and Mrs. Lizzie Dziubon at this address, suggesting the owner had taken a boarder or was sharing the house. The 1922 City Directory lists W.S. Wear as owner/occupant. The house was demolished sometime after 1994, leaving a brushy lot with a stone retaining wall defining the southern border of the property.

63. 424 East Excelsior Street—vacant lot; non-contributing site, described but not counted

Photograph 22

This brushy lot was once the location of a small house. The 1942 Sanborn Insurance Map shows a one-story house. The house was demolished before 1994, leaving a brushy, wooded lot with a stone retaining wall defining the south border of the property.

64. 434 East Excelsior Street—vacant lot; non-contributing site, described but not counted

Photograph 22

This brushy lot is defined by a two-level retaining wall, giving an indication of the height of the lot. The 1908 City Directory shows William Gustine as the occupant. The 1942 Sanborn Insurance Map shows a one-story dwelling on the lot. This dwelling was demolished prior to 1994, leaving a vacant lot with a stone retaining wall defining the southern border of the property.

65. 437 East Excelsior Street; c.1965; 0 buildings; see 420 East Broadway Avenue

Photograph 23

This property is physically attached to 420 East Broadway Avenue despite having a separate address. This is an apartment at the rear of the building at 420 East Broadway. This apartment sits in a ravine and faces north on East Excelsior Street. The apartment is clad in stucco and asbestos shingles and the side gabled roof is covered in asphalt shingles. An uncovered stoop sits at the west end of the front (north) façade. The north façade has one bay containing a door.

66. 438 East Excelsior Street; c.1902; 1 contributing building

Photograph 24

This 1½ story house with Folk Victorian elements sits on a hill and faces south on East Excelsior Street. A stone retaining wall separates the lot

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from the street. The house is clad in vinyl siding and the truncated roof with cross gables is covered in asphalt shingles. A hipped roof porch supported by turned posts accented with sawn corner brackets extends across the front (south) façade; the porch has a wooden railing. The front façade has four bays. The left bay contains a one-over-one wooden window. The next bay contains a door covered with a glass and metal storm door. The next bay also contains a door covered with a glass and metal storm door. The right bay contains a one-over-one wooden window. A one-over-one wooden window sits under the peak of the gable. A brick chimney rises from the center of the roof. The house retains sufficient integrity to be considered a contributing resource.

This house was built c.1902; it does not appear on the 1900 Sanborn Insurance map but does appear on the 1905 Sanborn Insurance Map.

67. 512 East Excelsior Street; c.1890; 1 non-contributing building
Photograph 25

This 1 story house sits on a hill and faces south on East Excelsior Street. A stone retaining wall separates the lot from the street. The porch and the front portion of the house sit on a raised basement made of concrete blocks. The house is clad in wood and asbestos siding and the cross gable roof is covered with asphalt shingles. The porch that extends across most of the front (south) façade has been enclosed. A modern deck projects south from the center of the enclosed porch. The front façade has two bays. The left bay contains a grouping of four one-over-one vinyl windows, a door, and a one-over-one vinyl window. The right bay contains a fixed pane picture window flanked on either side by a one-over-one vinyl window. The enclosing of the porch, the addition of the deck, and the use of vinyl windows render this house non-contributing.

According to the Clay County Assessor, the house was built in 1890.

The map provided by the Clay County Assessor's Office shows an outbuilding on this location, but the outbuilding is not visible from either East Excelsior Street or the unnamed street which runs behind the property. While the Clay County Assessor notes the existence of a utility building, it is not shown on the parcel search sketch of the property, suggesting it may have been demolished.

68. 514 East Excelsior Street; c.1940; 1 non-contributing building
Photograph 25

This 1 story house sits on a hill on the south side of East Excelsior Street. The lot is separated from the street by a stone retaining wall. It sits on a raised basement of stone. Stone pillars rise from the stone basement walls to near the roof line. The house is clad in horizontal fiberboard siding and the side gable roof is covered in asphalt shingles. The south façade has one bay containing a pair of doors that open onto a deck. Alterations to the siding and porch render this house non-contributing.

The Clay County Assessor dates this house to 1940.

The map provided by the Clay County Assessor's Office shows an outbuilding but this outbuilding is not visible from either East Excelsior Street or the unnamed street which runs behind the property. No outbuilding is shown on the Clay County Assessor's parcel search photo or sketch, suggesting it may have been demolished.

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69. 518 East Excelsior Street; c. 1940; 1 contributing building

Photograph 26

This 1 story house is located on the south side of East Excelsior Street at the corner of East Excelsior Street and North Francis Street. The front façade of the house faces north on an unnamed street west of Hazel Street. A secondary door faces east toward North Francis Street. The house sits on a stone raised basement. The house is clad in asbestos siding and its side gable roof is covered in asphalt shingles. A front gable roofed porch supported by square wooden columns extends across most of the north façade. The porch has a modern wooden lattice railing and lattice under the porch. The front façade has one bay containing a door covered with a metal and glass storm door. The east façade facing North Francis Street has four bays. The left bay contains a door covered with a glass and metal storm door. The next bay contains a one-over-one vinyl window. The next bay contains a pair of one-over-one vinyl windows. The right bay contains a pair of one-over-one vinyl windows. The rear (south) façade has one bay containing a pair of one-over-one windows. A chimney rises from the west slope of the roof near the ridge. The lot is heavily wooded and trees obscure a clear view of the East Excelsior Street (rear) façade of the house, making it difficult to photograph. The north facing (front) façade of the house retains sufficient integrity to be considered a contributing resource.

The Clay County Assessor dates this house to 1940 and the appearance of the house suggests a date of c.1940.

South Francis Street

70. 201 South Francis Street; c.1902; 1 contributing building

Photograph 27

This 1 story front gable and wing house sits on the southeast corner of S. Francis Street and Benton Avenue. The walls are clad in asbestos shingles and the front facing cross gable and wing roof is covered with asphalt shingles. The gable roof has gable returns. A shed roofed porch supported by seven round wood columns resting on stone piers extends along the front façade and wraps around the north façade. The front façade has four bays. The left bay contains a one-over-one wooden window. The next bay contains a door with a small window in the top portion. The next bay, located on the canted corner of the front facing projecting gable wing, contains a door with a small window in the top portion. The right bay contains a one-over-one wooden window. A louvered vent is under the peak of the gable. The house retains sufficient integrity to be considered a contributing resource.

The house appears on the Sanborn Insurance Map for 1909, and the survey of the district done by Wolfenbarger indicates the appearance of the house suggests a date in the first decade of the twentieth century.

71. 205 South Francis Street; c.1899; 2 contributing buildings

Photograph 27

This 1½ story front gable and wing house with Folk Victorian details faces west on South Francis Street. It sits on a stone foundation. The house is clad in asbestos shingles and the front projecting cross gable roof is covered in asphalt shingles. The gable roof has gable returns and a decorative bargeboard; the area under the gable is clad in fishscale

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shingles. A shed roof porch supported with four turned posts accented with sawn wood brackets extends across the front (west) façade of the house. A wood railing extends between the posts on the front of the porch. The first story of the front façade has four bays. The left bay contains a one-over-one wooden window. The next bay, located in the canted end of the front facing projecting gable wing of the house, contains a door. The next bay, located on the main block of the house, contains a door. The right bay contains a one-over-one wooden window. The upper story has one bay containing a fixed pane wooden window. The house retains sufficient integrity to be considered a contributing resource.

The Clay County Assessor dates construction of this house to 1895. The house appears on the Sanborn Insurance Map of 1909.

The map provided by the Clay County Assessor's Office shows a small **contributing outbuilding** on this lot, but the shed is barely visible from the public road and the alley to the east of South Francis Street does not extend to this lot, making photographing and describing the shed difficult. What is visible indicates a gable roof covered with asphalt shingles. The condition of the roof suggests the building was built during the period of significance.

72. 215 South Francis Street; c.1911; 1 contributing building
Photograph 27, 28

This 1½ story gable front and wing house faces west on South Francis Street. It sits on a concrete foundation. The house is clad in asbestos shingles and the hipped roof with intersecting gables is covered in asphalt shingles. The gable roof has gable returns. A hipped roofed porch supported by four round wooden columns extends across the front (west) façade. A wooden railing extends between the posts and down the stairs to the sidewalk. The first story of the front façade has four bays. The left bay contains a one-over-one wooden window. The next bay, located in the canted corner of the front projecting gabled wing, contains a door covered with a glass and metal storm door. The next bay, located on the front facing projecting gabled wing, contains a one-over-one wooden window. The right bay, located in a set-back ell off the south side of main block of the house, contains a one-over-one wooden window. The upper story has one bay under the peak of the gable containing a one-over-one wooden window. A brick chimney rises from the rear slope. The house retains sufficient integrity to be considered a contributing resource.

The house does not appear on the Sanborn Insurance Map for 1909, but it does appear on the Sanborn Insurance Map of 1913, leading to a date of c.1911 for the construction of the house.

73. 217 South Francis Street—The Swastika—the Windsor House—Pardue Apartments; c.1900; 1 contributing building
Photograph 27, 28

This 2½ story house faces west on South Francis Street. It sits on a limestone foundation. The house is clad in asbestos siding and the hipped roof with intersecting gables is covered in asphalt shingles. A hipped roof porch supported by four round wooden columns extends across most of the front (west) façade. A wooden railing extends between the columns. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window accented with decorative shutters. The center bay contains a modern wooden door with three diamond shaped windows. The right bay contains a one-over-one wooden window accented with decorative

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shutters. The second story of the front façade has three bays centered over the bays on the first story. Each bay contains a narrow one-over-one vinyl window sheltered with an aluminum awning. The upper story has one bay containing a one-over-one wooden window under the gable. The house retains sufficient integrity to be considered a contributing resource.

The house appears on the 1909 Sanborn Insurance Map, and the style of the house suggests a construction date of c.1900, according to the district survey done by Wolfenbarger. The classified section of the 1908 City Directory lists the Swastika Cottage occupied by W. L. Stewart at 217 South Francis. The 1909 Sanborn Insurance Map identifies the house as the Swastika Boarding House. It is important to remember that prior to the rise of the National Socialist (Nazi) Party in Germany in the 1930s, the swastika, or broken cross, was seen positively as a Christian symbol and appears frequently on buildings and in art of the early twentieth century. The 1917 City Directory shows the house occupied by Mrs. M. E. Ford, Margaret Ford, and Susie Ford. The 1922 City Directory shows a change in name and identifies the house as The Windsor House. The post-1933 map of Excelsior Springs identifies the house as the Pardue Apartments. The classified section of the 1938 City Directory does not list the house.

74. 223 South Francis Street; c.1911; 1 contributing building, 1 non-contributing structure
Photograph 28

This 1 story house faces west on South Francis Street at the northeast corner of Isley Boulevard and S. Francis Street. It sits on a stone foundation. The house is clad in clapboards, and the bellcast hipped roof with intersecting gables is covered in asphalt shingles. A slightly hipped roof porch supported by four tapering wood columns on stone piers extends across the front (west) façade and wraps around a portion of the south façade of the house. The south portion of the porch is enclosed in screen. An addition pier marks the stairs to the sidewalk. Wooden railing extends between the piers. The front façade has three bays. The left bay contains a three-vertical-over-one wooden window. The next bay contains a door covered with a glass and metal storm door. The right bay, which opens onto the screened porch, contains a screen door. Despite the screening of the porch, the house retains sufficient integrity to be considered a contributing resource.

The house does not appear on the 1909 Sanborn Insurance Map, but it does appear on the 1913 Sanborn Insurance Map, suggesting a building date of c.1911.

A **non-contributing wooden carport** sits to the east of the house. The carport was constructed outside the period of significance and does not contribute to the district.

Haynes Street

75. 105 Haynes Street; vacant lot; non-contributing site, described but not counted
Photograph 22, 25

This brushy lot is part of a lot that faces west on Haynes Street and south on Excelsior Street just east of 428 East Excelsior Street. The 1913 Sanborn Insurance Map does not show this portion of Haynes Street.

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76. 309 Isley Boulevard; vacant lot; non-contributing site, described but not counted

Photograph 29

This grassy lot which faces south on Isley Boulevard and west on Saratoga Avenue was once the location of a 1½ story cross gabled house that appears on the 1909 Sanborn Insurance Map.

77. 406-408 Isley Boulevard—Deep Dale Cottage; c.1905; 1 contributing Building

Photograph 29

This 1½ story house faces south on Isley Boulevard. It sits on a stone foundation. The front façade of the house is clad in PermaStone and the remainder of the house is clad in stucco. The hipped roof with intersecting gables and a hipped roof dormer is covered with asphalt shingles. The front facing projecting gable has gable returns. A hipped roof porch supported by four turned wooden columns extends across the front (south) façade. Wooden railing with spindles extends between the columns. The first story of the front façade has four bays. The first bay, located on the main block of the house, contains a one-over-one wooden window. The next bay, also located on the main block of the house, contains a door covered with a glass and metal storm door. The next bay, located in the canted wall of the front facing gable roofed wing, contains a door covered with a glass and metal storm door. The right bay, located in the front facing projecting gable roofed wing, contains a one-over-one wooden window. The upper story has two bays. The left bay is located in a hipped roof dormer sitting to the left of the front facing projecting gable roofed wing. This bay contains a one-over-one wooden window. The right bay, located under the peak of the front facing gable, contains a one-over-one wooden window. Despite the use of PermaStone on the front façade and the use of stucco on the remaining facades, the house retains sufficient integrity to be considered a contributing resource.

The house appears in the 1908 City Directory as occupied by C.A. Hartshorn and on the 1909 Sanborn Insurance Map. The 1917 City Directory lists W. C. Allen at the address. The 1922 City Directory identifies the house as Deep Dale Cottage but does not list any occupants. The 1938 City Directory shows Mrs. Margaret Shrock and James Peters at the address.

78. 406-408 Isley Boulevard—Imperial Lithia Spring; non-contributing site, described but not counted

Photograph 29

This was the location of the Imperial Lithia Spring pavilion. The Imperial Lithia Spring is listed in the 1908 City Directory. The 1909 and 1913 Sanborn Insurance Maps show the spring pavilion near the street and the house behind the pavilion (Figure 29). The 1926 and 1942 Sanborn Insurance Maps do not show the spring pavilion.

79. 410 Isley Boulevard—vacant lot; non-contributing site, described but not counted

Photograph 29

This grassy lot which faces south on Isley Boulevard was once the location of a 1½ story frame house with an intersecting gable roof. The house was demolished after 1994, leaving a grassy lot.

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80. 414 Isley Boulevard; c.1900; 2 contributing buildings

Photograph 29

This 2½ story house faces south on Isley Boulevard. It sits on a stone foundation. The house is clad in vinyl siding and the cross gabled roof is covered with asphalt shingles. The front projecting gable has gable returns. A hipped roof porch supported by round wooden columns on limestone piers extends across the east side of the main block of the house, stretching from the east side of the front projecting gable roofed wing to the east edge of the house. The first story of the front façade has four bays. The left bay, located in a covered staircase on the west side of the house, contains a door. The next bay, located on the front projecting gable roofed wing of the house, contains a flat roofed three part bay window containing three one-over-one wooden windows. The roof of the bay window is supported by decorative brackets. The next bay contains a door. The right bay, located in the canted corner of the house, contains a one-over-one wooden window. The second story has two bays. The left bay contains a one-over-one vinyl window. The right bay, located in a dormer to the east of the front facing gabled roof wing, contains a slightly inset one-over-one vinyl window accented with a wooden railing. The house retains sufficient integrity to be considered a contributing resource.

The house appears on the 1909 Sanborn Insurance Map, and its style suggests a date of c.1900, according to Wolfenbarger's 1994 survey of the district.

A **contributing garage** sits to the rear of the house. The garage is built of concrete blocks and the front gable roof is covered in asphalt shingles. The garage has two bays, each containing a door. The garage appears to have been built during the period of significance and it retains integrity, rendering it a contributing building.

81. 420 Isley Boulevard; c. 1905; 1 contributing building

Photograph 29

This 1½ story house faces south on Isley Boulevard. It sits on a stone foundation. The house is clad in vinyl siding and the hipped roof with intersecting gables is covered in asphalt shingles. The gable ends are clad in wide fiberboard siding. The east and west gables have pent roofs. A shed roofed porch supported by four wooden posts extends across most of the front (south) façade. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window. The center bay contains a door covered with a glass and metal storm door. The right bay contains a one-over-one wooden window. The upper story of the front façade has one bay containing a one-over-one wooden window under the peak of the gable. A brick chimney rises from the center of the ridge. According to the Sanborn Insurance Maps, the house had no additions between 1909 and 1942. Despite the use of vinyl and fiberboard siding, the house retains sufficient integrity to be considered a contributing resource.

The house appears on the Sanborn Insurance Map of 1909, suggesting a construction date of c.1905.

82. 424 Isley Boulevard; c.1905; 1 contributing building

Photograph 29

This 1½ story house faces south on Isley Boulevard. It sits on a stone foundation. The house is clad in asbestos shingles and the pyramidal roof

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with intersecting gables is covered in asphalt shingles. The front facing projecting gable has gable returns. A shed roofed porch supported by four turned wood columns extends the width of the front (south) façade. A gable roofed pediment is located at the center of the porch above the front door. The first story of the front façade has three bays. The left bay, located in the front facing gable wing, contains a six fixed pane wooden window. The next bay, located in the main block of the house, contains a door covered with a wooden screen door. The right bay, located in the main block of the house, contains a one-over-one wooden window. The upper story of the front façade has one bay containing a one-over-one wooden window located under the peak of the gable. A brick chimney rises from the front center slope of the pyramidal portion of the roof. By 1994, aluminum siding had been added. In addition, the porch posts had been replaced by treated lumber posts. Despite the changes in siding and the porch posts, the house retains sufficient integrity to be considered a contributing resource.

The house appears on the Sanborn Insurance Map of 1909, suggesting a construction date of c.1905.

83. 426 Isley Boulevard; c. 1905; 1 contributing building, 1 non-contributing structure

Photograph 29

This 1½ story house faces south on Isley Boulevard. It sits on a stone foundation. The house is clad in asbestos shingles and the pyramidal hipped roof with intersecting gables is covered in asphalt shingles. The front facing gable roofed wing projects to the south. A hipped roof porch supported by four square posts extends along the front (south) façade. A wooden railing extends between the porch posts. A gable roofed pediment is located at the center of the porch roof. The first story of the front facade has four bays. The left bay, located in a front facing gable roofed wing, contains a one-over-one vinyl window accented with decorative shutters. The next bay, located in the canted corner of the front projecting gable roofed wing, contains a wooden door. The next bay, located in the main block of the house, contains a one-over-one vinyl window accented with decorative shutters. The right bay, located in a hipped roof ell at the east rear of the house, contains a one-over-one vinyl window. The second story has one bay containing a pair of one-over-one wooden windows. Despite the use of vinyl windows, the house retains sufficient integrity to be considered a contributing resource.

The house appears on the 1909 Sanborn Insurance Map, suggesting a construction date of c. 1905.

One **non-contributing structure**, a metal-roofed carport, sits to the rear of the lot.

84. 432 Isley Boulevard; c.1915; 1 contributing building

Photograph 29

This 1½ story house Craftsman style house with details including exposed rafter tails, overhanging eaves, and roofline brackets, faces south on Isley Boulevard at the northwest corner of Isley Boulevard and Temple Avenue. It sits on a stone foundation. A gable roofed dormer is located on the south slope of the roof. A porch supported by five stone pillars extends across the front (south) façade of the house and wraps around the east side of the house. The porch roof is an extension of the side gabled roof of the house. A stone knee wall extends between the pillars. A stone

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knee wall runs along either side of the steps leading from the porch to the sidewalk. The first story of the front façade has three bays. The left contains a door. The center bay contains a one-over-one wooden window. The right bay, located under the east portion of the wrap-around porch, contains a one-over-one wooden window. The front façade of the upper story has one bay located in the dormer; this bay contains four nine-over-one wooden windows. The house retains sufficient integrity to be considered a contributing resource.

This is the second house built on this property. The 1909 and 1913 Sanborn Insurance Maps show a house in a different configuration. The style of the house suggests a construction date of c.1915. In 1926, the Sanborn Insurance Map shows the current house on the lot. The 1940 telephone book Shows Charles E. Gardner and M.E. Purpus at the address, suggesting the owner had taken a boarder or was sharing the house.

85. 508 Isley Boulevard; c.1905; 1 contributing building

Photograph 30

This 1½ story house with Dutch Colonial Revival elements such as a gambrel roof faces south on Isley Boulevard at the northeast corner of Temple Avenue and Isley Boulevard. It sits on a stone foundation. The first story of the house is clad in asbestos shingles and the upper story is clad in narrow clapboards. The gambrel roof with cross gables is covered in asphalt shingles. A hipped roof porch supported by four tapered wooden columns resting on stone piers extends across the front (south) façade. The eastern portion of the house under the porch is inset, giving the porch an L-shape. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window. The center bay, located in the inset portion of the south façade, contains a door covered with a glass and metal storm door. The right bay, also located in the inset portion of the south façade, contains a one-over-one wooden window. The upper story has one bay containing a pair of one-over-one wooden windows located in the center of the gambrel roofed gable. The house retains sufficient integrity to be considered a contributing resource.

The style of the house suggests a date of c. 1905, according to Wolfenbarger's survey of the district. The house appears on the 1909 Sanborn Insurance Map. The 1917 City Directory shows Dr. F. W. Brownell and Mrs. E. L. Barber as occupants, suggesting the owner had taken a boarder or was sharing the house.

86. 510 Isley Boulevard; c.1920; 2 contributing buildings

Photograph 30

This 1 story house with Craftsman details including overhanging eaves and knee brackets at the roofline faces south on Isley Boulevard. It sits on a stone foundation. The house is clad in clapboards and the front gable roof is covered in asphalt shingles. A porch supported by three groups of wooden posts resting on a stone knee wall extends the width of the front (south) façade. A band of non-historic wood grill extends between the posts at the roofline. The front façade has two bays. The left bay contains an historic door with divided sidelights and a divided window. The right bay contains a one-over-one wooden window. A small louvered vent sits under the gable peak. The house retains sufficient integrity to be considered a contributing resource.

The house does not appear on the 1913 Sanborn Insurance Map, but does appear on the 1926 Sanborn Insurance Map, suggesting a construction date of

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c.1920.

A **contributing garage** sits at the rear of the lot. The garage is clad in horizontal siding and the gable roof is covered in asphalt shingles. The north façade has one bay containing a hinged double door. The garage was built during the period of significance and retains integrity rendering it a contributing building.

