

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only

received DEC 19 1984

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic ~~The~~ Elms Hotel

and/or common

2. Location

street & number Regent and Elms ~~Boulevard~~ ^{Bldg.} not for publication

city, town Excelsior Springs vicinity of

state Missouri code 29 county Clay code 047

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: hotel

4. Owner of Property

name Elms Hotel Associates Ltd.

street & number Suite 200, Sun Building, 7373 West 107th Street

city, town Overland Park vicinity of state Kansas 66212

5. Location of Legal Description

courthouse, registry of deeds, etc. Clay County Court House, Recorder of Deeds

street & number

city, town Liberty state Missouri

6. Representation in Existing Surveys

title Missouri State Historical Survey has this property been determined eligible? ☐ yes ☒ no

date 1978 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Missouri Department of Natural Resources, P. O. Box 176

city, town Jefferson City state Missouri 65102

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☐ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Elms Hotel in Excelsior Springs, Missouri is located just south of the business district at the intersection of Regent Street and Elms Boulevard. The hotel, facing north, sits back approximately 60 feet from Regent Street. Both Regent and Elms Boulevard feature planted median areas. The building has an irregular H-shaped plan and has a frontage of approximately 215 feet along Regent Street.

Construction Materials and Colors

The building is of steel frame and reinforced concrete construction. The exterior walls are veneered with limestone, brick, and stucco. The half-timbering and wood window sashes are painted brown; the stucco is painted a light beige color. The building is five stories in height and has a full basement. However, the center section appears as six stories because the semicircular projections on the north and south facades (dining areas with mezzanines) are equal to the height of the lobby.

North Facade

The main facade of the Elms Hotel faces north. The facade is broken into three main divisions by the extension of the two end bays, which project and frame the center section of the hotel. A two story, semicircular bay projects from the main facade and contains a dining area on the first floor. Originally the mezzanine level was also a dining area, but is now used for storage.

The individual bays of this facade terminate in gables. The twin gable surfaces of the end bays are half-timbered and serve to illustrate one of the hallmarks of the Tudor revival style of architecture.

The two upper stories of the center bay feature horizontal stucco spandrels which add decorative interest and define the division of the stories. The window heights vary and are tied together by wooden half-timbering and wooden strapwork on the stucco panels.

In addition to the gable roof terminations, the individual bays of the facade are identified by their enframing with stone piers. Each of the bays feature varying fenestration patterns, and in combination with the stucco spandrels, further convey a Tudor revival architectural character. Fenestration of the third and fourth stories of the center wing consists of paired rectangular windows which are flanked by smaller, square windows with stone sills and lintels.

The windows of the semicircular extension are Tudor-arched and are framed by stone piers which terminate in a stucco finish. Decorative medallions in raised relief are applied to the summit of those piers.

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An entrance to the hotel is located near the west end of the north facade. The entrance bay rises to a height of two stories. A gable roof protects the entrance over the first story. A second story over the entrance features two stone piers which frame a window divided into four rectangular panes by vertical muntins. A shaped stucco parapet terminates this entrance bay.

East Facade

The east facade continues the surface patterns and rhythms established by the north (main) facade. Exterior surface finishes are of brick and stone, and they alternate across the facade. The first story is faced with the same random coursed, rock faced ashlar that is used in the main facade.

The facade is divided into eight bays. The end bays are each rock faced. Bays two, four, and six are veneered in brick, creating a rhythm across the facade. The parapet wall peaks over each of these bays.

West Facade

The west facade abuts a parking lot, and is considered a major access point for the hotel. As a result, its articulation differs considerably from the east facade. The exterior wall surface is faced with stone through the fourth story. The fifth story is constructed of brick.

A porte cochere at the north end of this facade had earlier served as a "drop off" point for guests. It has since been enclosed and now contains a Tudor-arched window, which repeats the fenestration of the north facade.

An entryway is located on this side of the hotel, and it leads directly into the hotel lobby. The doorway is located immediately south of the porte cochere. The ballroom of the hotel extends off the lobby to the south. The windows of the ballroom extension are Tudor-arched.

The fenestration of the second through fifth stories is by rectangular windows which are grouped in pairs or in groups of three. Stone is laid in soldier course to form the lintels and sills.

A wooden shingle pent roof projects out just above the fourth story windows. Oriel windows appear on the third and fourth stories, at the north and south ends of the facade. Those bays terminate in a curvilinear shaped parapet which reestablishes the pattern which is present on the main facade.