87. 512 Isley Boulevard; c.1899; 1 contributing building, 1 non-contributing building, 1 non-contributing structure
Photograph 30

This 1½ story house faces south on Isley Boulevard. It sits on a stone foundation. The house is clad in asbestos siding and the pyramidal roof with intersecting gables is covered in asphalt shingles. The front facing projecting gable has gable returns. The gable end is clad in fishscale shingles. A hipped roof porch supported by six turned posts extends across the front (south) facade of the house. A wooden railing extends between the posts and down the stairs leading to the sidewalk. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window. The center bay contains a door with an oval window. The right bay contains a larger one-over-one wooden window. The upper story of the front façade has one bay containing a one-over-one window under the peak of the gable. A brick chimney rises from the front slope of the roof near the peak of the pyramidal roof. The house retains sufficient integrity to be considered a contributing resource.

Wolfenbarger's survey of the district suggests a date of c. 1899. The house appears on the 1909 Sanborn Insurance Map. The 1917 City Directory shows B. F. Gwinn as occupant. The 1922 City Directory shows Mrs. E. F. Schwarzel as owner/occupant. The 1938 City Directory lists Earl McClure and J.I. Shelton at the address, suggesting the owner had taken in a boarder or the two were sharing the house.

A small **non-contributing metal shed** with a gambrel roof sits to the rear of the lot. A **non-contributing metal structure**, a carport with a gable roof also sits to the rear of the lot. Both of these were built after the period of significance and are therefore non-contributing.

88. 518 Isley Boulevard; c.1900; 2 contributing buildings
Photograph 30

This 1½ story front gable and wing house faces south on Isley Boulevard. It sits on a parged stone foundation. The house is clad in asbestos shingles and the truncated hipped roof with cross gables is covered in asphalt shingles. The front projecting gable has gable returns. A shed roofed porch supported by three turned wooden posts extends across the west side of the front (south) façade from the west edge of the house to the west side of the projecting front facing gable roofed wing. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window. The center bay contains a door covered with a twelve paned glass and metal storm door. The right bay, located in the projecting front gabled wing, contains a one-over-one wooden window. The upper story of the front façade contains a fixed glass wooden window under the peak of the gable. The house retains sufficient integrity to be considered a contributing resource.

The style of the house indicates a date of c.1900, according to Wolfenbarger's survey of the district. The house appears on the 1909

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Sanborn Insurance Map. The 1908 City Directory lists the house as vacant. The 1917 City Directory identifies J. C. Ligon at the address. The 1922 City Directory lists H. L. Barr as occupant. The 1938 City Directory shows J. G. Williams and Robert Brown as occupants, suggesting the owner had taken a boarder or was sharing the house.

A **contributing garage** sits to the rear of the house. The garage is clad in horizontal siding and the gable roof is covered in asphalt shingles. The south façade contains one bay with a double door. The garage was built during the period of significance as is a contributing resource.

89. 522 Isley Boulevard; c.1900; 1 contributing building, 1 non-contributing building, 1 non-contributing structure

Photograph 30

This 2½ story foursquare house faces south on Isley Boulevard. It sits on a stone foundation. The house is clad in asbestos shingles and the hipped roof with intersecting gables is covered in asphalt shingles. A hipped roof porch supported by four round columns extends across the center three-quarters of the front (south) façade. The first story has three bays. The left bay contains a one-over-one vinyl window. The center bay contains a door covered with a glass and metal storm door. The right bay contains a one-over-one vinyl window. The second story of the front façade has two bays centered over the left and right bays of the first story. Each bay contains a one-over-one vinyl window. The upper story, located in a hipped roof dormer centered in the south portion of the hipped roof, has one bay containing a pair of one-over-one vinyl windows. Brick chimneys rise from both the east and west side of the rear slope of the roof. Despite the use of vinyl windows, the house retains sufficient integrity to be considered a contributing resource.

The Clay County Assessor dates construction of this house to 1900. The house appears on the 1909 Sanborn Insurance Map.

One **non-contributing outbuilding**, a modern portable barn, sits to the rear of the house. One **non-contributing structure**, a carport with a metal roof, sits to the rear of the house. Both are modern construction and are considered non-contributing due to age.

90. 526 Isley Boulevard; c.1911; 2 contributing buildings, 1 non-contributing structure

Photograph 30

This 2 story house with Craftsman style elements such as overhanging eaves, knee brackets at the roofline, and exposed rafter tails, faces south on Isley Boulevard at the northeast corner of Isley Boulevard and South Francis Street. It sits on a stone foundation. The house is clad in wood clapboards and the cross gabled roof is covered with asphalt shingles. A gable roofed porch supported by two wooden posts resting on brick piers covers the east half of the front (south) façade. Wooden rails extend between the porch posts and to a pier at the steps that lead from the porch to the sidewalk. A brick kneewall flanks the steps. The first story of the front façade has two bays. The left bay contains a group of three nine-over-one wooden windows. The right bay, located under the porch roof, contains a door with sidelights. The second story of the front façade has one bay containing a grouping of three nine-over-one wooden windows. An exterior brick chimney rises from the east side of the house. The house has sufficient integrity to be considered a contributing resource.

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Local historian Sonya Morgan dates the house to c.1911. The house does not appear on the 1909 Sanborn Insurance map, but does appear on the Sanborn Insurance Map in 1913. According to Morgan, the house was built by Samuel Henderson who moved to Excelsior Springs from Colorado to work for Bell.

Two outbuildings are located to the rear of the lot. One is a **contributing garage** with wood siding and a gable roof covered in asphalt shingles. The garage has one bay containing a double door. The door is not large enough for a contemporary car. The garage was built during the period of significance and retains integrity and is considered a contributing building. The other outbuilding is a **non-contributing structure**, a car port. The carport was constructed outside the period of significance and is considered non-contributing.

Linden Avenue**91. 101 Linden Avenue—The Hiawatha Rooming House; c.1907; 1 contributing building**

Photograph 31

This 2½ story Queen Anne style house faces west on Linden Avenue at the southeast corner of Linden Avenue and East Excelsior Street. It sits on a stone foundation. The walls are clad in asbestos shingles and the pyramidal roof with intersecting gables, dormers, and a tower is covered with asphalt shingles. The three story polygonal tower topped by polygonal roof and a decorative finial rises from the southwest corner of the house. A one-story porch supported by square wood columns extends across the front (west) façade and wraps around the north side of the house and around the tower on the south side of the house. Wooden railing extends between the porch posts and flanks the stairs that run from the porch to the sidewalk. The first story of the front façade has four bays. The left bay contains a one-over-one vinyl window. The next bay contains a door covered with a glass and metal storm door. The next bay contains a one-over-one wooden window with stained glass in the upper sash. The right bay, located in the tower, contains a one-over-one vinyl window. The second story of the front façade contains three bays. The left bay contains a one-over-one vinyl window. The center bay contains a one-over-one vinyl window. The right bay, located in the tower, contains a one-over-one vinyl window. The upper story has a bargeboard accenting the roofline. This façade has two bays. The left bay, located under the bargeboard contains a wooden Palladian window. The right bay, located in the tower contains a one-over-one vinyl window. Other decorative elements include boxed eaves on the gable end of the west elevation and simple wooden modillions at the roofline. The building is also marked by two story three-part bay windows on the north and south sides of the building. Despite the use of vinyl windows, the house retains sufficient integrity to be considered a contributing resource (Figure 30).

A typescript at the Excelsior Springs Museum details the history of the house. According to this document, the house was built in c. 1907 to replace a small 1 story house that shared the lot with a 1½ story house facing Frederick Street. The one-story house was demolished c. 1907. The 1½ story house was demolished c.1920. Dr. C.H Munsel, principal owner of the Citizens Telephone Company, purchased the property in 1905 for \$2000, and built the two-story house. The 1908 City Directory shows Mrs. I[da] Munsell managing the Hiawatha Rooming House. Munsell sold the

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property in 1913 to James B. Hyde for \$9000. F. E. and Bessie Bishop purchased the property in 1919 for \$15,000. The 1922 City Directory shows Dr. F. E. Bishop at the Hiawatha and the Excelsior Soda Spring. He and his wife operated the rooming house until 1922, when they sold the property to Harris Moore. Moore defaulted on the loan. In 1924, the Bishops sold the property to Ina Brown of Illinois, who hired on-site managers to run the rooming house. In 1930, the house sold at a Trustees Auction to W. J. James and H. J. Clark. The 1938 City Directory shows John J. Claggart, Charles Smoot, J.W. Bowles, and Mrs. Judith Snow as occupants. In 1942, the house sold to Sultana Sharp, who operated the house as a nursing home. She made few changes to the interior of the house, updating the kitchen and the bathrooms.

92. 101 Linden Avenue—the Excelsior Soda Spring; described but not counted
Photograph 31

The Excelsior Soda Spring pavilion was located on the corner of Linden Avenue and East Excelsior Street. James B. Hyde discovered the spring c. 1917 when he sank a well. He built the Excelsior Soda Spring pavilion on the corner of Linden Avenue and East Excelsior Street (Figure 30). The pavilion was demolished and the spring closed in the 1930s when the city purchased rights to the mineral waters which it sold at the Hall of Waters. The spring pavilion was demolished in the late 1930s. An antique pump similar to the one used in the original well has been placed in the yard at the site of the original well.

Perry Lane

93. 110 Perry Lane, vacant lot; non-contributing site, described but not counted
Photograph 32

This grassy lot faces south on Perry Lane, which was once named Benton Court. The 1926 Sanborn Insurance Map shows a dwelling on this lot, but the dwelling has been demolished.

94. 112 Perry Lane; c.1940; 1 non-contributing building
Photograph 33

This one story ranch house faces south of Perry Lane. The walls are clad in vinyl siding and the side gable roof is covered in asphalt shingles. A front gable roofed porch supported by wooden columns is at the center of the front (south) façade. Steps run from the west side of the porch to the ground. The front façade has three bays. The left bay contains a fifteen fixed paned vinyl window. The next bay contains a modern paneled door. The right bay contains a pair of six-over-six vinyl windows.

Perry Lane was once Benton Court, according to the Sanborn Insurance Map of 1913. The map shows the lot occupied by a dwelling.

According to the Clay County Assessor, this house was built in 1940. Although it was built during the period of significance, because of its modern appearance and use of vinyl siding and windows, it is considered non-contributing.

Saratoga Street

95. 103 Saratoga Avenue; c.1959; 1 non-contributing building

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Photograph 33

This 2 story apartment building faces west on Saratoga Avenue. It sits on a concrete foundation. The walls are clad in brick and the flat roof is covered in asphalt. An open concrete porch with a wooden railing extends across the north three-quarters of the front (west) façade. The front façade of the first story has six bays. The left bay contains a pair of one-over-one vinyl windows. The next bay contains a door covered with a glass and metal storm door. The next bay contains a pair of one-over-one vinyl windows. The next bay contains a modern paneled door. The next bay contains a door covered with a glass and metal storm door. The right bay contains a pair of one-over-one vinyl windows. The second story of the front façade has five bays. The left bay contains a pair of one-over-one vinyl windows. The next bay contains a small two-fixed pane window set high into the wall. The next bay contains a pair of one-over-one vinyl windows. The next bay contains a single one-over-one vinyl window. The right bay contains a pair of one-over-one vinyl windows. Although it was built during the period of significance, the building's modern appearance renders it non-contributing.

This building was built in 1959. It the Anderson Flats, a large apartment.

96. 106 Saratoga Avenue—Hoffman Hotel, Victorian Hotel; c.1911; 1 non-contributing building

Photograph 34

This 3 story apartment building faces east on Saratoga Street. It sits on a stone foundation. The first two stories of the building are clad in brick and the third story is clad in vinyl siding. The flat roof is covered in asphalt. A flat roofed porch supported by wood posts extends across the center of the east façade, covering the center portion of the building. A wood railing extends between the posts and down the stairs to the sidewalk. The first story of the front façade has three bays. The left bay contains a one-over-one vinyl window. The center bay, located under the porch roof, contains a door. The right bay contains a one-over-one vinyl window. The second story of the front façade has three bays. The left bay contains a one-over-one vinyl window. The center bay contains a one-over-one vinyl window set into what was once a door opening onto the porch; the base of the door opening has been infilled with vinyl siding. The third story of the front facade has three bays, each containing a one-over-one vinyl window. The roofline is accented with dentils and brackets. The changes in the porch, the use of vinyl siding on the third story, and the alteration of the windows renders the building non-contributing.

The Sanborn Insurance Maps show the Hoffman Hotel at this address. The 1922 City Directory lists the Victoria Hotel at this address. The post-1933 map of Excelsior Springs shows the hotel as having twelve rooms renting for three to six dollars per week. The 1938 City Directory identifies this building as the Victoria Hotel and lists Dr. C.T. Thomas as occupant. An undated postcard in the museum collection shows the Victoria Hotel with a full width two-story porch supported by classical columns (Figure 31).

97. 106 Saratoga Avenue—Saratoga Spring; see also 339 East Broadway Avenue; non-contributing site, described but not counted

Photograph 34

This was the site of the Saratoga Spring well whose pavilion was located at

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the corner of Saratoga Avenue and East Broadway Avenue (Figure 32). The 1905 Sanborn Insurance Maps show the Saratoga Spring pavilion on the southwest corner of the lot behind the Victoria Hotel, which is shown in the rear in the photograph. The spring is listed in the classified section of the 1908 City Directory as being on the "sw corner of Saratoga." It is not listed in the classified section of the 1922 City Directory.

98. 109 Saratoga Avenue—The Mont Clare Apartment; c. 1899; 2 contributing buildings

Photograph 33

This 2½ story house faces west on Saratoga Avenue. It sits on a stone foundation. The walls are clad in asbestos shingles and the side gabled roof with two shed roofed dormers is covered with asphalt shingles. The side gables have gable returns. A flat roofed porch supported by four round wood columns extends across the front (west) façade of the building. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window. The center bay contains a door flanked with sidelights. The right bay contains a one-over-one wooden window. The second story of the front facade has three bays centered above the bays on the first story. The left bay contains a one-over-one wooden window. The center bay contains a door, suggesting that the porch roof may once have served as a balcony. The right bay contains a one-over-one wooden window. The upper story has two bays, each set into a shed roofed dormer. Each bay contains a pair of one-over-one wooden windows. A brick chimney rises from the ridge to the left of center. The house retains sufficient integrity to be considered a contributing resource.

The 1900 Sanborn Insurance Map shows a one-story building with a rear addition on this lot. According to the district survey done by Wolfenbarger, the building's height was altered. The 1909 and 1913 Sanborn Insurance Maps show a 1½ story with the earlier house on the lot. The 1922 City Directory shows the Mont Clare Apartments. The 1926 and 1942 Sanborn Insurance Maps show a two-story rooming house on the lot. A 1928 typewritten list at the Excelsior Springs Museum lists the Mont Clare managed or owned by Mrs. Scott and renting rooms for \$8 and up per week. The post-1933 "Official Map of Excelsior Springs" indicates the Mont Clare Apartments has sixteen rooms renting for four to five dollars per week. The 1938 City Directory lists the Mont Clare Apartments with Bessie Scott, Mrs. Marie Bearsford, and Booker Gilbert as residents.

A **contributing outbuilding** sits to the west of the house. This building is clad in plywood, vertical siding, and clapboards. Its side gable roof is covered in asphalt shingles. The building has three bays on the west side, each containing a one-over-one wooden window. The building was built during the period of significance as is contributing.

99. 115 Saratoga Avenue—Campbell Inn Rooming House, Courtney Apartments; c. 1920; 1 non-contributing building, 1 contributing building

Photograph 33

This 2½ story house faces west on Saratoga Avenue. It sits on a stone foundation. The house is clad in aluminum siding and the front gable roof with cross gables is covered in asphalt shingles. An open porch spans the front (west) façade of the building. A wooden railing extends across the north one quarter of the porch and down the stairs to the sidewalk. The first story of the front façade has five bays. The left bay contains a door. The next bay contains a one-over-one wooden window. The center bay contains a door covered with a glass and metal storm door. The next bay

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contains a one-over-one wooden window. The right bay contains a modern paneled door. The second story of the front façade has three bays, each containing a one-over-one wooden window. The upper story has one bay containing three one-over-one wooden windows. The Sanborn Insurance Maps show a full-width, one-story porch that has been removed. Changes to the porch and siding have rendered this house non-contributing.

Sanborn Insurance Maps do not show a building with this configuration on this lot until 1926, when the two-story rooming house is identified as the Campbell Inn. The 1922 City Directory located the Campbell Inn at this address with Mrs. M E. Campbell as owner/occupant. The 1938 City Directory identifies the building as the C.R. Courtney Apartments and lists Ralph Clark, Raymond Dickey, C.W. Lawrence, James Nicol, W. H. Titus as occupants and also indicates vacant rooms.

A large **contributing outbuilding**, a garage, sits to the rear of the lot, accessible from the alley that runs between Saratoga Street and Temple Avenue. The garage is clad in fiberboard and the roof is covered in asphalt shingles. The roof is damaged and a large portion of the roof is covered with a tarp. Two bays containing overhead doors are on the east side of the building. The building was built during the period of significance and is contributing.

100. 117 Saratoga Avenue—The Baker House—Mundon Apartments; c. 1905; 1 non-contributing building, 1 contributing building
Photograph 33

This 2½ story house faces west on Saratoga Avenue. It sits on a stone foundation. The house is clad in aluminum siding and the hipped roof with an intersecting gable is covered with asphalt shingles. The gable has gable returns. A two-story stoop only slightly wider than the door is in the center of the front (west) façade. The upper story of the stoop has a wood railing. The first story of the front façade has three bays. The left bay contains a one-over-one wooden window. The center bay located under the porch contains a modern paneled door. The right bay contains a one-over-one wooden window. The second story of the front façade has three bays centered above the bays on the first story. The left bay contains a one-over-one wooden window. The center bay contains a door. The right bay contains a one-over-one wooden window. The upper story contains a one-over-one wooden window under the gable peak. The changes to the porch and use of metal siding render this building non-contributing.

The district survey done by Wolfenbarger dates the house to 1905, based on the style of the house. The 1913 Sanborn Insurance Map shows the address as a 2½ story dwelling. The 1922 City Directory identifies the building as the home of G. C. Potter. The pre-1925 pamphlet "Missouri's National Health Resort" lists the address as the Baker House which rented rooms for ten through twelve dollars per week. The 1926 Sanborn Insurance map identifies the house as the Baker Hotel. The 1938 City Directory identifies the building as the Mundon Apartments, managed by Mrs. Florence Mundon, who was also a dressmaker. The 1938 City Directory also lists eleven occupants—N.E. Mundon, Mrs. Inez Brown, Mrs. Kate Brown, Thomas Miller Brown, Stella Duncan, Earl McKown, Margie Coffman, Ray Hulse, J. C. Ligon, Rosa Ligon, and Y.D. Ligon.

A **contributing outbuilding**, a garage, sits to the rear of the building. The garage is clad in vertical siding and the front gable roof is covered in

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asphalt shingles. The garage was built during the period of significance and is contributing.

101. 121 Saratoga Avenue; c.1920; 1 contributing building

Photograph 33

This 2½ story house with Craftsman details including exposed rafter tails and roofline brackets faces west on Saratoga Avenue. It sits on a stone foundation. The house is clad in asbestos siding and the front gable roof is covered with asphalt shingles. A front gable roofed porch supported by tapered wooden columns resting on stone piers extends the width of the house. Horizontal wooden rails extend between the piers. A stone knee wall flanks the steps to the sidewalk. The first story of the front façade has four bays. The left bay contains a one-over-one wooden window. The next bay contains a door covered by a glass and metal storm door. The next bay also contains a door covered with a metal and glass storm door. The right bay contains a one-over-one wooden window. The second story has three bays. The left bay contains a large one-over-one wooden window. The center bay contains a shorter, narrower one-over-one wooden window. The right bay contains a larger one-over-one wooden window. The upper story contains one bay with a set of three windows. The center taller window is a one-over-one wooden window; the windows on either side are fixed pane wooden windows. All the windows have drip molds. An exterior brick chimney rises on the north side of the house. The house retains sufficient integrity to be considered a contributing resource.

The building appears on the Sanborn Insurance Map in 1926, suggesting a building date of c.1920.

102. 127 Saratoga Avenue; c.1944; 1 contributing building

Photograph 33

This 1 story house faces west on Saratoga Avenue. It sits on a concrete foundation. The walls are made of concrete blocks and the front gabled roof is covered in asphalt shingles. A hipped roof porch supported by four square posts extends the width of the front (west) façade. The front façade has three bays. The left bay contains a one-over-one window. The center bay contains a door covered with a glass and metal storm door. The right bay contains a fixed glass picture window. Because it was built during the period of significance and exhibits a traditional look, it is considered a contributing resource.

The Clay County Assessor dates construction of this house to 1944.

103. 305 Saratoga Avenue; c.1900; 1 contributing building

Photograph 35

This 1 story house faces west on Saratoga Avenue just north of the corner of Saratoga Street and Isley Boulevard. It sits on a stone foundation. The house is clad in asbestos shingles and the hipped roof with cross gables is covered in asphalt shingles. A projecting gable wing faces west and another projecting gable wing faces south. A shed roofed porch supported by three turned posts fills the area between the projecting gable wings. A wooden railing extends between the posts. The (front) west façade has three bays. The left bay, located in the west facing projecting gable roofed wing, contains a one-over-one wooden window. The center bay, located under the porch on the south side of the west facing projecting gable roofed wing, contains a door. The right bay, located on the west facing portion of the south facing projecting gable roofed wing, contains a

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one-over-one wooden window. The house retains sufficient integrity to be considered a contributing resource.

The house appears on the 1909 Sanborn Insurance Map, suggesting a construction date of c.1900.

Temple Avenue

104. 000 Temple Avenue—parking lot; 1 non-contributing structure

Photograph 36

This parking lot, which faces east on Temple Avenue, is associated with the Siloam Spring Baptist Church. The lines marking individual parking spaces are faded, making the capacity of the lot difficult to ascertain.

The 1942 Sanborn Insurance Map shows three small dwellings occupying this lot. These buildings were demolished and a parking lot serving the Siloam Spring Baptist Church was built on the east end of the plot.

105. 000 Temple Avenue—playground; 1 non-contributing structure

Photograph 36

According to the Sanborn Insurance Map of 1942, this lot and the lot to the east were once the site of three small dwellings. These dwellings were demolished and this playground, located to the west, was built.

106. 103 Temple Avenue; c.1900; 1 contributing building, 1 non-contributing building

Photograph 37

This 1½ story gable front and wing house faces west on Temple Avenue. It sits on a stone foundation. The house is clad in clapboards and the front projecting gable and wing roof is covered in asphalt shingles. The gable has gable returns and is clad in fishscale shingles. The gable wing projects to the west. An open porch extends from the north wall of the house to the point where the west facing gable wing meets the main body of the house. A stone knee wall with raised piers edges the front of the porch. The first story of the front facade has four bays. The left bay contains a one-over-one vinyl window. The next bay contains a door covered with a glass and metal storm door. The next bay, located in the canted corner of the front projecting gable roofed wing, contains a door covered with a glass and metal storm door. The right bay, located in the front projecting gable roofed wing, contains a one-over-one vinyl window. On the upper story, a small one-over-one window sits under the peak of the gable. The house retains sufficient integrity to be considered a contributing resource.

The Clay County Assessor dates this building to 1900. The 1908 City Directory lists H.G. Roebken at the address. The 1917 City Directory shows H.G. Roebken, Minnie L. Roebken, C.B. Roebken, and Ester Roebken as occupants. The 1922 City Directory shows A. B. Hulen as owner/occupant. The 1938 City Directory shows Marinora Inc. at the address and A. B. Hulen, R. Harold Hulen, and Robert Arthur as occupants, suggesting the owner had taken a boarder.

A two-story **non-contributing outbuilding** sits to the south and east of the main resource. The outbuilding is clad in fiberboard and the roof is covered with asphalt shingles. The first story has two bays, each

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containing a door. The second story had two bays each containing a pair of one-over-one windows. Non-contributing due to the estimated date of construction.

107. 104 Temple Avenue—Werneke Boarding House; c.1900; 1 non-contributing building

This 2½ story house faces east on Temple Avenue. It sits on a stone foundation. The walls are clad in vinyl siding and the truncated hipped roof with a cross gable on the front (east) façade is covered in asphalt shingles. The gable has gable returns. A hipped roof porch, remodeled c. 2000, is supported by two large square wooden columns and by two wooden pilasters; the porch sits in the center of the front façade. The first story of the front façade has three bays. The left bay contains an eight-over-eight vinyl window accented with decorative shutters. The center bay, which is located under the porch, contains a door. The right bay contains an eight-over-eight vinyl window. The second story of the front façade has three bays. The left bay contains a six-over-six vinyl window accented with decorative shutters. The center bay contains a door that opens onto the flat portion of the porch roof. The right bay contains a six-over-six vinyl window accented with decorative shutters. The upper story has a two fixed-pane window under the gable peak. The changes to the porch, the use of vinyl siding, and the use of vinyl windows render the house non-contributing.

The 1909 Sanborn Insurance Map shows the house as a single family dwelling, as does the 1913 Sanborn Insurance Map. The 1917 City Directory shows L.E. Dressler, P. A. Neuman, Willard Newell, and D. M. Jacques as occupants, suggesting the house had become a boarding house. The 1922 City Directory identifies L. E. Dressler as the owner/occupant. The status of the building as a multi-family dwelling is confirmed by the 1926 Sanborn Insurance Map which identifies the house as a rooming house. The post-1933 map of Excelsior Springs identifies the building as the Warneke Apartments, with seven rooms renting for five per week. The 1938 City Directory identifies the building as the Warneke Apartments with W. F. Warneke, Noble Dagley, and Gerald Knox as occupants.

108. 109 Temple Avenue—vacant lot (former location of part of the Keith Apartments); non-contributing site, described but not counted
Photograph 39

This grassy lot which faces west on Saratoga Avenue was once the location of a part of the Keith Apartments, built c. 1928. The building first appears Sanborn Insurance Map in 1926. The 1938 City Directory lists the Keith Apartments at this address, with R.N. Durrell, John Wilkerson, F. D. Baird, Adelaide Dene, Herbert Tuepker, and Joe May as occupants. The building was demolished after 1994, leaving a grassy lot.

109. 111 Temple Avenue—Keith Apartments; c. 1924; 1 contributing building, 1 non-contributing building
Photograph 38

This 2½ story house, once part of the Keith Apartments with the house at 109 Temple Avenue, faces west on Temple Avenue at the northeast corner of Temple Avenue and Perry Lane. It sits on a stone foundation. The house is clad in vinyl siding and the gable front roof is covered in asphalt shingles. A two-story porch supported by stone columns on the first story and square wooden posts on the second story extends across the width of the

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front (west) façade. Wooden railings extend between the posts on both levels. The first story of the front façade has three bays. The left bay contains a pair of one-over-one vinyl window. The center bay contains a door. The right bay contains a pair of one-over-one vinyl windows. The second story of the front façade has three bays. The left bay contains a pair of three-vertical-panes-over-one wooden windows. The center bay contains a door. The right bay contains a pair of three-vertical-panes-over-one wooden window. The upper story has three bays. The left bay, located under the north end of the gable roof, contains a louvered vent. The center bay, located under the gable peak, contains a three-vertical-panes-over-one wooden window. The right bay, located at south end of the gable roof, contains a louvered vent. Despite the use of vinyl windows, the house retains sufficient integrity to be considered a contributing resource.

The Keith Apartments were built c. 1925. The 1926 Sanborn Insurance Map shows a building on this site identifies as "from plans," indicating that construction was pending. The post-1933 "Official Map of Excelsior Springs" lists Keith Apartments as having thirty rooms renting for seven to fifteen dollars per week. The 1938 City Directory lists the building as the Keith Apartments with occupants Mrs. Jennie Keith, Joseph Linker, Mrs. Jessie Keith Samuels, Edith Keith Samuels, and Warren McDermott.

A small, modern **non-contributing shed** sits to the rear of the lot. The walls are clad in metal and the slightly gabled roof is covered in metal. This shed is considered non-contributing due to age.

110. 119 Temple Avenue—Shoemaker Boarding House; c. 1900; 1 contributing building
Photograph 38

This 1 story house faces west on Temple Avenue at the southeast corner of Temple Avenue and Perry Lane. It sits on a stone foundation. The house is clad in wood siding and the cross gabled roof is covered in asphalt shingles. A gable roofed wing projects to the west from the main body of the house. The base of the gable is accented with a row of rounded fishscale shingles and a row of pointed fishscale shingles. An open porch extends across the front gabled projecting wing and wraps around the north side of the house to the point where the front projecting wing meets the main body of the house and around the south side of the house to the point where the front facing projecting gable roofed wing meets the main body of the house. The front (west) façade has three bays. The left bay contains a door covered with a modern glass and metal screen door. The center bay, located on the front facing projecting gable roofed wing, contains a one-over-one wooden window that appears to be shorter than the original window opening. The right bay contains a one-over-one wooden window. The house retains sufficient integrity to be considered a contributing resource.

The Clay County Assessor dates construction of this building to 1900. The 1908 City Directory lists W.C. Haynes at the address. The Sanborn Insurance Maps show a wrap-around porch added to the west façade between 1909 and 1913. The Sanborn Insurance maps also indicate that sometime between 1913 and 1926 the house became a rooming house. The 1917 City Directory identifies the occupants as Mrs. S.M. Shoemaker. The 1922 City Directory lists Mrs. S.M. Shoemaker as owner/occupant. The post-1933 "Official Map of Excelsior Springs" lists the Shoemaker Apartment as having five rooms renting for \$5 per week. The 1938 City Directory identifies the Shoemaker Apartments as home to Mrs. Sallie Shoemaker and Frank Joseph Shoemaker.

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111. 210 Temple Avenue; c. 1911; 1 non-contributing building

Photograph 40

This 2½ story house faces east on Temple Avenue. It sits on a stone foundation. The house is clad in clapboards and the pyramidal hipped roof with intersecting gables is covered in asphalt shingles. The house has an enclosed porch on the east (front) façade that extends from the corner of a front facing hipped roof gabled wing past the edge of the house to the south where it joins with a one-car garage. The first story of the east façade has three bays. The left bay contains a one-car overhead garage door. The center bay, located in the enclosed porch, contains two one-over-one windows, a door opening onto a stoop, and another one-over-one window. The right bay contains a one-over-one wooden window accented with decorative shutters. The front façade of the second story has two bays. The left bay contains a diamond pane-over-one wooden window. The right bay contains a pair of diamond-pane-over-one wooden window. Because of the extensive changes to the porch and the addition of the garage, this house is considered non-contributing.

The house does not appear on the 1909 Sanborn Insurance Map, but does appear on the 1913 Sanborn Insurance Map, suggesting a construction date of c.1911.

112. 211 Temple Avenue; c.1907; 1 contributing building

Photograph 39

This 1½ story house faces west on Temple Avenue. It sits on a stone foundation. The walls are clad in Permastone and the pyramidal hipped roof with a front facing projecting gable roofed wing is covered in asphalt shingles. The front (west) projecting gable roofed wing has gable returns. The roof of the front facing gable roofed wing covers a porch that has been enclosed in screen. The porch roof is supported by square stone posts resting on stone piers. The front façade has three bays. The left bay contains a one-over-one wooden window. The center bay, located inside the screened porch, contains a door. The right bay, also located inside the screened porch, contains a one-over-one wooden window. Despite the use of Permastone cladding, the house retains sufficient integrity to be considered a contributing resource.

The house appears on the 1909 Sanborn Insurance Map, suggesting a construction date of c. 1907.

113. 213 Temple Avenue; c.1905; 1 contributing building

Photograph 39

This 1½ story house faces west on Temple Avenue. It sits on a stone foundation. The walls are clad in asbestos siding and the hipped roof with a front facing intersecting gable is covered in asphalt shingles. A slightly hipped roof sits on top of what was a likely a truncated hipped roof, leaving a gap between the two portions of the roof. The front projecting gable roofed wing has gable returns and a pediment. The roof of the front facing gable roofed wing covers an inset porch. The porch roof is supported by tapered columns resting on brick piers. Modern metal railing extends between the piers. The front façade of the house has three bays. The left bay, located in the main block of the house, contains one-over-one wooden window. The center bay, under the inset porch, contains a door covered with a glass and metal screen door. The right bay, also located under the porch, contains a one-over-one wooden window. The house

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retains sufficient integrity to be considered a contributing resource.

The house appears on the 1909 Sanborn Insurance Map. In addition, its gable and wing type suggests an earlier construction date, perhaps c.1905.

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Summary: The Boarding House District is **locally significant** under **CRITERIA A: COMMERCE and HEALTH/MEDICINE** because it is directly related to Excelsior Spring's reputation as "America's Haven of Health", a distinction based on the city's many mineral water springs and the facilities that developed to provide lodging for the many health seekers and tourists who visited the city.²² The Boarding House District historically was the location of a large concentration of hotels, apartment houses, boarding houses, and rooming houses. It remains the largest concentration of historic hotels, apartment houses, boarding houses, and rooming houses in the city. In addition, the district contained single family dwellings, some of whose owners supplemented their income by renting out rooms or by sharing a house with another person. Twenty-nine of the boarding houses and ten of the single family homes that shared space remain. The district is also the location of nine vacant lots that once held boarding houses that have been demolished; two sites of demolished boarding houses are now the locations of modern multi-family dwellings. The hotels, apartments, and boarding houses, and rooming houses were a significant part of the city's economic base. The contribution of the Boarding House District to Excelsior Springs' economy indicates that the district meets **CRITERIA A: COMMERCE**. The significance of these properties to Excelsior Springs is supported by the *Historic Resources of Excelsior Springs, MPDF*, Section F, subsections I (Hotels), II (Boarding Houses and Apartments) and VI (Single Family Dwellings).²³

The Boarding House District was also historically the location of seven of the city's mineral water springs or wells and pavilions, and two pavilions that were located a distance from their wells. These mineral water resources sold water to the thousands of patrons who visited Excelsior Springs each year, seeking the health benefits of mineral waters. The mineral water springs were seen as the reason for the city's existence as well as the primary source of its economic base, and the hotels and boarding houses were built to serve their patrons.²⁴ While the pavilions historically associated with these springs have been demolished, one historic well pad and cover remain, and the sites of the springs or wells are known. The importance of the mineral wells and springs to the city's reputation as "America's Haven of Health, indicates the Boarding House District meets **CRITERIA A; HEALTH/MEDICINE**.²⁵ This criterion is supported by *Historic Resources of Excelsior Springs, MPDF*, Section F, Subsection I (Mineral Water Resources).²⁶

The **period of significance, c.1895-1963** relates to the dates of construction of the first buildings in the Boarding House District through 1963 when the mineral water industry in Excelsior Springs collapsed. The *Historic Resources of Excelsior Springs, Missouri, MPDF*, notes that the period between 1880 and 1914 includes the discovery of the medicinal properties of the springs and the early development of the city as a health and recreational resort, and the period from 1915 through 1963 covers the period of development and further exploitation of the springs and of the city's municipal supervision of the springs.²⁷ The beginning date of 1895 for the period of significance of the Boarding House District covers the date of construction of the earliest building in the district. The end date of 1963 marks the decline of the mineral water industry and of Excelsior Spring's health resorts following the 1963 publication in the *Saturday Evening Post* of an expose denouncing the

²⁰ *Golden Jubilee: America's Haven of Health* (Excelsior Springs: Chamber of Commerce, 1930).

²³ *Historic Resources*, F-I, II, III, VI, 9-12, 18-19.

²⁴ *1920 History*, 175.

²⁵ *Historic Resources*, F-VI, 6-7.

²⁶ *Ibid.*

²⁷ *Historic Resources*, E-1.

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water cure as a hoax, as well as the passage of legislation forbidding the advertising of the water therapies as curative.²⁸

Elaboration:

Section F, Subsections I, II, and III of *The Historic Resources of Excelsior Springs, Missouri, MPDF*, suggested that the Boarding House District be considered locally significant under **CRITERIA A: COMMERCE** and **HEALTH/MEDICINE** because the district directly ties to Excelsior Spring's position as a health resort visited by people who came to the city to take advantage of the city's many mineral water springs.²⁹ The Boarding House District historically contained a large number of hotels, apartment houses, boarding houses, and rooming houses as well as single family dwellings whose owners supplemented their income by renting rooms or by sharing a house with another person. These hotels, apartments, boarding houses, and rooming houses became a significant part of the city's economic base; in 1903, the *Excelsior Springs Standard* noted that tourists and health seekers spent an estimated \$30,000 per week in the city.³⁰ Twenty-nine of the buildings used as hotels, apartments, boarding houses, and rooming houses, and ten of the single family houses renting a room or used as shared houses are extant, leaving the district with the largest concentration of boarding houses in the city (Figures 13, 15). The district also contains nine lots on which boarding house that have now been demolished once sat, and two locations where a modern multi-family dwelling has replaced an historic boarding house (Figure 14). The Boarding House District is also significant under **CRITERIA A: COMMERCE** and **HEALTH/MEDICINE** because of the seven mineral water wells or springs and two mineral water pavilions located a distance away from their wells. The water from these springs and wells drew people to the city; in addition the waters were marketed throughout the region to those seeking the benefits of mineral waters.

The Beginnings—Discovery and Early Exploitation of the Waters:

The city of Excelsior Springs, Clay County, Missouri, was described by county historian W. H. Woodson as existing because of the mineral waters that drew people to the area to use the waters for healing.³¹ The first spring was noticed by local farmers in the 1840s, but the brownish-colored water was then widely believed to be poisonous.³² Not until 1880 did people recognize the spring's healing properties.

Local legend provides several explanations for the discovery of the first spring's healing powers. In one legend with many variations, in 1880 a black man named Travis Mellion discovered or heard of the spring. Either he drank the water himself or he gave the water to his daughter, one of whom suffered from scrofula (a tubercular infection that causes a concentration of fluid in the lymph nodes of the neck resulting in swelling and facial sores) and was cured. After she was cured, others recognized the powers of the waters.³³ Another local legend notes that Civil War veteran Frederick Kugler was cured of rheumatism and old battle wounds and sores by drinking and bathing in the

²⁸ Ibid.²⁹ Ibid.³⁰ "How About Excelsior Springs?" *Excelsior Springs Standard*, 14 August 1903.³¹ W. H. Woodson, *History of Clay County* (Topeka: Historical Publishing Co., 1920), 175. Hereafter cited as 1920 *History*.³² *History of Clay and Platte Counties* (St. Louis: National Historic Co., 1885), 384. Hereafter cited as 1885 *History*.³³ Ibid.; "Our History," visitexcelsiorsprings.com/history.html.

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spring water.³⁴ In the 1930s, a period of American history when Native Americans had become an important factor in popular culture, local civic boosters created a story about Chief Wapoo, a Native American who shared word of the spring's healing powers, in an attempt to add credibility to the reputation of the spring.³⁵

The spring, which was located on land owned by Anthony Wyman, was first named the Excelsior Spring and later re-named the Siloam Spring. Shortly after the discovery of the healing properties of the spring, the Reverend John Van Buren Flack persuaded Wyman to have the spring water tested by scientists at St. Louis, Missouri. The test found this spring to be a ferro-manganese spring, whose waters were believed to cure not only scrofula and rheumatism, but also a variety of diseases of the kidneys and bladder, the stomach, and the liver, as well as piles (hemorrhoids).³⁶ Flack convinced Wyman to exploit the spring by platting a town on his property. The city, surveyed by Thomas Rogers and platted by Wyman and Flack, was created in 1880 and named Vigniti; the city's name was changed in 1883 to Excelsior Springs.

By 1881, word of the spring had spread as far as Oregon County, Missouri, located on the Missouri-Arkansas state line. The local newspaper there reported that "wonderful cures" had occurred at the Excelsior Spring.³⁷ That same year, another ferro-manganese spring was discovered north of the Excelsior or Siloam Spring.³⁸ This spring was named the Empire Spring and later re-named the Regent Spring.

Originally, people came to the springs, camped in tents, and drank water from barrels with dippers.³⁹ As the number of visitors increased, buildings called pavilions or pagodas were built over or near the springs. By 1888, several other springs had been discovered, including the Soterian Spring, the Lithia Spring, the Salt Sulphur Spring, and the Superior Spring No. 1, and the Superior Spring No.2.⁴⁰

The springs in the Excelsior Springs community differed from those in other Missouri communities known for their mineral waters. In most Missouri communities with springs, the springs provided only a single type of mineral water. The analyses of the various springs in Excelsior Springs revealed four types of water with differing concentrations of minerals.⁴¹ In 1919, *The Aqualore*, a newspaper published in Excelsior Springs, described sixteen springs.⁴² In 2012, a survey of the springs and wells done by Deon Wolfenbarger identified fifty-three springs and wells.⁴³

³⁴ Ibid.; Ibid.; 1882 *History*, 384.

³⁵ Philip DeLoria, *Playing Indian* (New Haven, Yale, 1998), 103; *Wapoo: Keeper of the Springs* (Excelsior Springs, MO: McClardy Sanitarium and Clinic, 1939), passim; *Excelsior Springs in the Valley of Vitality* (Excelsior Springs, MO: Valley of Vitality Club, n.d. This document can be dated after 1939 by the references to the Hall of Waters, built in 1939.

³⁶ 1885 *History*, 384.

³⁷ "Excelsior Springs Located near Missouri City," *The [Oregon] County Paper*, 15 April 1881, *Missouri Historical Review*, XLII (October 1974), 97.

³⁸ 1920 *History*, 174.

³⁹ Ibid. *The Midland*, September 1920.

⁴⁰ *Mineral Water Resources*, 8.

⁴¹ 1920 *History*, 177-178.

⁴² *The Aqualore*, September 1919.

⁴³ *Mineral Water Resources*, 8.

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Two of the springs in Excelsior Springs yielded ferro-manganese water, which contained a high concentrate of iron bicarbonate and manganese bicarbonate, and was considered useful for the treatment of anemia, fatigue, alcoholism, diabetes, digestive problems, chlorosis (a disease of young women resulting in a pale, greenish complexion), Bright's Disease and other kidney disorders, and liver diseases.⁴⁴ Only six ferro-manganese springs are known to exist in the world, making the ferro-manganese springs at Excelsior Springs particularly important.⁴⁵ Neither of these springs was located in the Boarding House District.

Four of the springs in Excelsior Springs yielded soda water, which contains a high concentration of sodium bicarbonate. These naturally carbonated waters were used to treat stomach, liver, kidney, and bowel disorders, as well as to produce carbonated beverages such as ginger ale.⁴⁶ Soda water springs in the Boarding House District included the Hiawatha Spring at 101 Linden Avenue, Grant's Spring at 424 East Broadway Avenue, the Jones Soda Spring at 421 East Excelsior Street, and the Natrona Soda Spring Pavilion at 402 East Excelsior Street, which dispensed waters from its spring at 408 East Excelsior Street.

Three of the springs in Excelsior Springs yielded saline or sulfa-saline waters, which contained a high concentration of calcium, manganese, potassium, and sodium sulfates. These waters have a natural laxative value and were considered useful in the treatment of "constipation—the foe of the American race," as well as stomach and bowel disorders, women's diseases, jaundice, gallstones, and catarrh (nasal congestion).⁴⁷ None of the saline or sulfa-saline water springs were located in the Boarding House District.

Eight of the springs yielded lithia waters, which contained a high concentration of calcium bicarbonate and alkaline bicarbonates. These waters were believed to be useful in dissolving uric acid and so were recommended as a treatment for gout, rheumatism, and calculus (kidney stones, bladder stones, or gallstones).⁴⁸ Lithia or calcium bicarbonate springs in the Boarding House District included the Crystal Lithia Spring at 401-403 Benton Avenue, the Imperial Lithia Spring at 406-408 East Broadway Avenue, and the Saratoga Spring pavilion at 339 East Broadway Avenue which dispensed waters from the Saratoga Spring well located 50 feet west of Saratoga Avenue and 105 feet south of east Broadway Avenue behind the building at 106 Saratoga Avenue.

The Water Cure and the Growth of the City of Excelsior Springs:

The water cure, sometimes called "taking the waters" became a popular form of medical treatment in the mid-nineteenth century. It was a multi-faceted treatment that included bathing in warm or cold mineral water, the application of hot, moist compresses, steam baths, and drinking mineral waters, accompanied by a regime of exercise, massage, and a bland diet.⁴⁹ The water cure's popularity increased during the late nineteenth century. The healthy living movement of the Progressive Era encouraged the water cure.

⁴⁴ "Chemical Analysis," 25.

⁴⁵ 1920 *History*, 177.

⁴² "Chemical Analysis, 25; Loring Bullard, *Healing Waters: Missouri's Historical Mineral Springs and Spas* (Columbia: University of Missouri Press, 2004), 89.

⁴⁷ "Chemical Analysis," 25; *The Midland*, 1920.

⁴⁸ Ibid.

⁴⁹ Katherine Sklar, "All Hail to Pure Cold Water," *American Heritage*, 26 December 1975, 64.

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One reason for the popularity of the water cure lies in the limits of medical science during the nineteenth century. Only a limited amount of training was required before a person could label him/herself a doctor. Scientists and physicians did not fully understand the causes or have cures for many diseases common at the time, such as cancer, diabetes, gall stones, kidney stones, rheumatism, tuberculosis, gout, anemia, and Bright's Disease. Medical science also did not understand or offer cures for such vaguely described disorders such as chlorosis, stomach troubles, deranged liver, bowel problems, or female complaint. Those suffering from these ailments often sought treatments such as the water cure in an attempt to find relief from the ravages of disease.