The fifth story, which terminates the building, is veneered in brick. The parapet peaks over the oriel bays at the north and south ends of the facade.

The horizontal stuccoed spandrels which relieved the stone exterior of the main facade are used here as well on the oriel windows.

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South Facade

The south, or rear, facade of the hotel features two end wings that extend to the south of the property. This side of the building is essentially the mirror image of the north (main) facade.

It is interesting to note that while the south facade is a secondary facade, it is no less ornamented than its more public facade. The wealth of detailing evidenced by this facade is not surprising in that the hotel had extensive grounds which were further south of the building that were used for the enjoyment of its guests, who would have most probably approached the hotel from this direction on many occasions.

The use of Tudor inspired architectural elements are equally as evident on this facade. The alternation of construction materials (i.e. stone, stucco, and brick) enlivens the facade and creates a complexity of decoration.

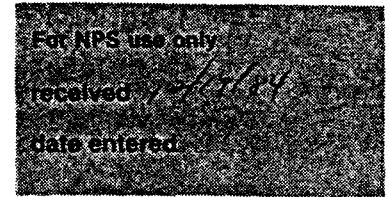
The two ends wings which project from the center differ somewhat in their treatment. The west wing terminates in a half-timbered double gable which duplicated the bay on the north facade. Much of the exterior wall surfaces are composed of stucco panels, which are framed with wooden timbers. The bay is enframed by stone piers which rise above the roof line and are castellated.

The one story ballroom extension projects to the south. Stone piers buttress the walls and frame the Tudor-arched windows. The south face of the east wing extension is constructed of brick and is less ornamented. The parapet wall peaks in an ornamental gable and brick is laid in a decorative herringbone pattern directly above the fifth story windows.

Those sides of the two wings which face the interior courtyard repeat the design used for the main facade. Bays either alternate between brick and stone finishes or are divided by stucco spandrels. The parapet wall peaks in decorative shapes above each of the main bay divisions. The central wing of the rear facade also repeats the decoration of the main facade. Bays are divided by stone piers and gable roofs terminate most of the individual bays. Where gable roofs do not terminate the bay, the parapet is either castellated or ends in a semicircular parapet. The dining room extends in a semicircle at approximately the middle of the center bay. Its ornamentation and fenestration mirrors that of the north facade.

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Significant Interiors

The hotel contains at least two rooms which feature significant original details.

Ballroom:

Although the ceiling has been dropped, the ballroom (which extends southward on the east wing) still conveys the sense of the original building. The massive rock faced walls and multipaned windows are clearly evident.

The focal point of the room is a coursed stone fireplace which is directly opposite the entrance to the room on the south wall. The aperture for the placement of the logs is rectangular, but red brick faces the opening creating the impression of a semicircular cavity.

The room continues to be used as a meeting place for large groups of people.

Dining Room:

The dining room is contained within a semicircular projecting bay, and is two stories in height. The entire first floor is used for dining, while only a portion of the second (mezzanine) floor is available for seating.

Because of the large Tudor windows on both the first and mezzanine levels, a great deal of light floods this dining area.

Alterations

A comparison of the present hotel with photographs taken shortly after the hotel opened reveals that the building has undergone few alterations. The most significant alteration accomplished was the enclosure of the porte cochere (date unknown) on the west facade.

Present Status and Condition

The building is currently used as a hotel. It is in excellent condition.

Site

A small surface parking area extends along the east side of the hotel. Beyond this (further east) is the Fishing River. North of the hotel, across Regent Street, are residences, a church, and another surface parking lot. A large, paved surface parking lot is to the west of the hotel. Extensive landscaped grounds extend south of the hotel and include tennis courts, gardens, and walkways.

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Tudor/Gothic Revival Architecture

The architectural style portrayed by the Elms Hotel does not strictly conform to any "pure" style. Rather, its ornamentation and plan suggest certain aspects of a style which recalls English architectural precedents.

One of the exponents of Late Gothic architecture in England was the Tudor style, named for the Tudor dynasty beginning in the late 15th century. Its hallmarks were the use of an "E" or "H" plan shape; large windows that dominated the walls; gables which were either straight or curved; and a profusion of wooden and plaster decoration.¹

In America the style did not become popular until the late 1800's. Often buildings constructed in this style featured half-timbers, with the brick work covered with stucco. When stone was used as the basic construction material, they were generally ornamented with crenellations and Tudor-arched windows and doorways.²

The Elms Hotel is designed as an "H" shaped plan which allowed more rooms for the guests to extend back across the grounds and frame a courtyard space. Construction materials vary and create interesting visual patterns. Stucco is applied on many gable surfaces, which are also half-timbered.