Another reason for the popularity of the water cure was the apparent increase in emotional disorders and the inability of doctors and scientists to understand the complex relationship between mind and body. As the nineteenth century progressed, the rapid social change resulting from the Industrial Revolution was thought to have brought about a number of physical and psychological problems including "loss of manly vigor" (now recognized as the result of declining testosterone levels), depression, "female complaint" (a catch-all term used to describe a number of physical, hormonal, or emotional problems related to the reproductive organs), physical fatigue and general malaise, and "brain fatigue." These problems were collectively labeled *neurasthenia*, suggesting that the nervous stress was their root cause.⁵⁰ Those suffering from these problems also sought treatments such as the water cure.

Some of the claims made by proponents of the water cure were accurate. For example, the saline waters did treat constipation, the lithia waters had a diuretic effect helpful if the body was retaining fluids, and the iron content of the ferro-manganese waters treated the symptoms of anemia. The warm baths and massages relieved aches and pains as well as stress. However, many of the claims for healing powers of the mineral waters were exaggerated; other claims were simply false. In 1900, for example, the Bauserman Cancer Cure Sanitarium claimed to be able to cure cancer without surgery and to cure stomach diseases by a combination of electricity and mineral waters.⁵¹ Despite being denounced by the American Medical Association in 1898 as having no curative effect, the water cure remained popular and "taking the waters" remained fashionable.⁵² Criticism from the *Chicago Clinic and Pure Water Journal* in Springfield, Illinois, in 1906 did little to deter people from coming to Excelsior Springs to be cured, as water cure exponents in Excelsior Springs did not publicize the criticisms for fear of losing what was becoming a profitable source of income.⁵³

Visiting Excelsior Springs was difficult in the early years of the city because of lack of mass transportation. The closest railroad, the Hannibal-St. Joseph, ran to Kearney, a town ten miles northwest of Excelsior Springs. A branch of the St. Louis, Kansas City, and Northern Railroad ran through Vibbard, seven miles to the east of Excelsior Springs, through Lawson, eight miles to the northwest of Excelsior Springs, and through Missouri City, ten miles south of Excelsior Springs. Roads were primitive and stage coach or wagon travel uncomfortable. Despite the difficulty in accessing the city, large numbers of visitors came to use the mineral waters.

⁵⁰ John Haller, Jr., and Robin Haller, *The Physician and Sexuality in Victoria America* (Carbondale: Southern Illinois University, 1974), passim.

⁵¹ *Mineral Water Resources*, 12.

⁵² *Chicago Clinic and Pure Water Journal*, letter to Mr. C. W. Fish, 7 January 1906, in "Chemist—early years" folder at Excelsior Springs Museum, Excelsior Springs, MO.

⁵³ *Mineral Water Resources*, 12.

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In 1887, the Chicago, Milwaukee, and St. Paul extended its railroad line between Chicago and Kansas City, with a stop at Excelsior Springs. In 1893, the Wabash Railroad built a spur line that ran to Excelsior Springs. The city's commercial district expanded to meet the needs of its residents and visitors. The number of visitors also increased.

The popularity of the water cure and the exploitation of the springs rapidly increased the permanent population of Excelsior Springs from the time of its platting in 1880, when the U. S. Census did not record a population for Excelsior Springs, to 2034 in 1890. The town continued to grow rapidly to a population of 3900 in 1900.⁵⁴ Additions were made to the Original Plat as the town's population increased; five of these additions were to the east and north of the Original Plat in what is now the Boarding House District. The Isley Addition, which forms the southern edge of the Boarding House District, was platted in 1881 by Jeremiah Isley (Figure 4).⁵⁵ Part of Kugler's Addition was platted in 1884 by Frederick Kugler (Figure 5).⁵⁶ The Craver and Bates Addition, a portion of which forms the northern part of the Boarding House District, was platted in 1895 (Figure 6).⁵⁷ The Saratoga Addition, part of which forms the western part of the Boarding House District, was platted in 1899 by Henry Ettenson (Figure 7).⁵⁸ The Benton Place Addition, a portion of which forms the north-eastern part of the Boarding House District, was platted in 1912 (Figure 8).⁵⁹ Many boarding houses were constructed on the portions of these subdivisions that bordered the downtown commercial district.

The purveyors of the water cure were quick to promote their treatments of both physical and psychological problems and to advertise that it was a natural cure. The Chamber of Commerce and the various hospitals, sanitariums, bath houses, and spas of Excelsior Springs published a number of pamphlets extolling the value of the water cure at Excelsior Springs and listing the diseases cured at their facilities.⁶⁰ The Chicago, Milwaukee and St. Paul Railway printed pamphlets that advertised not only Excelsior Springs as a destination, but also its railway.⁶¹ Area newspapers including *The Aqualore*, *The Midland*, the *Excelsior Springs Daily Standard*, and the *Kansas City Star* printed articles and advertisements extolling the virtues of the health related facilities at Excelsior Springs.⁶²

⁵⁴ U. S. Census, 1890, 1910. No 1880 figures are available for Excelsior Springs as the city was not platted until 1880.

⁵⁵ Isley's Addition, 1881; Kugler's Addition, 1881.

⁵⁶ Part of Kugler's Addition, 1884.

⁵⁷ Craver and Bates Addition, 1895.

⁵⁸ Saratoga Addition, 1903.

⁵⁹ Benton Place Addition, 1910.

⁶⁰ Business Men's League, *Excelsior Springs, Missouri, Famous Waters* (Excelsior Springs, MO: Excelsior Springs Daily Journal, 1907; *Excelsior Springs in the Valley of Vitality* (Excelsior Springs, MO: Valley of Vitality Club, n.d.); *Excelsior Springs: Missouri's National Health Resort* (Excelsior Springs, MO: Chamber of Commerce, n.d.); *Golden Jubilee: America's Haven of Health* (Excelsior Springs: Chamber of Commerce, 1930); W. E. Holmes, *Excelsior Springs, Missouri: All the Year Round Health and Pleasure Resort* (Cedar Rapids, IA: Lawrence Press, n.d.); *Excelsior Springs at a Glance* (Excelsior Springs, MO: Chamber of Commerce, n.d.) and *Wapoo, Keeper of the Springs*.

⁶¹ *Excelsior Springs, Missouri* (Chicago: Chicago, Milwaukee and St. Paul Railway, n.d.).

⁶² *The Aqualore*, 1919-192 : *The Midland*, 1920; "In the City of Health," *Kansas City Star*, 20 April 1899; "Items of Interest About the Springs," *Excelsior Springs Daily Standard*, 11 October 1923.

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Excelsior Springs capitalized on the variety of mineral waters in its springs and wells. Visitors could come to Excelsior Springs and use various waters to treat various problems instead of having to visit a number of different health resorts. During the 1890s, the city had six bath houses catering to white visitors and two catering to black visitors. Other facilities catering to visitors included a Kosher restaurant, a spiritualist, three bowling alleys, and a bookstore selling 200,000 postcards.⁶³ These facilities were located in the downtown commercial district within three to five blocks, an easy walking distance, of the lodgings in the Boarding House District. The 1894 Sanborn Insurance Maps, although they do not show the entire city, identify sixteen hotels and boarding houses.⁶⁴ In 1903, local publisher Bill Hyder produced a hand-drawn map that showed the various hotels, businesses, and health related facilities in the city (Figure 33).⁶⁵

To encourage more visitors, at the turn of the twentieth century the city embarked on a campaign of cleaning and modernization. The area around the Fishing River, often criticized for its use as a dumping ground for trash, was cleaned.⁶⁶ Prominent local businessman Dr. W. A. Bell and investor Henry Ettenson created a public water works that encouraged residents to add indoor plumbing to their homes.⁶⁷ In the first decade of the twentieth century, the city paved its streets with brick, asphaltum, or macadam.⁶⁸ Granitoid sidewalks were installed.⁶⁹ The opening of the Interurban Railway between Kansas City, Clay County, and St. Joseph in 1912 made access to Excelsior Springs easier and increased the number of visitors.⁷⁰ In 1915, the city's electric plant enabled replacement of gas street lights with electric street lights and made electricity available for homes and businesses.⁷¹ In addition to public utilities,⁷² the city began to plan a number of parks, scenic drives, and public gardens.

In addition, in 1905, the city began a system of hiring a chemist to perform a sanitary analysis of the mineral waters as well as of the city's public water system.⁷³ This was followed in 1913 by ordinances giving the city the power to license the springs and wells, although the city only owned two of the springs at that time.⁷⁴

The number of places offering lodging for tourists and health seekers increased as well. The exact number of lodging places is difficult to ascertain, because various listings, many of which are undated, give different information, some identifying only those whose owners were members of the

⁶³ Harry Soltysiak, *Reflections of Excelsior Springs: A Pictorial History of Excelsior Springs* (Victoria, B.C.: Heritage House, 1992), n.p.

⁶⁴ Sanborn Insurance Map, 1894.

⁶⁵ Bill Hyder, "Hotel and Business Map of Excelsior Springs, c.1898-1900, Excelsior Springs Museum.

⁶⁶ Editorial, "The Daily Phunn, 1 January 1892; Deon Wolfenberger, *Excelsior Springs Parks and Driveway System Landscape Architectural Historic Survey* (1994), 10. Hereafter cited as *Parks and Driveway Survey*.

⁶⁷ Edna Swafford, "Charles Fish, a Mainspring in City's Development," *The Phunn*, September 1992; *America's Haven of Health*, 11.

⁶⁸ *Asphaltum* is the term used in the early twentieth century for asphalt.

⁶⁹ Soltysiak, n.p.

⁷⁰ *Kansas City, Clay County & St. Joseph Interurban Railway*, www.interurbanroad.com, accessed September 2017.

⁷¹ John Gaines, *Souvenir Guidebook of Excelsior Springs* (Excelsior Springs, MO: n. pub., 1912), 31.

⁷² *Parks and Driveway Survey*, 7-12.

⁷³ *Golden Jubilee: America's Haven of Health*, 18.

⁷⁴ *Historic Mineral Water Resources*, 13.

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Chamber of Commerce. The 1908 City Blue Book, a small pamphlet identifying businesses in Excelsior Springs, lists 45 boarding houses; five were located in the Boarding House District.⁷⁵ However, the 1908 City Directory lists thirty-three boarding houses. Two were located in the Boarding House District. Twelve were located just to the west of the district; these have now been demolished.⁷⁶ The 1909 Sanborn Insurance Map shows twelve boarding houses in the Boarding House District.⁷⁷ A 1912 pamphlet states that Excelsior Springs had ten modern hotels that could accommodate 800 guests, eighty boarding houses that could accommodate 2000 guests, and a number of private homes that rented rooms.⁷⁸ These figures may have been exaggerated, however, as such a great number of boarding houses are not listed individually in City Directories. The 1913 Sanborn Insurance Map shows eleven boarding houses in the Boarding House District.⁷⁹ The increase in city amenities paralleled the increase in permanent population, which grew from 3900 in 1910 to 4165 in 1920.⁸⁰

A large number of boarding houses were needed in the city because visitors were encouraged to spend a long period of time in Excelsior Springs to receive treatment. The concept of a lengthy stay and prolonged water treatments was encouraged by Dr. Simon Baruch, a leading proponent of hydrotherapy, who believed the effects of hydrotherapy were cumulative, and that repeated baths and massages would eventually result in a cure.⁸¹ In 1899, an article in the *Kansas City Star* suggested health seekers spend four to six months in Excelsior Springs where they could receive treatment at the city's five clinics and sanitariums. Doctors warned prospective visitors that it was unrealistic to expect to "recover from serious disease in from ten days to three weeks."⁸² In 1920, the *Aqualore* suggested that one spend from "two weeks to as much longer as you want to, and you will get results."⁸³

The springs and health facilities in Excelsior Springs stayed open throughout the year, resulting in a more steady flow of income and more regular employment than in those resorts that were only open in summer. The lengthy stays created a need for inexpensive, long-term housing for patients. The boarding houses were cheaper than the up-scale hotels and formed an important niche in the city's economy. Bullard notes that towns with springs had to develop recreational facilities as well as health care facilities if they were to compete with other spring towns to attract visitors.⁸⁴ Adequate recreational facilities were especially necessary if long term stays were expected. Local entrepreneurs developed a variety of recreational facilities to entertain both residents and visitors.

The 1920 *History of Clay County* bragged that Excelsior Springs, a "real health and pleasure resort," had made "more substantial provisions" for visitors than other spring towns that relied only on seasonal visitors.⁸⁵ In 1919, the

⁷⁵ 1908 City Blue Book, 66-69.

⁷⁶ 1908 City Directory.

⁷⁷ Sanborn Insurance Maps, Excelsior Springs, 1909.

⁷⁸ Gaines, 31.

⁷⁹ Sanborn Insurance Maps, 1913.

⁸⁰ U. S. Census, 1920.

⁸¹ Simon Baruch, *The Principles and Practices of Hydrotherapy* (New York: William Wood and Company, 1898), 272-224, 275-277, 295, 344, 351, 353-355, 370, 377-378, 384 show case histories of those who were cured after three to six months of hot baths, steam baths, cold baths, showers, and massages.

⁸² "In the City of Health," *Kansas City Star*,

⁸³ *The Aqualore*, September 1920, 23.

⁸⁴ Bullard, 65.

⁸⁵ 1920 *History*, 175.

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Aqualore printed the "Directory Map of Excelsior Springs" which provided a map of the city and a list of its attractions for visitors showing mineral water purveyors, bath houses, churches, fraternal orders, and lodging. The map identifies seventeen hotels and twenty-five "Rooms and Apartments"; five of these were located in the Boarding House District (Figure 34).⁸⁶ Over the years, thirty-nine hotels, boarding houses, rooming houses, and apartments operated in the Boarding House District. Of these, ten have now been demolished, leaving twenty-nine extant (Figures 13, 14).

The outbreak of World War I had an unexpected benefit for Excelsior Springs, as the mineral springs in Europe were inaccessible to Americans. Many Americans instead visited Excelsior Springs which had two of the world's six ferro-manganese springs—the Siloam Spring and the Regent Spring.⁸⁷ The *Excelsior Springs Standard Monthly Magazine* noted in February 1917 that people did not need to go to Europe to visit the "foreign springs" that had been closed by the war; instead, they could come to Excelsior Springs.⁸⁸

Between 1916 and 1925, Excelsior Springs spent two million dollars improving and building public amenities.⁸⁹ The city hired the city planning firm of Hare and Hare and landscape architect George Kessler to outline parks and scenic drives, features encouraged by the recent popularity of automobiles.⁹⁰

Other provisions for visitors consisted of recreational facilities far surpassing what would be expected in a town of 5000.⁹¹ Recreational facilities included three theaters, one hundred acres of parks, a thirty-six hole golf course, bridle paths, walking trails, bowling alleys, billiard halls, a roller skating rink, a target shooting range, swimming pools, a fishing and boating lake, and a penny arcade.⁹² Woodson notes that fox hunters were drawn by the Annual Fox Hunt, which took place on an approximately 2000 acre reserve. Fishing for bass and crappie was available at Wales Lake. Several tennis courts were built.⁹³ A Carnegie Library was built in 1916. In addition, the upscale hotels provided live music for concerts and dancing in the evenings.⁹⁴ These recreational facilities further enhanced the city's economic base by providing employment for many of the city's residents.

Events of the 1920s increased Excelsior Springs' population and its popularity as a health resort and tourist destination. After WWI, the United States government saw the need for a hospital for disabled veterans. The city saw its position as a health center as a logical reason for the hospital to be built there. Despite questions by military leaders and politicians, the

⁸⁶ "Directory Map of Excelsior Springs," *The Aqualore*, 5 September 1919.

⁸⁷ Ibid.

⁸⁸ *Excelsior Springs Standard Monthly Magazine*, 26 February 1917, 14.

⁸⁹ Millstein, *Commercial East District*, passim; Millstein, *Commercial West District*, passim; Rhonda Chalfant, *The Colonial Apartment, Nomination to the National Register of Historic Places* (Washington, D.C.: U. S. Department of the Interior/National Park Service, 2010), passim; Rhonda Chalfant, *The Ligon Apartment Nomination to the National Register of Historic Places* (Washington, D.C.: U. S. Department of the Interior/National Park Service, 2010), passim; 1920 *History*, 176; *Boarding House District Survey*, passim.

⁹⁰ 1920 *History*, 176.

⁹¹ U. S. Census, 1920.

⁹² "Items of Interest About the Springs," *Kansas City Star*, 11 October 1923.

⁹³ 1920 *History*, 183.

⁹⁴ 1920 *History*, 181.

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hospital opened in November 1924. The multi-building hospital facility was praised as one of the best military hospitals in the nation.⁹⁵

Another event in the 1920s that enhanced Excelsior Springs' as a tourist destination was the state's ambitious road building plan, which began by building gravel roads from all parts of the county to Liberty, the county seat. In the 1920s, Missouri Highway 10 was laid out between Carrollton, Missouri, and Excelsior Springs, Missouri. By 1933, Highway 10 had been paved.⁹⁶ In addition, the highway out of the western part of Excelsior Springs, U. S. Route 69, was paved in 1926.⁹⁷

Although recreational facilities brought many tourists seeking recreation to Excelsior Springs, the city was still primarily a health resort with few industries. In 1923, according to the *Excelsior Springs Daily Standard*, the city had twenty bathhouses, nineteen mineral water dispensaries, three sanitariums, two hospitals, seven masseurs, six nurses, four optometrists, six osteopaths, twenty-six medical doctors, five chiropractors, and five dentists.⁹⁸

During the 1920s, an average of 350,000 people per year visited Excelsior Springs, prompting the building of more boarding houses and hotels.⁹⁹ The *Golden Jubilee* pamphlet issued when the city celebrated its fifty year anniversary in 1930 stated, "We are, first of all, a HEALTH RESORT." The increased number of visitors also increased the permanent population, as workers were drawn to jobs in the city. Despite the emphasis on health related activities and the jobs they created, the city did have coal mines and quarries that provided stone for local buildings nearby, as well as blue and white collar occupations not related to the health care industry.¹⁰⁰ The population increased from 4265 in 1920 to 4564 in 1930.¹⁰¹

The Great Depression did not affect the economy of Excelsior Springs as drastically as it did heavily industrialized areas, but unemployment was still a problem. The number of visitors declined, to an average of 250,000 per year, which in turn increased unemployment in various venues catering to tourists and health seekers.¹⁰² The 1938 City Directory identified many as unemployed or as employed by federal government work programs such as the WPA or the PWA.¹⁰³

Government work projects during the Great Depression included a three hundred bed addition to the Veteran's Hospital that began to accept patients in 1931.¹⁰⁴ Building at the Veteran's Hospital continued as additional buildings were constructed between 1937 and 1940.¹⁰⁵ The Veterans Hospital was an important part of Excelsior Springs' economy in the years after World War II

⁹⁵ "Veterans Administration Hospital Building," Historic American Building Survey (Washington, D.C.: U.S. Department of the Interior), 3-4.

⁹⁶ Clay County, [http://www.modot.org.business/contractor/resources/Project History Maps.htm](http://www.modot.org.business/contractor/resources/Project%20History%20Maps.htm), accessed 12 March 2018.

⁹⁷ Ibid.

⁹⁸ "Items of Interest About the Springs."

⁹⁹ Bullard, 136.

¹⁰⁰ City Directories, 1908, 1917, 1922, 1938, passim.

¹⁰¹ U. S. Census, 1920, 1930.

¹⁰² Bullard, 134.

¹⁰³ 1938 City Directory, passim.

¹⁰⁴ Deon Wolfenbarger, *Excelsior Springs Job Corps Center: Historical Architecture Survey* (1996), 7-11.

¹⁰⁵ Ibid., 10.

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as well; the Veterans Administration built a total of seven buildings between 1945 and 1957.

To most residents of Excelsior Springs, however, the most important building project during the Depression was the Hall of Waters, built between 1935 and 1937. The \$1 million facility built by the Public Works Administration piped water from ten springs that were owned by the city. The building included a water bar from which patrons could purchase various mineral waters, an indoor swimming pool, a pool with ramps for the wheelchair bound, bathing rooms for both men and women, and a bottling facility that shipped the waters through the world.¹⁰⁶ The Official Map of Excelsior Springs, published after 1938, shows both the Hall of Waters and the Veterans Hospital (Figure 34).¹⁰⁷

Excelsior Springs' population was 4864 in 1940. Although severe flooding during the 1940s caused the Hall of Waters to close some of its facilities, the private sanitariums continued to operate. They expanded their services to include mineral water baths, massages, soap and salt rubs, and steam baths.¹⁰⁸ The Hall of Waters reopened as "the finest and most complete health resort building in the United States."¹⁰⁹

Bullard notes a renewed interest in spa therapy during the 1930s.¹¹⁰ Other health facilities in Excelsior Springs increased as well. Although Wolfenbarger notes that several of the bath houses closed, some expanded their facilities as hospitals or sanitariums.¹¹¹ Local historian Kevin Morgan notes that in 1946, four clinics located in the downtown area served patients. These included the Ball Clinic, the McLeary Sanitarium, the Mitchell Osteopathic Clinic and the Excelsior Clinic.¹¹² In the years after World War II, the various hospitals and sanitariums were the largest employers in the city, evidence that the health care facilities remained popular.¹¹³ Pamphlets extolled the virtues of salt and soap rubs, time spent in a steam cabinet, sulpho-saline mineral water baths, and rest following massage.¹¹⁴

Hotels, Boarding Houses, Rooming Houses, and Apartments:

As the mineral water springs were exploited, the primary provision made for visitors in the late nineteenth and early twentieth century was adequate housing. During the 1920s, approximately 350,000 people per year visited Excelsior Springs.¹¹⁵ In the 1920 *History of Clay County*, Woodson notes the "architecturally pleasing" hotels, and the smaller hotels and boarding houses with "moderate charges." The city's hotels provided shelter and many amenities, but their rates, generally between \$4 to \$10 per day or \$28 to \$50 per week for an upscale American plan hotel such as The Elms or the Snapp

¹⁰⁶ "Local Landmarks Register," Excelsior Springs Historic Preservation Historical Architecture Survey (1996), <http://eshps.org>, accessed 13 December 2017; *Mineral Water Resources*, 18.

¹⁰⁷ *Official Map of Excelsior Springs*, in collection of Excelsior Springs Museum.

¹⁰⁸ *Mineral Water Resources*, 20.

¹⁰⁹ Patty Banks, *Hall of Waters*, Nomination to the National Register of Historic Places (Washington, D.C. U. S. Department of the Interior/National Park Service, 1981), Sec. 8-3.

¹¹⁰ Bullard, 105.

¹¹¹ *Mineral Water Resources*, 13.

¹¹² Martha Zirschky, "Go With the Flow: The Excelsior Springs Story," *Kansas City Star*, 19 July 2016, www.kansascity.com, accessed September 2017.

¹¹³ *Mineral Water Resources*, 13.

¹¹⁴ *Ibid.*, 20.

¹¹⁵ Bullard, 136.

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Hotel which provided meals as part of the room rate, were more than many visitors could afford. European plan hotels such as the Royal Hotel which provided only lodging cost \$1.50 to \$3 per day or \$7.50 to \$15 per week, but patrons had to secure meals at restaurants.¹¹⁶ Boarding houses that provided meals and charged between \$20 to \$50 dollars per month, were intended for those who could not afford to pay the rates charged by the hotels, according to the *Historic Resources of Excelsior Springs, Missouri, MPDF*.¹¹⁷

The 1908 City Directory lists thirty-three "furnished rooms" or boarding houses in the city; ten of them were in the Boarding House District.¹¹⁸ The hotels and cottage hotels existing in the 1890s had increased by 1923 to four first-class hotels (defined as having two or more stories and over 100 guest rooms), sixteen second class hotels (defined as having two stories and between 15 to 40 guest rooms), twenty-eight apartments, and eighty-seven houses renting furnished rooms.¹¹⁹ In 1920, Woodson praised the smaller hotels and boarding houses for their excellent food, service, and for their moderate prices. He further commented on the variety of choices available, including suites with bath, dining room, and kitchenette, or light housekeeping rooms in a "modest furnished cottage."¹²⁰ A list of hotels, boarding houses, and rooms compiled in 1928 identifies sixty-four places offering lodging; seven of them are in the Boarding House District.¹²¹ City Directories for 1922 and 1938 mention others in the Boarding House District not included in the list.¹²² The 1938 City Directory lists no hotels, four "Rooms," and thirteen "Apartments" in the Boarding House District.¹²³ These numbers may be deceptive, however, for the terms used to identify such establishments vary from directory to directory.

Architectural historian Ward Bucher defines various kinds of temporary housing. A *hotel* is "a building with suites or rooms for rent by the day; typically included public facilities for dining and entertainment." An *apartment house* is "a building with multiple dwellings, each having complete kitchen facilities." A *boarding house* is "a building where rooms are rented and meals provided to residents for a fixed term."¹²⁴ A rooming house, as its name suggests, provided sleeping rooms but probably did not provide meals. The definition of a *cottage hotel* is suggested by the term's use in tourist pamphlets to refer to an upscale boarding house.

A single family dwelling provides shelter for one family, but in times of economic need the family might rent space in an extra bedroom to a boarder. The 1908, 1917, 1922, and 1938 City Directories for Excelsior Springs shows this pattern to be common, as does the 1912 pamphlet that advertises "many comfortable private homes in which accommodations for hundreds of people may

¹¹⁶ "Hotels, Apartments and Rooms," Excelsior Springs: America's Haven of Health (Excelsior Springs, MO: Chamber of Commerce, n.d.), n.p.

¹¹⁷ *Ibid.*; *Excelsior Springs, Missouri, and Its Marvelous Waters; Historic Resources of Excelsior Springs, MPDF*, E-15.

¹¹⁸ 1908 City Directory.

¹¹⁹ "Items of Interest About the Springs"; *Historic Resources of Excelsior Springs, Missouri, MPDF*, F-9.

¹²⁰ 1920 History, 182.

¹²¹ "Hotels, Boarding Houses, and Rooms," 25 January 1928, in collection of Excelsior Springs Museum.

¹²² 1922 City Directory; 1938 City Directory.

¹²³ 1938 City Directory.

¹²⁴ Ward Bucher, *Dictionary of Building Preservation* (New York: Wiley, 1996).

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be secured."¹²⁵ The City Directories show ten houses in the Boarding House District which had a single boarder or which were shared by two people.

In Excelsior Springs, it is sometimes difficult to distinguish between a hotel, a boarding house, and apartment house, a multi-family dwelling such as a duplex, and a dwelling designed for a single family that may have housed boarders to supplement the family income or a dwelling designed for a single family that was shared by non-related individuals. One of the reasons for this difficulty in labeling is that the buildings' owners chose to identify their buildings in whatever manner that pleased them. Individual buildings show different names in various city directories and pamphlets advertising Excelsior Springs.¹²⁶

Decline and Restoration in Excelsior Springs:

The efficacy of the mineral water cure remained controversial during the early twentieth century. In 1914, the widely read women's magazine, *Good Housekeeping*, wrote that Lithia Waters were not medicinal.¹²⁷ In 1918, the *Journal of the American Medical Association* claimed that mineral waters had no curative effect.¹²⁸ However, in 1920 amid charges that mineral water cures were based on "false representation or hope," W. D. Collier of the United States Geological Service challenged these claims, and noted that mineral waters were "decidedly beneficial in treatment of disease."¹²⁹ The Pure Food and Drug Act, passed in 1906, did not prohibit the offering of the water cure, but did tighten the regulations on advertising of mineral waters as a cure.¹³⁰ This should have limited the advertising done by the city and its mineral water facilities, but as late as 1930, the city was still proclaiming itself as a "HEALTH RESORT" and "AMERICA'S HAVEN OF HEALTH."¹³¹

The final blow to Excelsior Springs' position as a health resort came in 1963 when the *Saturday Evening Post* published an article by Ralph Lee called "The Hucksters of Pain" denouncing hydrotherapy as a cure for arthritis.¹³² The Hall of Water closed in 1967 and the mineral water industry closed. The downtown began to deteriorate.¹³³

In the 1970s, the city began a revitalization project focused on the city's history. Individual property and business owners cleaned the downtown and restored buildings. The city created a Heritage Preservation Committee. Buildings were listed on the National Register of Historic Places and historic resources in neighborhoods were surveyed. The Elms Hotel reopened in 1981, and the Hall of Waters was refurbished to function as the City Hall. Excelsior Springs has regained its reputation as a tourist destination near Watkins Mill State Park in Lawson, the Frank and Jesse James Home in Kearney, the Liberty Historic Jail in Liberty, the Truman Home and Library in Independence, and the many points of interest in Kansas City.

¹²⁵ Gaines, 31.

¹²⁶ City Directories, 1908, 1917, 1922, 1938.

¹²⁷ Bullard, 92.

¹²⁸ Ibid.

¹²⁹ Ibid., 93.

¹³⁰ James Harvey Young, *The Medical Messiahs: A Social History of Health Quackery in Twentieth Century America* (Princeton: Princeton University Press, 1967), 64.

¹³¹ *Excelsior Springs, America's Haven of Health* (Excelsior Springs, MO: Excelsior Springs Chamber of Commerce, 1930), foreword.

¹³² *Mineral Water Resources Survey*,

¹³³ Bullard, 136.

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Conclusion:

The Boarding House District, which retains its integrity of location, setting, and association, is significant under **CRITERIA A: COMMERCE and HEALTH/MEDICINE** because it reveals Excelsior Springs' position as a destination catering to the large number of people who came to the city to take advantage of its mineral water springs and the spas, sanitariums, clinics, and bath houses that developed as the city's mineral water springs were exploited and Excelsior Springs became "America's Haven of Health."¹³⁴ The Boarding House District retains the largest concentration of historic boarding houses in the city, (Figure 36) containing twenty-nine of the boarding houses built between 1895 and c. 1930 and used between 1895 and 1963 to provide housing to health seekers and tourists who visited Excelsior Springs to take advantage of the mineral waters. The Boarding House District contains the former sites of seven of the city's mineral springs and two spring pavilions. The period of significance, 1895 - 1963 relates to the period of time from the construction of the first buildings in the district until the demise of the mineral water industry.

¹³⁴ *Golden Jubilee: America's Haven of Health.*

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Boundary Description

The boundaries of the Boarding House district are shown in Figure 2. One map includes the identification of contributing and non-contributing properties see Figure 18 and another map includes the latitude and longitude coordinates for the district.

Boundary Justification

This area contains the largest concentration of extant historical hotels, boarding houses, apartments, and rooming houses in Excelsior Springs, as well as the sites of seven mineral water springs. It also contains the sites of several now demolished historic hotels, boarding houses, apartments, and rooming houses.

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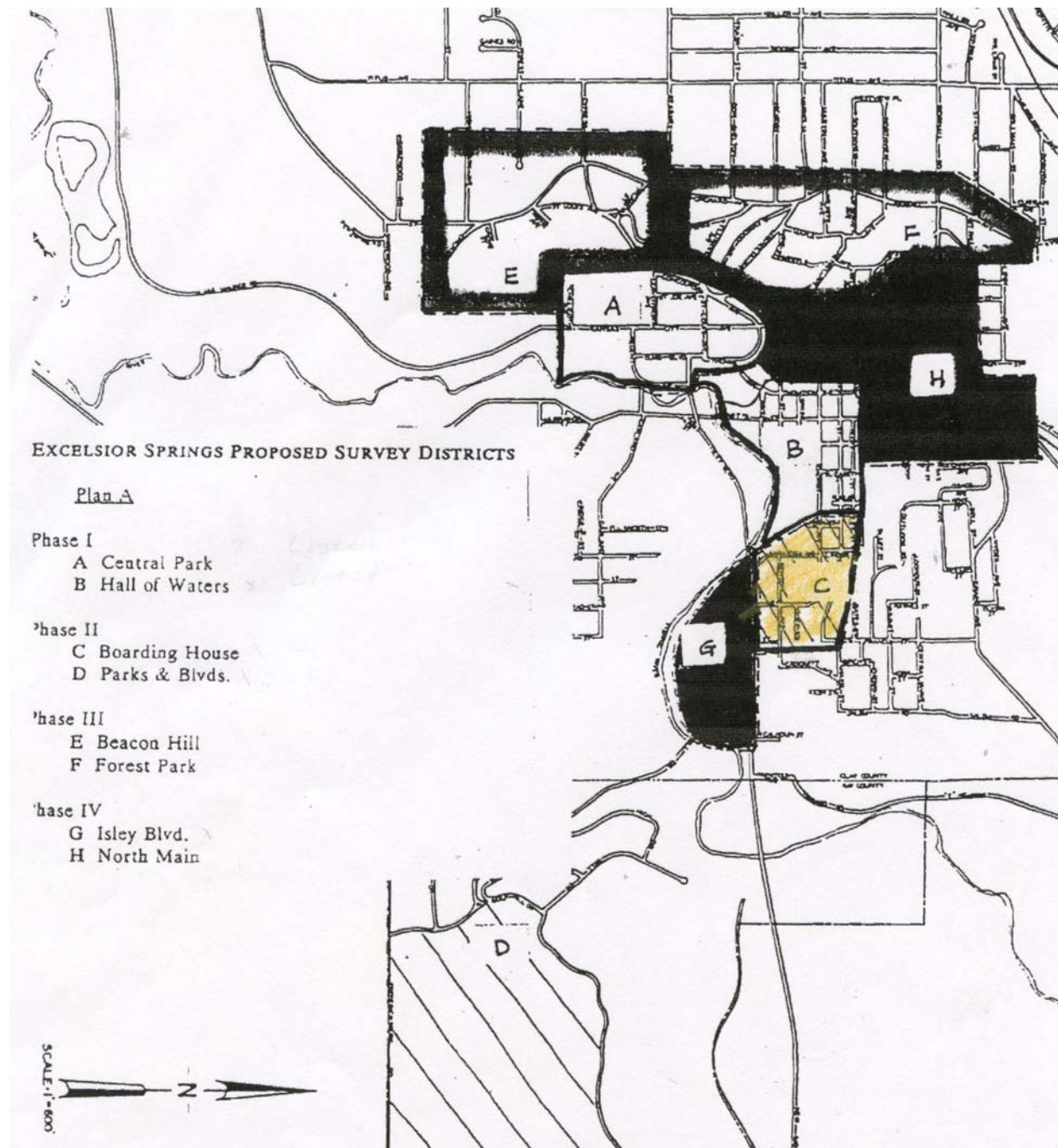
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Figure 1: Map showing the Boarding House District highlighted in yellow in relation to the Hall of Waters Commercial East District and the Isley Boulevard Neighborhood Survey area, courtesy Wolfenbarger Boarding House District Survey, 1994



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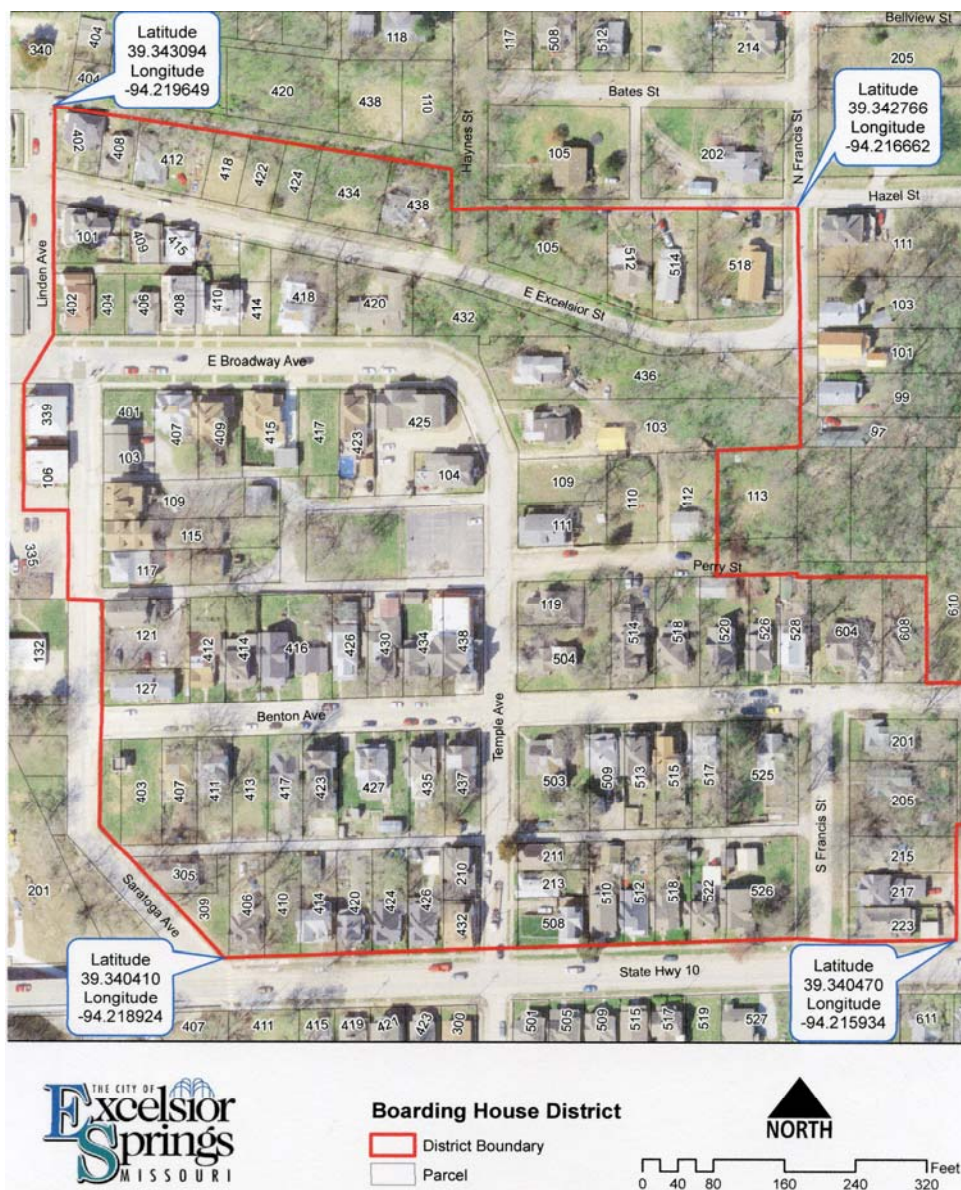
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Figure 2: Outline map of Boarding House District showing boundaries and latitude/longitude coordinates, courtesy City of Excelsior Springs



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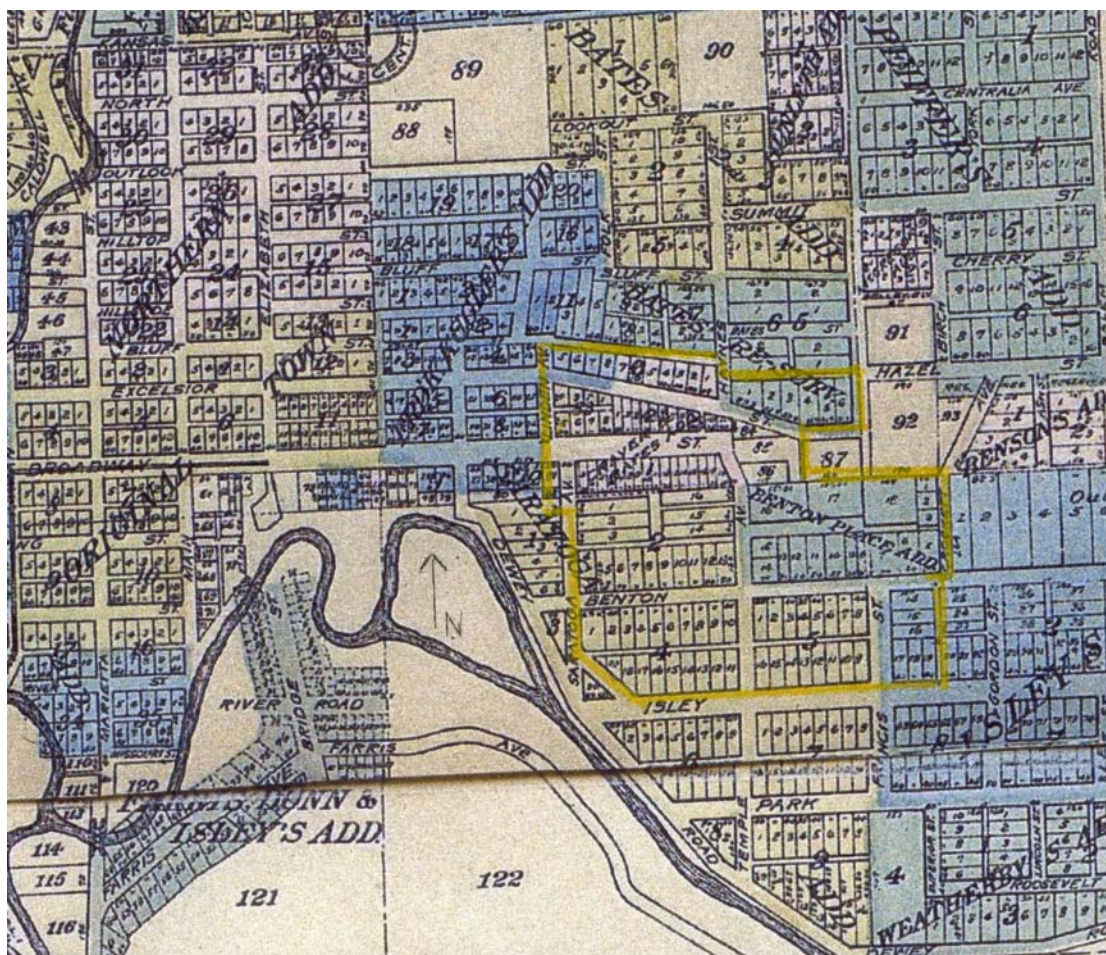
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Figure 3: Approximate boundaries (outlined in yellow) of the Boarding House District on 1914 Plat map of Excelsior Springs, MO. Some street names have changed.



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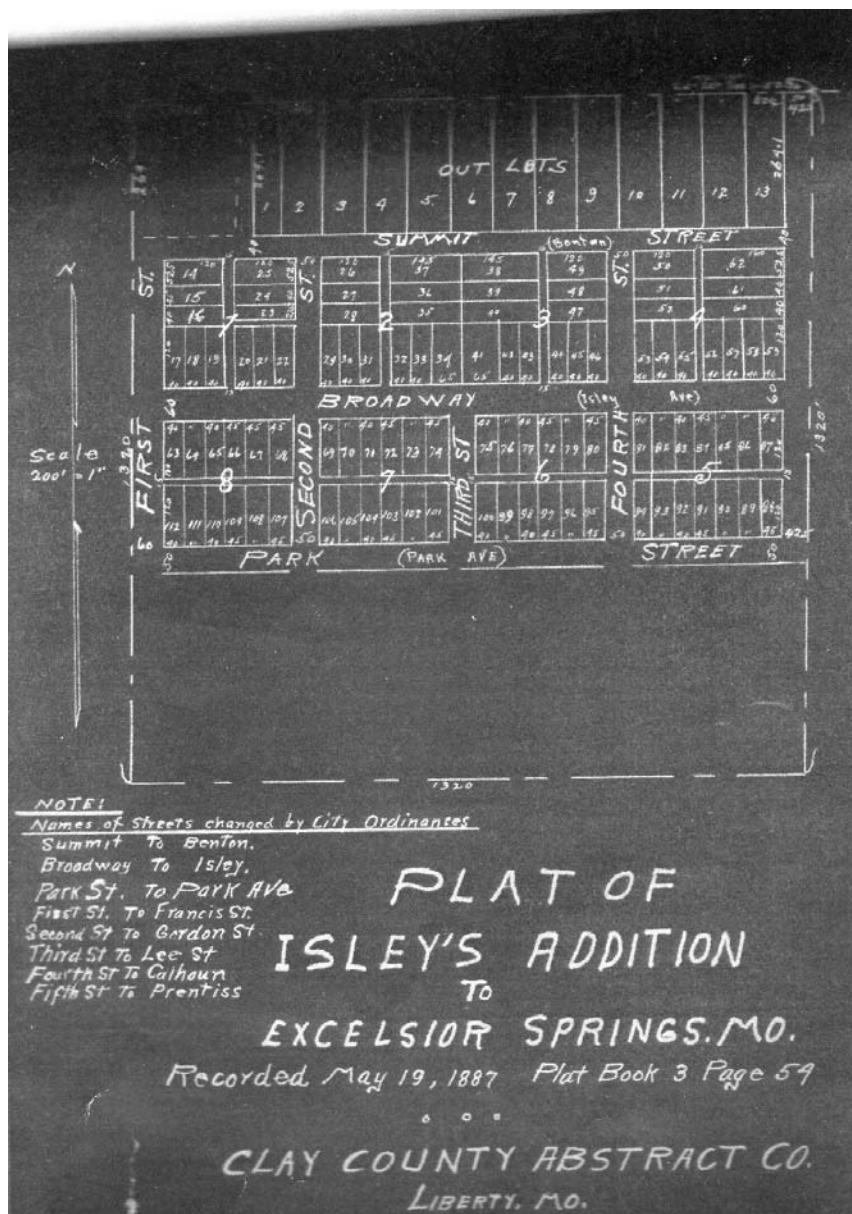
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Figure 4: Isley Boulevard Addition Plat Map, courtesy Clay County Abstract Company



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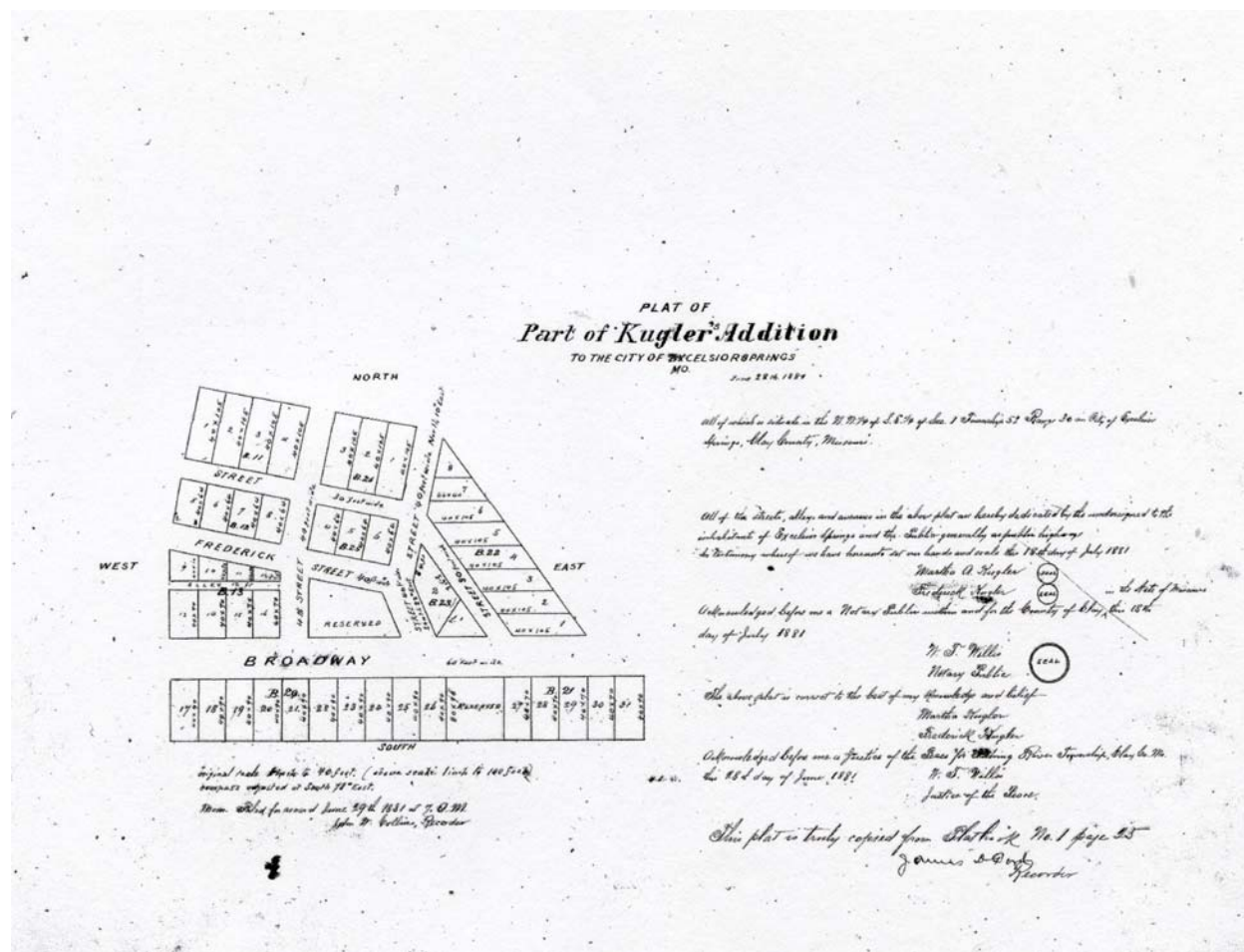
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Figure 5: Part of Kugler's Addition, courtesy Clay County Recorder of Deeds



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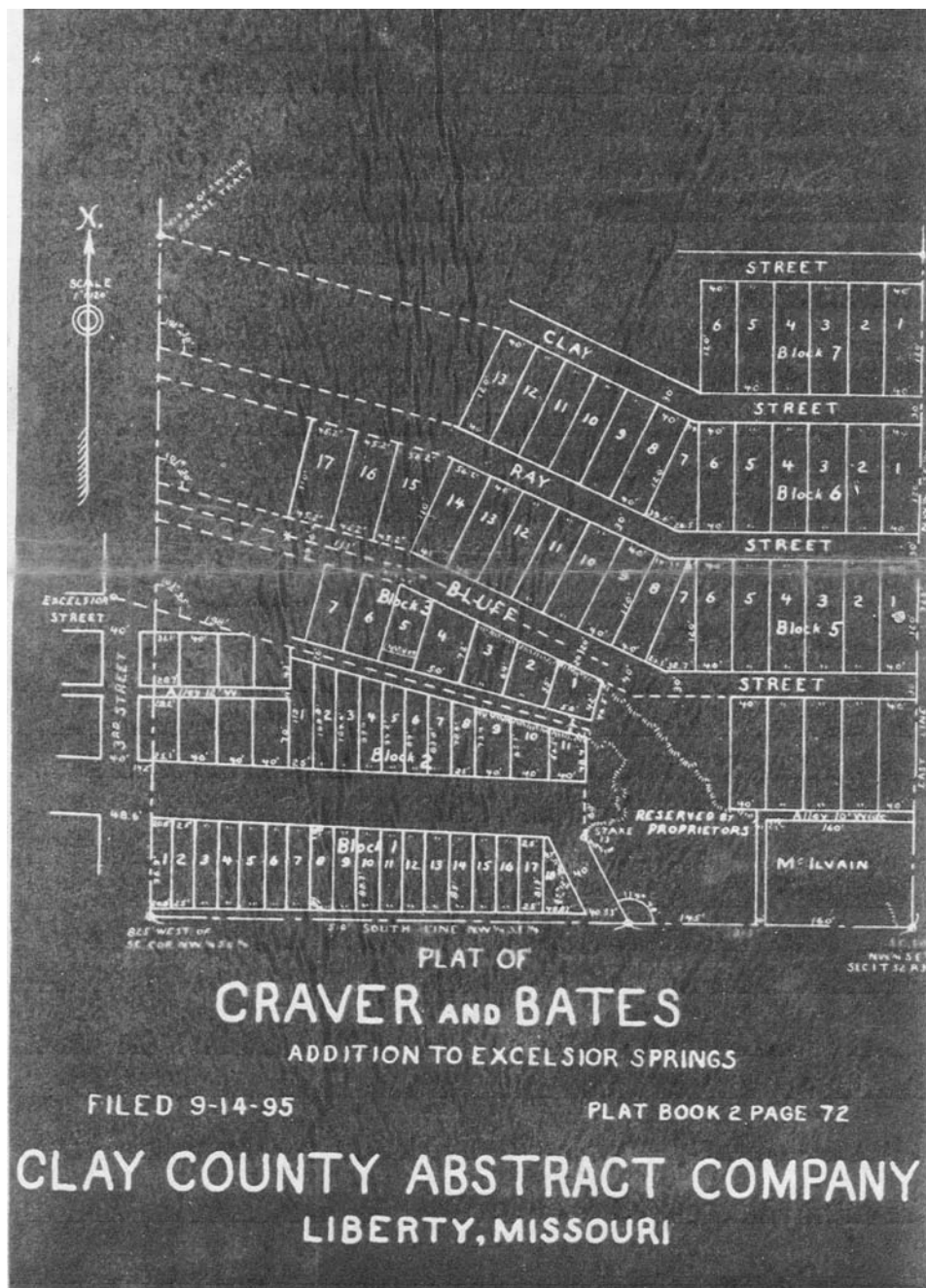
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Figure 6: Craver and Bates Addition Plat Map, courtesy Clay County Abstract Company



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Figure 7: Saratoga Addition, courtesy Clay County Abstract Company

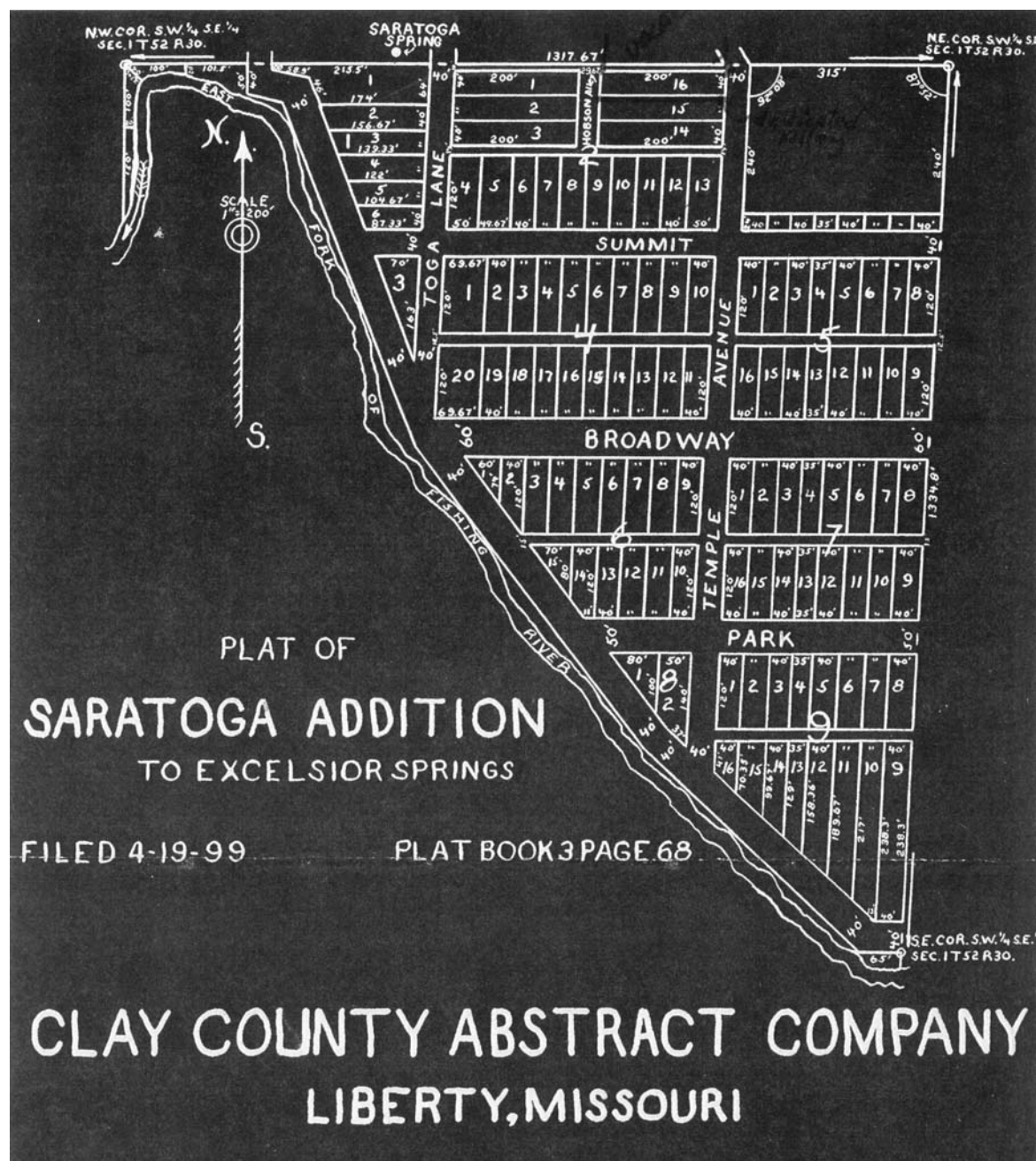


Figure 8: Benton Place Addition, courtesy City of Excelsior Springs

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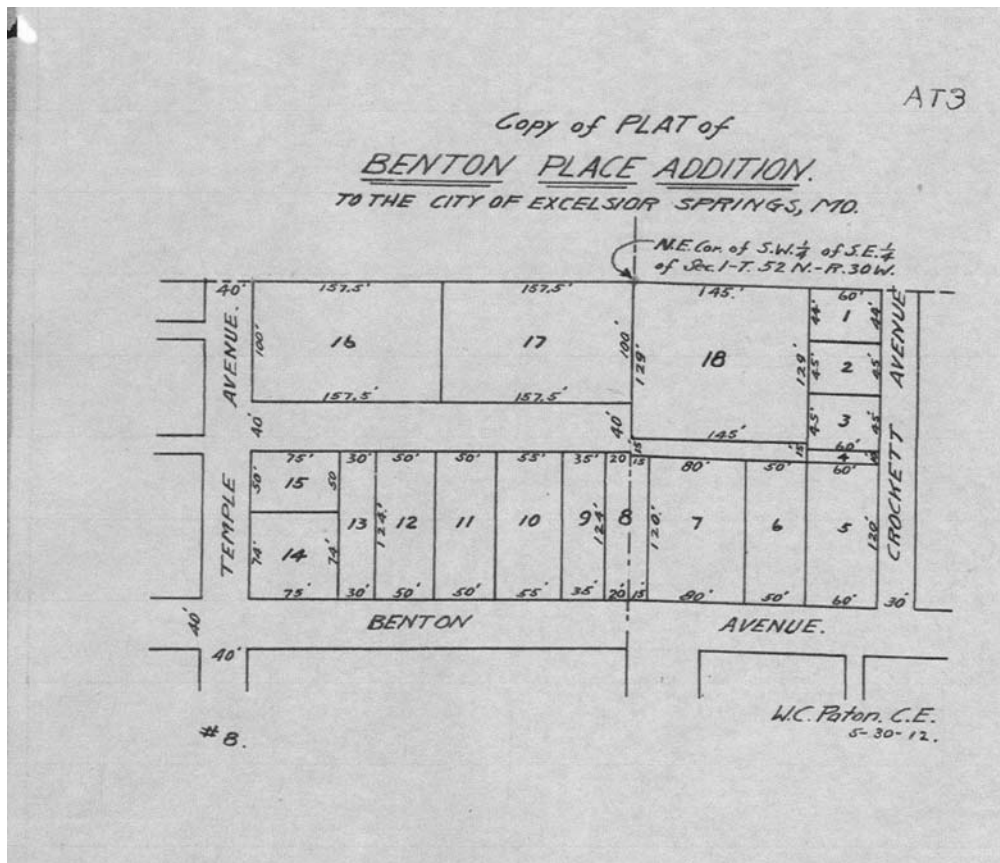
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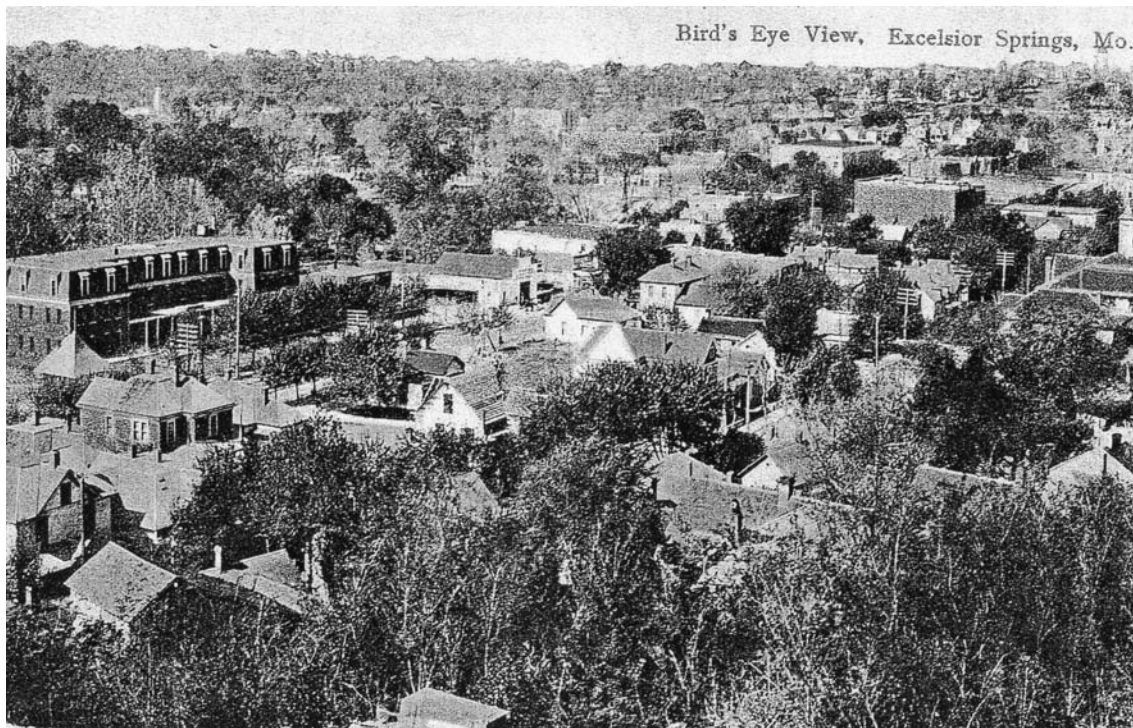
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Figure 9: Bird's Eye View of Excelsior Springs, c. 1908, courtesy Excelsior Springs Museum, 101 East Broadway. Excelsior Springs, MO



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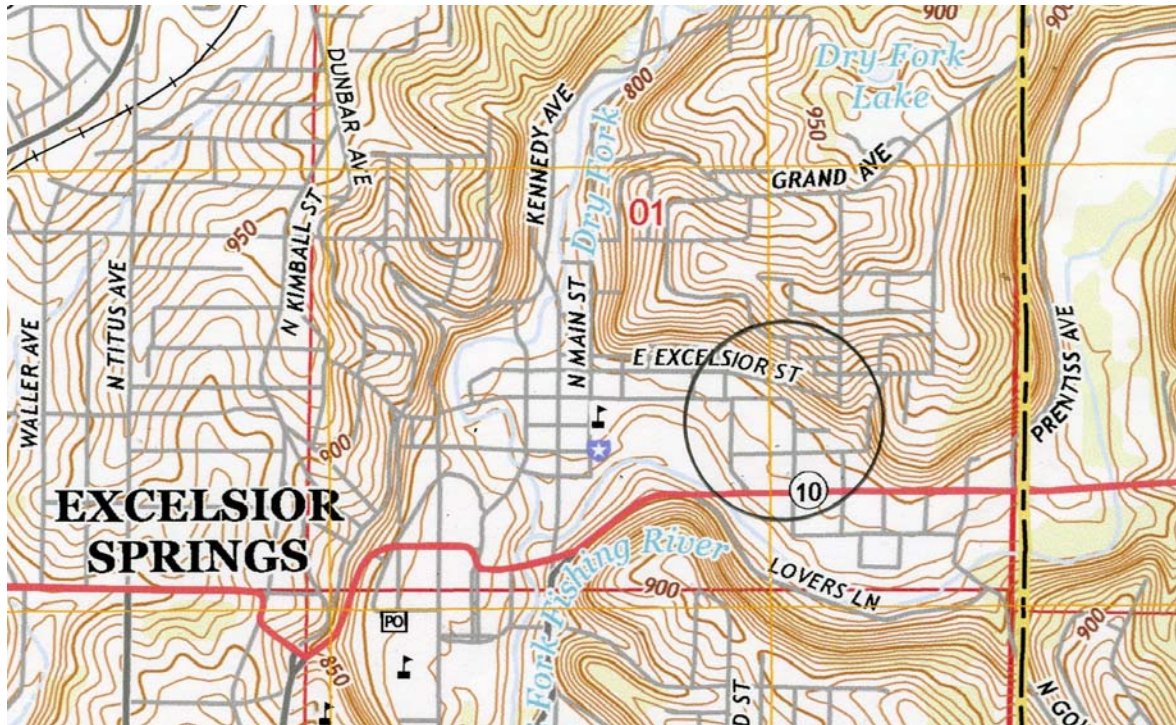
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Figure 10: Topographic map of Boarding House district showing changes in land elevation, courtesy Missouri Department of Natural Resources Division of Geological and Land Survey



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Figure 11: Map showing locations of springs and mineral wells in Boarding House District, courtesy City of Excelsior Springs



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Figure 12: Table showing springs, wells, and pavilions in Boarding House District

| Resource # | Address | Name | Status |
|------------|------------------------------|--|---|
| 1 | 401-403 Benton Avenue | Crystal Lithia Mineral Water Spring Crystal Lithia Mineral Water Pavilion | Non-contributing Pavilion reconstructed 2009 |
| 23 | 339 East Broadway Avenue | Saratoga Spring Pavilion | Demolished |
| 47 | 420-424 East Broadway Avenue | Soda Carbonic Spring/ Grant's Spring | Demolished |
| 53 | 402 East Excelsior Street | Natrona Soda Pavilion | Demolished |
| 55 | 408 East Excelsior Street | Natrona Soda Spring | Demolished |
| 57 | 417 East Excelsior Street | Jones Soda Spring | Concrete well pad and metal cover remain |
| 75 | 406-408 Isley Boulevard | Imperial Lithia Spring | Demolished |
| 88 | 101 Linden Avenue | Excelsior Soda Spring | Demolished |
| 93 | 106 Saratoga Avenue | Saratoga Spring Well | Demolished |

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Figure 13: Table showing extant hotels, boarding houses, apartments, and rooming houses in the Boarding House District

| Bldg. # | Address | Name if known | Status |
|---------|------------------------------|--|------------------|
| 5 | 412 Benton Avenue | Hughes Boarding House | Contributing |
| 7 | 414 Benton Avenue | Chinn Apartments | Contributing |
| 10 | 423 Benton Avenue | The Kenmore | Contributing |
| 13 | 427 Benton Avenue | | Contributing |
| 15 | 435 Bento Avenue | Judd Apartments | Contributing |
| 16 | 437 Benton Avenue | Crawford Boarding House | Contributing |
| 19 | 504-508 Benton Avenue | | Non-contributing |
| 21 | 513 Benton Avenue | | Contributing |
| 23 | 515 Benton Avenue | | Contributing |
| 29 | 528 Benton Avenue | | Contributing |
| 35 | 402 East Broadway Avenue | Jones Apartments | Contributing |
| 38 | 407 East Broadway Avenue | Aldrich Apartments | Contributing |
| 39 | 408 East Broadway Avenue | Shelton Apartment/Miller Manor | Non-contributing |
| 40 | 409 East Broadway Avenue | Gray Gables | Contributing |
| 41 | 410 East Broadway Avenue | Alberta Cottage | Contributing |
| 43 | 415 East Broadway Avenue | The Antlers | Contributing |
| 45 | 418 East Broadway Avenue | Haynes Academy Dormitory/ Haynes Apartments | Contributing |
| 49 | 425-429 East Broadway Avenue | The Idle Hour Rooming House | Non-contributing |
| 52 | 402 East Excelsior Street | Natrona Home | Non-contributing |
| 71 | 217 South Francis Street | The Swastika/ Windsor House/ Pardue Apartments | Contributing |
| 74 | 406-408 Isley Boulevard | Deep Dale Cottage | Contributing |
| 88 | 101 Linden Avenue | Hiawatha Rooming House | Contributing |
| 92 | 106 Saratoga Avenue | Hoffman Hotel/Victoria Hotel | Non-contributing |
| 94 | 109 Saratoga Avenue | Mont Clare Apartments | Contributing |
| 95 | 115 Saratoga Avenue | Campbell Inn Rooming House/ Courtney Apartments | Non-contributing |
| 96 | 117 Saratoga Avenue | Baker House/Mundon Apartments | Non-contributing |
| 103 | 104 Temple Avenue | Werneke Boarding House | Non-contributing |
| 105 | 111 Temple Avenue | Keith Apartments | Non-contributing |
| 106 | 119 Temple Avenue | Shoemaker Boarding House | Contributing |

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Figure 14: Table showing demolished hotels, boarding houses, apartments, and rooming houses in Boarding House District

| Resource # | Address | Name if known | Status |
|------------|--|---|---|
| 2 | 401-403 Benton Avenue | Maplehurst Apartments | Demolished-vacant lot |
| 34 | 401 East Broadway Avenue | Anderson Cottage | Demolished-vacant lot |
| 36 | 404 East Broadway Avenue | Bonaventure Apartments | Demolished-vacant lot |
| 42 | 414 East Broadway Avenue | Gavin Boarding House | Demolished-vacant lot |
| 44 | 417 East Broadway Avenue | D.H. Kendall Boarding House | Demolished-vacant lot |
| 46 | 420 East Broadway Avenue | Grant House | Replaced by newer apartment house, c. 1960 |
| 58 | Directly east of 417 East Excelsior Street | Geneva Rooming House | Demolished-vacant lot |
| 59 | 418 East Excelsior Street | Stillwell Boarding House/ Mayflower Boarding House | Demolished-vacant lot |
| 60 | 422 East Excelsior Street | Unnamed boarding house | Demolished-vacant lot |
| 91 | 103 Saratoga | Anderson Flats | Demolished and replaced by modern apartment, c.1959 |
| 109 | 111 Temple Avenue | Keith Apartments | Demolished-vacant lot |

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Figure 15: Table showing single family houses renting a room to a boarder or sharing a house

| Resource # | Address | Status |
|------------|---------------------------|------------------|
| 1 | 407 Benton Avenue | Non-contributing |
| 11 | 426 Benton Avenue | Contributing |
| 28 | 526 Benton Avenue | Contributing |
| 30 | 604 Benton Avenue | Contributing |
| 54 | 408 East Excelsior Street | Contributing |
| 82 | 432 Isley Boulevard | Contributing |
| 83 | 508 Isley Boulevard | Contributing |
| 84 | 512 Isley Boulevard | Contributing |
| 87 | 518 Isley Boulevard | Contributing |
| 104 | 103 Temple Avenue | Contributing |

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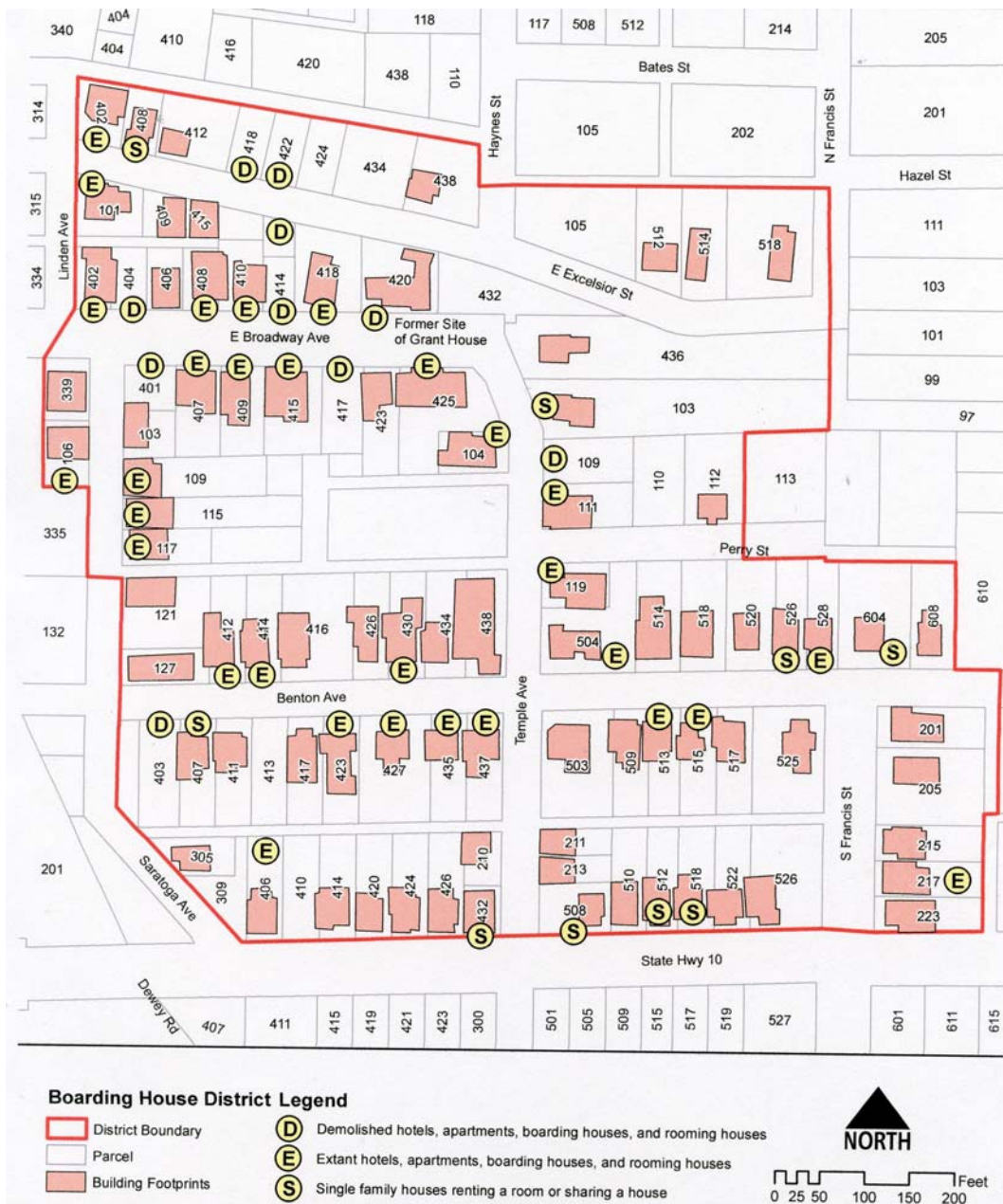
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Figure 16: Map showing extant hotels, apartments, boarding houses, and rooming houses (E), demolished hotels, apartments, boarding houses, and rooming houses (D), and single family houses renting a room or sharing a house (S)



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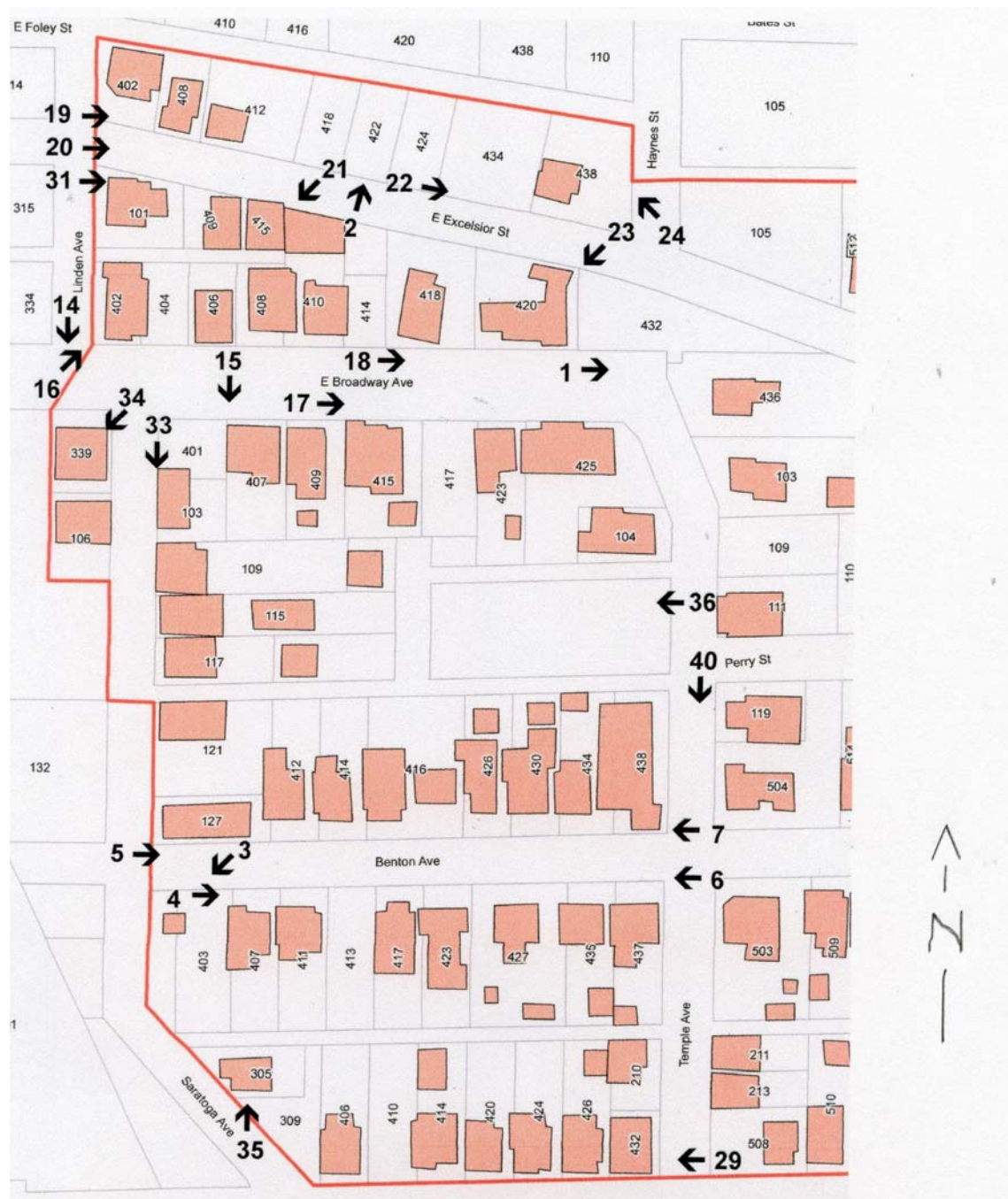
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Figure 17-A: Map of west portion of Boarding House District between Saratoga Avenue and Temple Avenue, showing camera angles of photographs, courtesy City of Excelsior Springs



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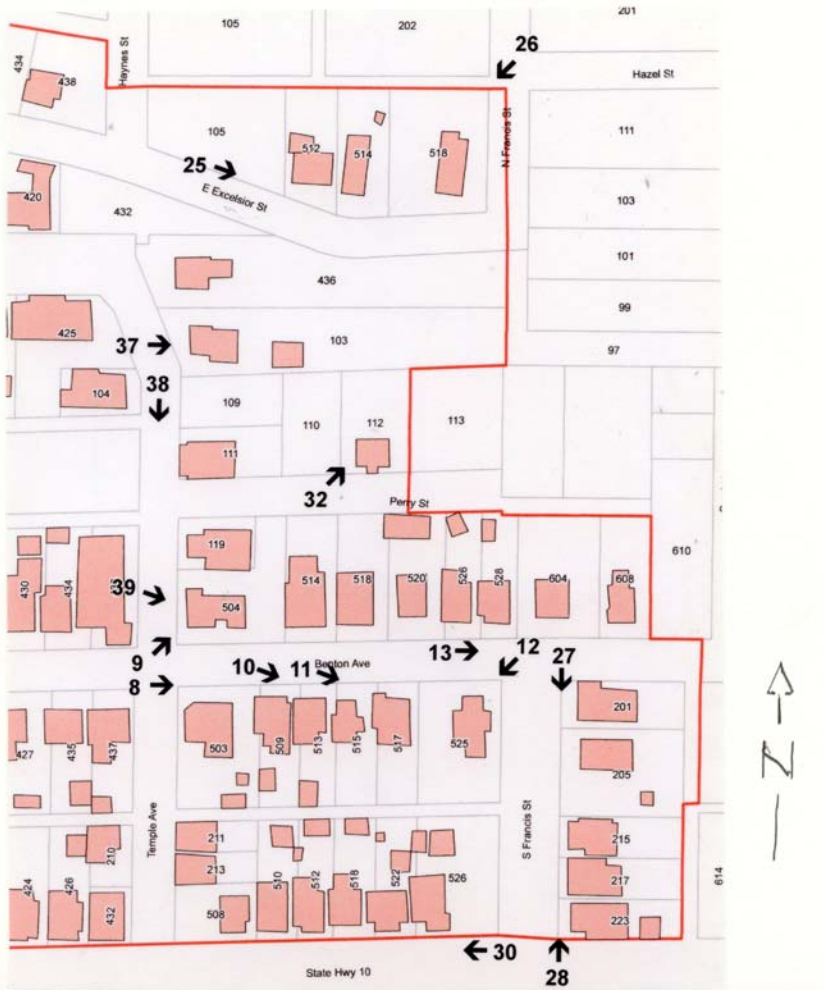
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Figure 17-B: Map of east portion of Boarding House District between Temple Avenue and South Francis Street, showing camera angles of photographs, courtesy City of Excelsior Springs



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Figure 18: Map showing contributing and non-contributing status of resources in Boarding House District, courtesy City of Excelsior Springs



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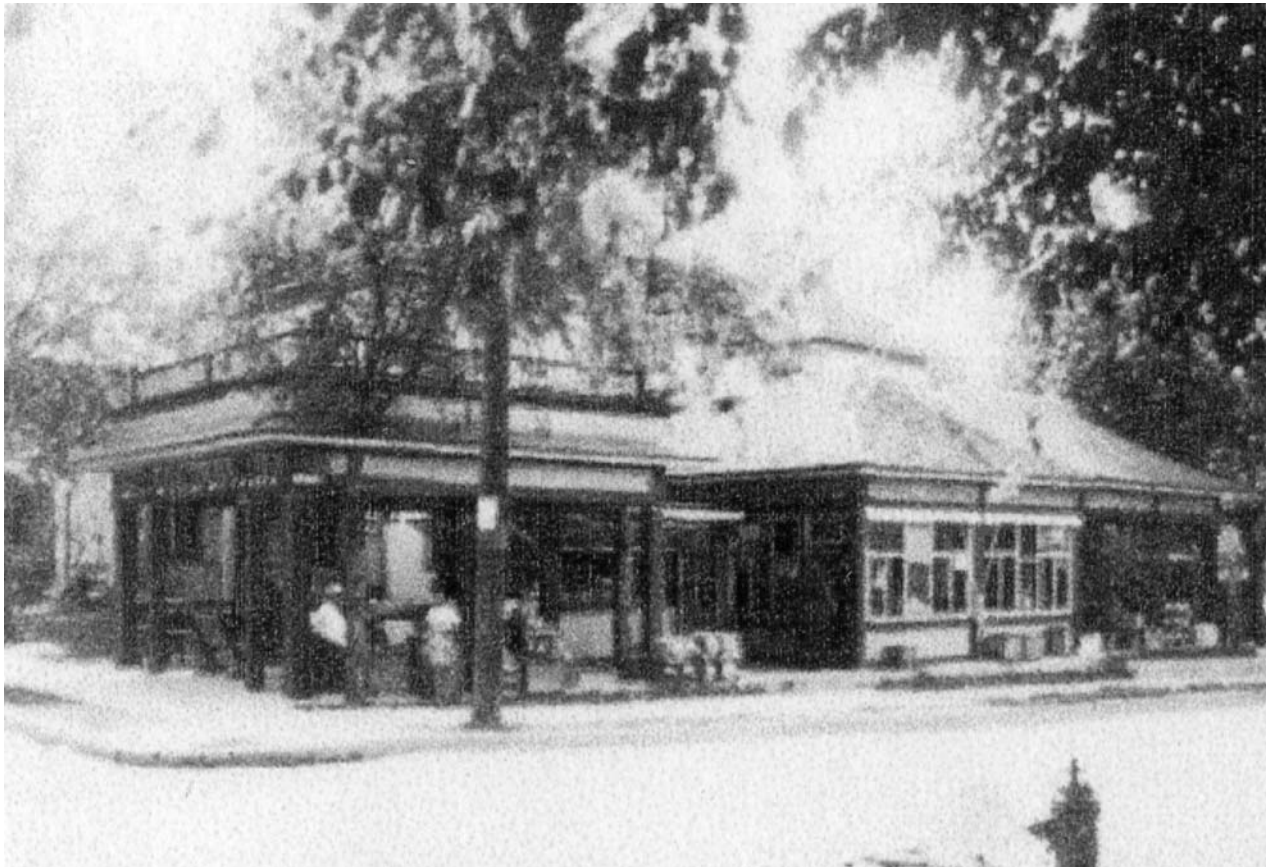
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Figure 19: Crystal Lithia Springs, 401 East Benton, late 1910s-1920s, photo courtesy Wolfenbarger, Excelsior Springs Historic Mineral Water Resources Survey, 2012.



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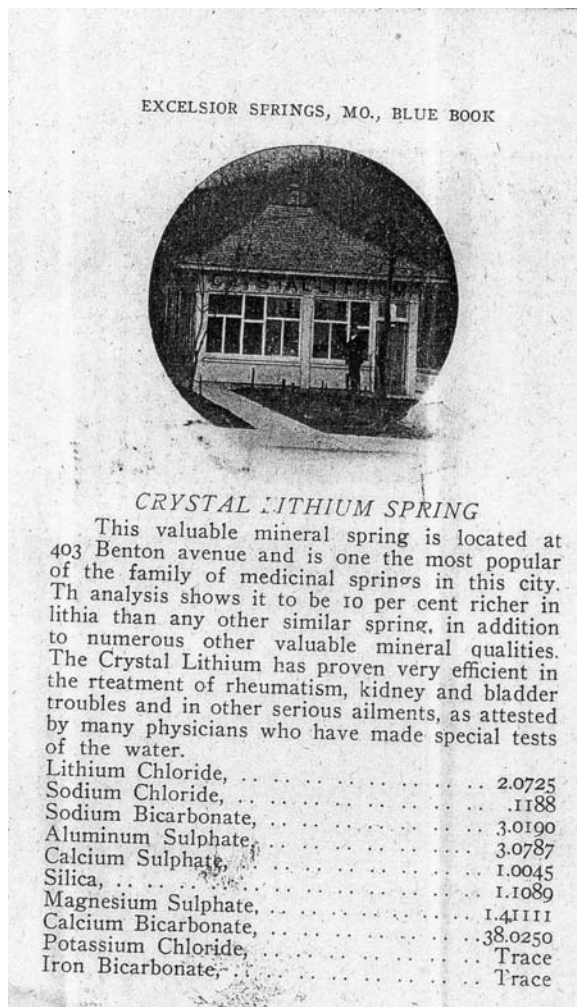
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Figure 20: Crystal Lithia Spring as shown in 1908 Excelsior Springs Blue Book, courtesy Excelsior Springs Museum



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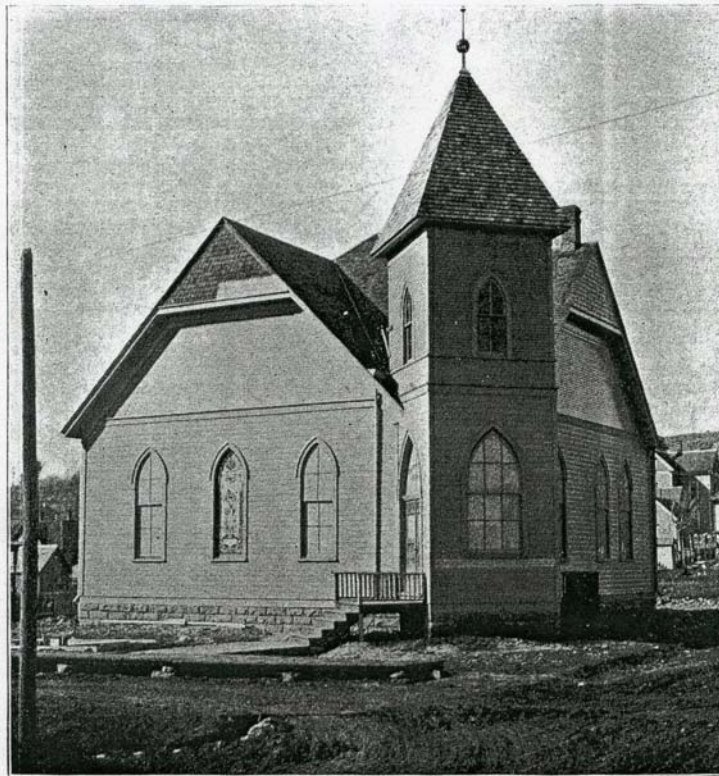
Name of Property

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Figure 21: Barbee Memorial Presbyterian Church, calendar 1903, courtesy Excelsior Springs Museum



BARBEE MEMORIAL PRESBYTERIAN CHURCH

This church was organized in May, 1894, through the efforts of the late Rev. Joshua L. Barbee. During the summer of 1901 it was served by Rev. Ross Neil. The present building was dedicated April, 1902, free of debt. It has a membership of forty-six, and has recently called a pastor for all his time. Strangers are cordially welcome to our services.

1903

JANUARY

1903

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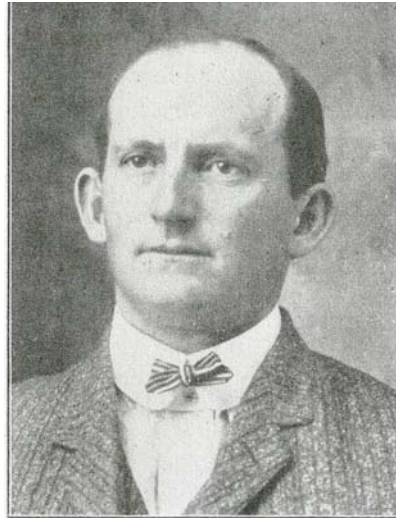
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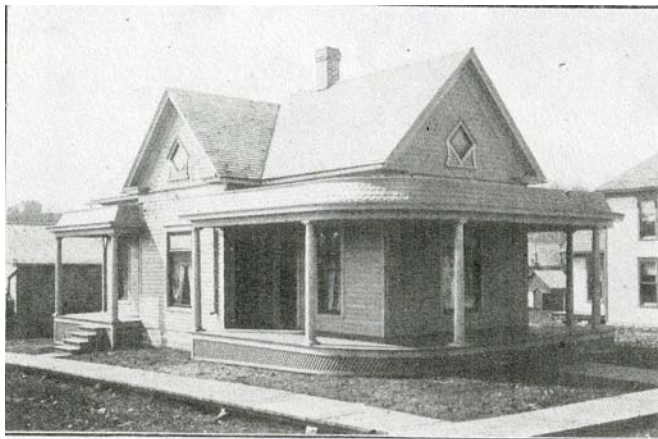
County and State

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Figure 22: Dr. O'Kell and his house at 525 Benton Avenue, courtesy J. W. Hyder, *Picturesque Excelsior Springs, Missouri, and Its Wonderful Healing Waters*



DR. O. C. O'KELL



RESIDENCE OF DR. O. C. O'KELL

Figure 23: Saratoga Spring Pavilion, c. 1903-1910s, courtesy Wolfenbarger,

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Excelsior Springs Historic Mineral Water Resources Survey, 2012, and
Soltysiak, *Reflections on Excelsior Springs*



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Figure 24: Shelton Apartments, postcard c. 1915, courtesy Excelsior Springs Museum



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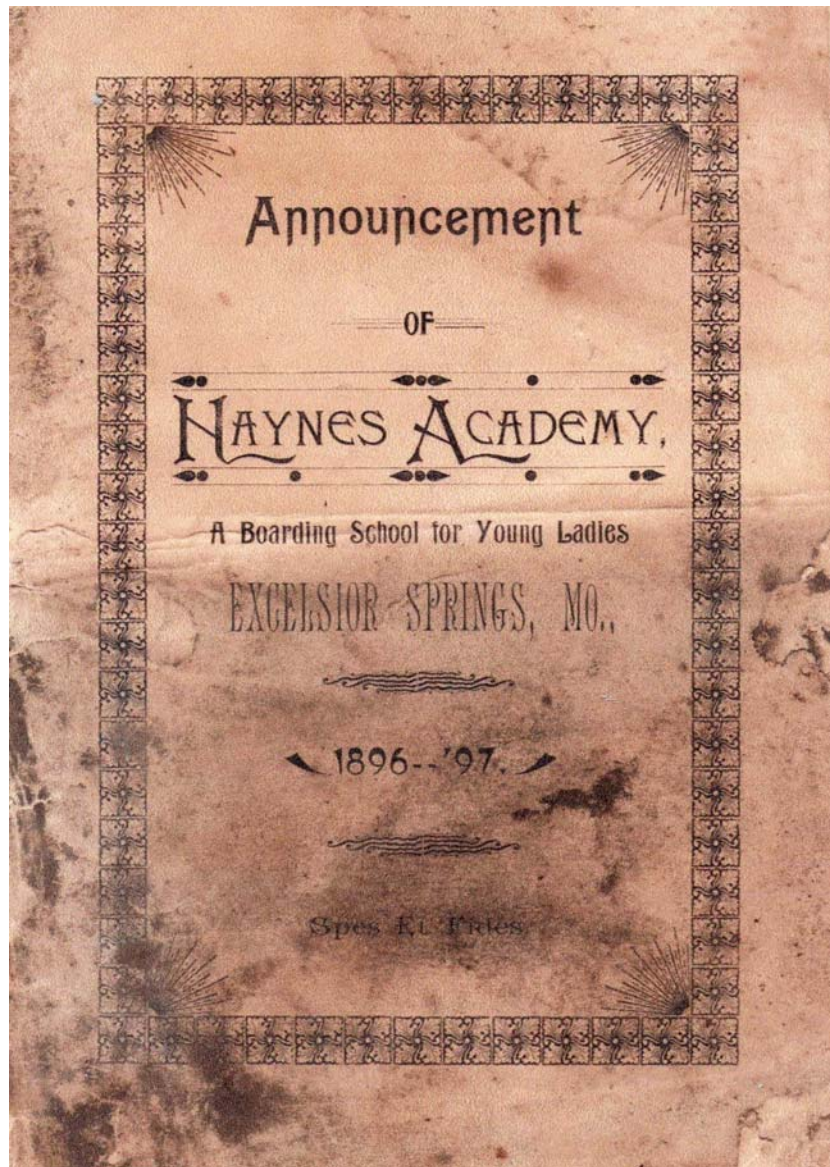
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Figure 25: Haynes Academy Catalog, 1896-1897, courtesy Excelsior Springs Museum, 101 East Broadway, Excelsior Springs, MO 64024



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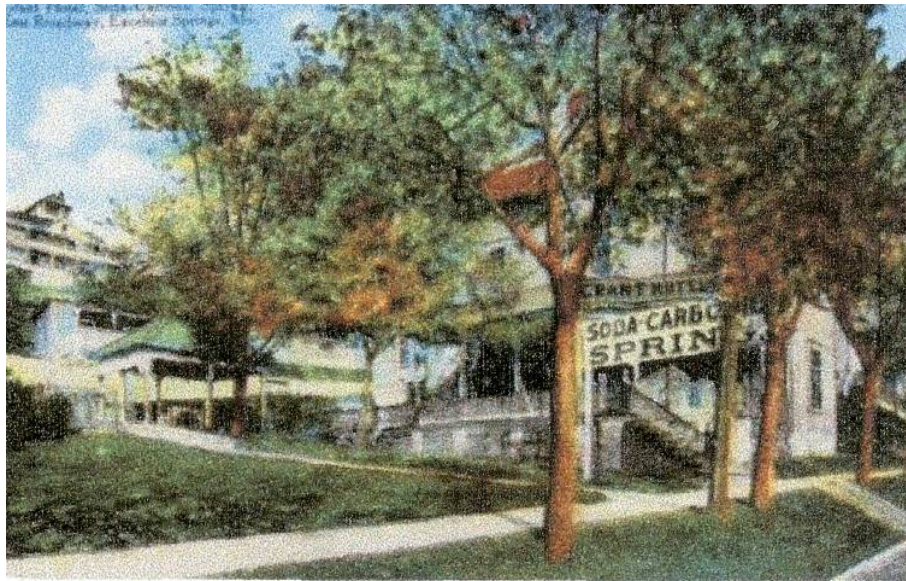
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Figure 26: Soda Carbonic Spring, also called Grant's Spring, courtesy
Wolfenbarger, Excelsior Springs Historic mineral Water Resources Survey, 2012



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Figure 27: Natrona Spring Pavilion, courtesy Wolfenbarger, Excelsior Springs
Historic Mineral Water Resources Survey, 2012



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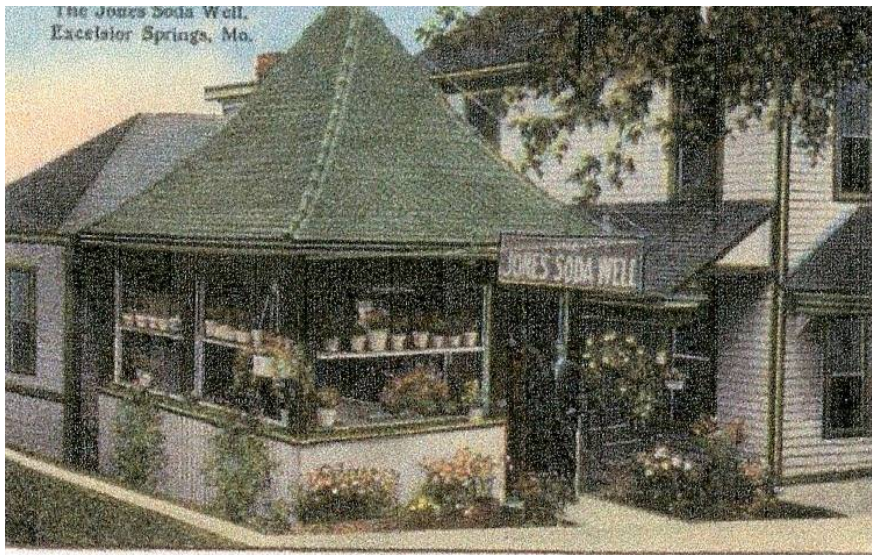
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Figure 28: Jones Soda Spring, c. 1910s, courtesy Wolfenbarger, Excelsior Springs Historic Mineral Water Resources Survey, 2012



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Figure 29: Imperial Lithia Spring, 406 Isley Boulevard, c. 1900-1910s, courtesy Wolfenbarger, Excelsior Springs Historic Mineral Water Resources Survey, 2012.



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Figure 30: Hiawatha House and Excelsior Soda Spring/Hiawatha Soda Spring, c. 1915-1920, courtesy Excelsior Springs Museum

"Excelsior Soda Well," Corner of Linden and
Excelsior Streets, Excelsior Springs, Mo.



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Figure 31: The Victoria, undated postcard courtesy Excelsior Springs Museum



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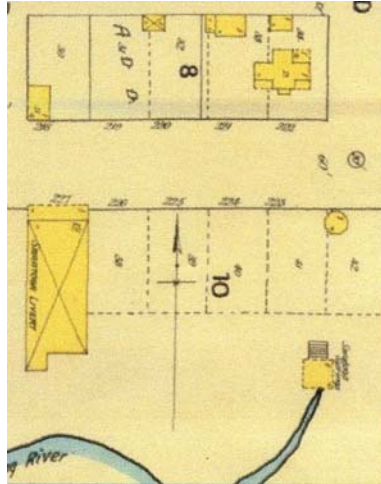
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Figure 32: Original Saratoga Spring well location behind 106 Saratoga Avenue as shown on Sanborn Insurance Map, courtesy Wolfenbarger, Excelsior Springs Historic Mineral Water Resources Survey, 2012



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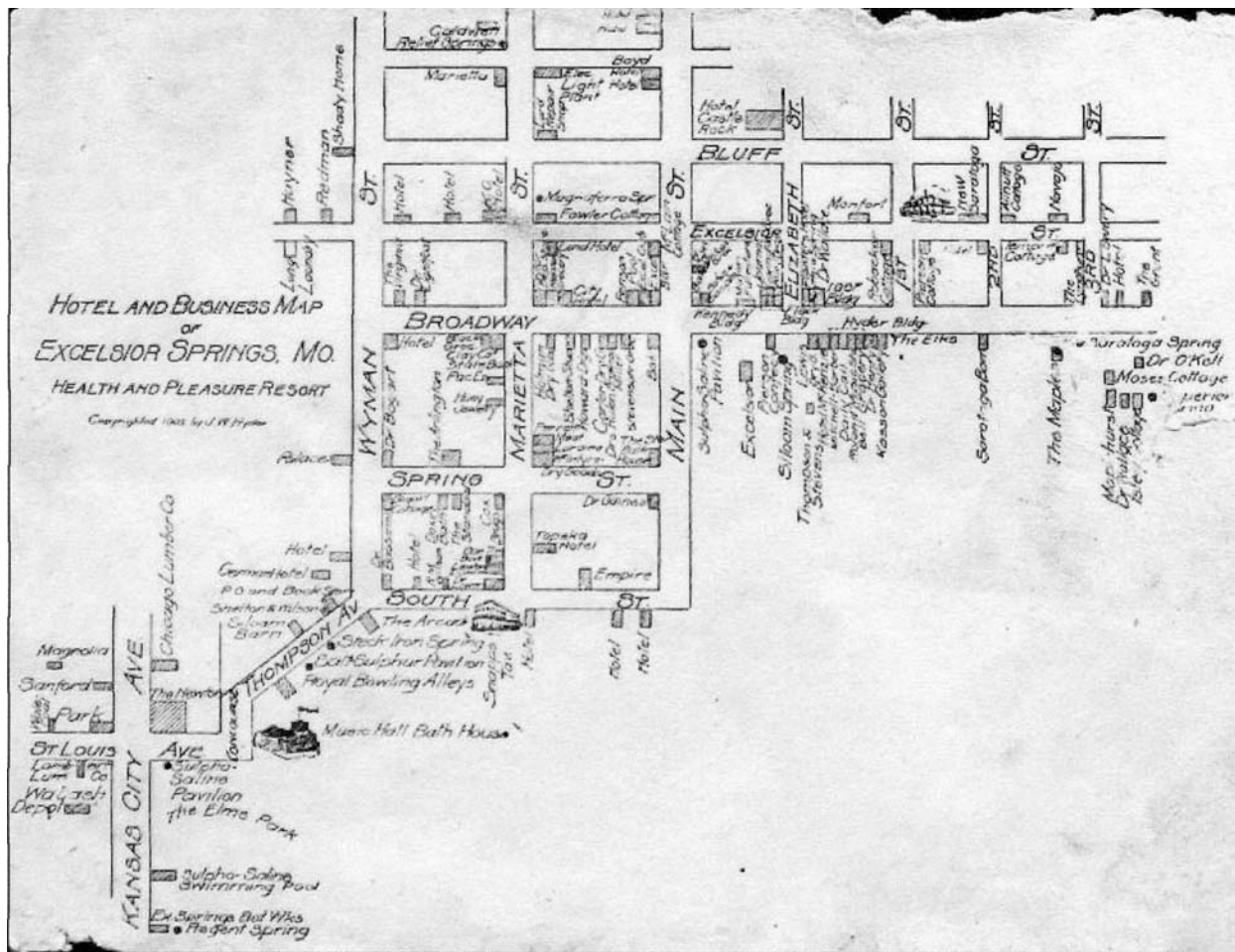
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Figure 33: Hotel and Business Map of Excelsior Springs, MO drawn by Bill Hyder, c. 1898-1900



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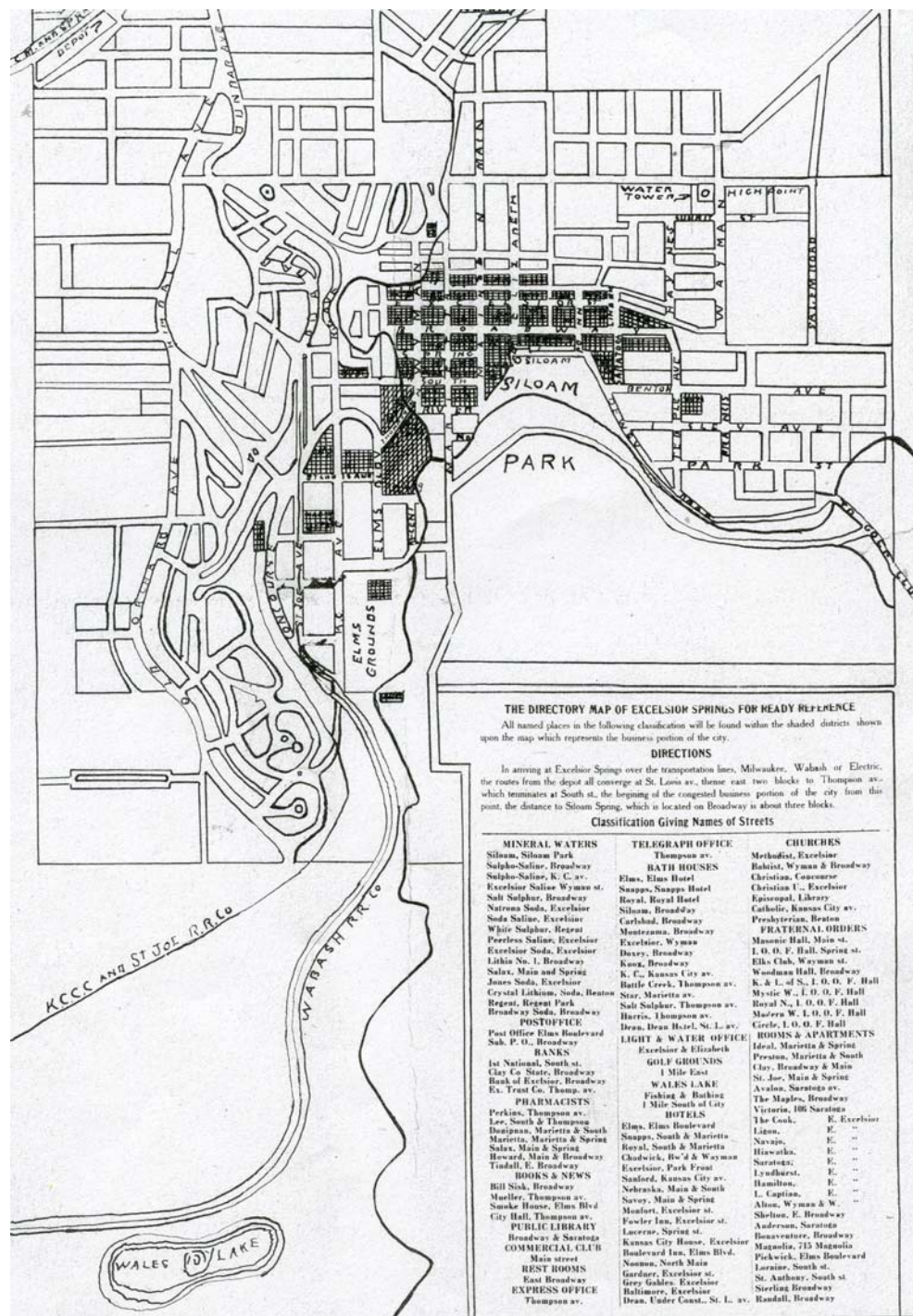
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Figure 34: District Map of Excelsior Springs, *The Aqualore*, September 1919



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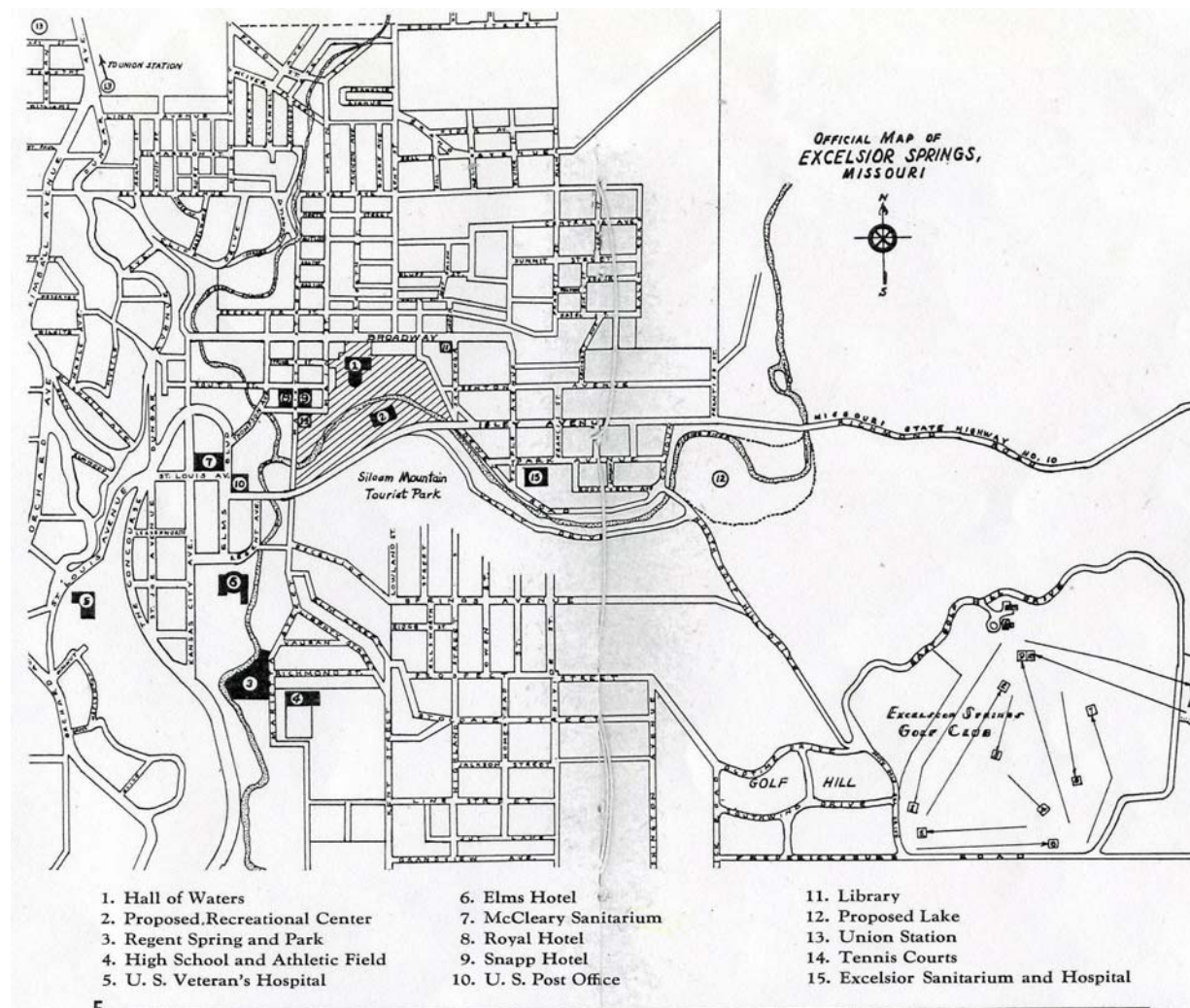
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Figure 35: Official Map of Excelsior Springs, courtesy Excelsior Springs Museum, 101 East Broadway, Excelsior Springs, MO 64024



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Figure 36: 410 East Broadway Avenue, 109 Saratoga Street, and 111 Temple Avenue represent examples of the appearance of boarding houses within the Boarding House District, photos by Rhonda Chalfant.



410 East Broadway Avenue



109 Saratoga Street



111 Temple Avenue







CRYSTAL LITHIA



NO
PARKING
HERE TO
CORNER

CK9-E4L



NO
PARKING
HERE TO
CORNER

OH7-LTV



ONE WAY

ONE WAY

TEMPLE AVE

NO PARKING
SEE THE SIGN

RECYCLING





NO
PARKING
ANY
TIME



ONE WAY
ONE WAY









BENTON AVE

S FRANCIS ST

← ONE WAY

DO NOT
ENTER

NO
PARKING
THIS SIDE
OF STREET





The
Store











LINDEN AVE

EXCELSIOR CT

ONE WAY



EXCELSIOR ST









437







WELCOME

V6

BEWARE
OF THE DOG





S FRANCIS ST
ISLEY BLVD

STOP



TEMPLE AVE
1517 W

ONE WAY













VEHICLES
LICENSED
OVER
18,000 LBS
PROHIBITED
\$250 FINE

NO
PARKING
ANY
TIME
→

CK9-E4L







SPEED
LIMIT
20







SALEM SPRINGS
BAPTIST CHAPEL
Salem Springs, TN 37169
Sundays, 10:00 AM & 6:00 PM
Wednesday Services, 7:00 PM
Thursday Services, 8:00 PM
Contact: 615-595-1111