Notes

1. John Fleming, Hugh Honour, and Nikolaus Pevsner, The Penguin Dictionary of Architecture (Middlesex, England: Penguin Books Ltd., 1966), p. 91.
2. Carolyn Flaherty, "Tudor Houses," The Old-House Journal, March 1977, pp. 25 and 32-35.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1912 Builder/Architect Architect: Jackson & McIlvain

Statement of Significance (in one paragraph)

The Elms Hotel in Excelsior Springs, Missouri remains to testify not only to the extravagant tastes expressed by resort architecture in the Victorian age, but also to the premier role held by the town of Excelsior Springs as a popular health resort from before the turn of the century until approximately 1930. The hotel, a design by the prominent Kansas City architectural firm of Jackson and McIlvain, was the third to stand on the site. It reflects the innovations and standards of comfort that were incorporated into all "first-class" hotels of the period. The gracious accommodations that the hotel provided lured the rich and famous as well as the more modest citizen, to experience its genteel elegance. The hotel continues to suggest the permanence and grandeur of another age.

The Growth of America's Resort and Hotel Establishments

The period between 1820 and 1914 is generally considered the heyday of American hotels. During that period the United States led the world in the development of hotels and resorts, with each vying for the trade of the wealthy and middle-class alike. As they increased in size, the hotels capitalized on efficiency, cleanliness, and in providing good meals with silent, unobtrusive service.¹

The success of the American hotel/resort industry was aided by an astronomical increase in the population and a national wealth that increased at a rate even greater than that of the population. More importantly, transportation improvements made it possible to travel to fairly out-of-the-way places.²

Centuries ago Europeans had discovered the therapeutic value of water which contained a high mineral content. In fact, the ancient Romans had devised elaborate rituals around the taking of the waters and constructed pools and bath houses to satisfy the demands of its citizens.³ Two examples of springs which were exploited from early times for the value of their water are in Bath, England and St. Moritz, Switzerland. While the scientific community might have doubted the validity of any claims regarding the restorative powers of the water, the general public was convinced, as stories circulated about the healing qualities possessed by the waters. In America, resorts that claimed a beneficial effect on health were especially popular and some travelers made a grand circuit of spas which boasted these healing waters, traveling from Hot Springs, Arkansas; to Excelsior Springs, Missouri; to French Lick, Indiana; on to Saratoga, New York; and finally to Miami, Florida.⁴

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Excelsior Springs and its Waters

THE TOWN:

The history of this small Missouri town is inextricably linked to the presence of springs. The town is located in a small valley, through which two branches of the Fishing River flow. In 1880 a spring was discovered on the banks of this river that was claimed to have medicinal properties. The discovery of several more springs quickly followed. The healing power of these waters and their resulting fame was the impetus for the formation of the town. Excelsior Springs was incorporated as a village in 1881 and a building boom ensued shortly thereafter.⁵ An early promotional brochure described the burgeoning community in this way:

The early fame and popularity of the several springs have induced the young municipality to extraordinary efforts in the enterprise of physical embellishment...⁶

Within a short time the town could boast of sewers, asphalt and brick paving, water and gas works, an electric light plant, and telephone service. By 1883 the population had reached 1,375.⁷

THE WATERS:

Two or three glassfuls before taking breakfast, three or four in the forenoon, and a like quantity in the afternoon secure excellent results. A brisk walk, not too tiring, is recommended to aid the action of the water.⁸

That was the prescription recommended for such maladies as diabetes, liver afflictions, Bright's disease, cancer, and other numerous physical ills, at a time in America's history when great stock was taken in the restorative powers of mineral waters. These medicinal waters ensured the fame of Excelsior Springs, provided a name for the town, and gained for it a reputation unparalleled in the midwest. Thousands of visitors from across the country and abroad were drawn to Excelsior Springs for their health and for relaxation, causing the town to be described as "...the most cosmopolitan little city in America."⁹ Facilities were constructed to house these guests entertain them, and provide them with healing baths. By 1899 over 100 hotels and boarding houses had been erected in the city.¹⁰

Bottling and shipping the mineral waters from the various springs became an important Excelsior Springs industry and the waters became available in principal United States cities. The springs were analyzed for their specific mineral contents and each was then recommended for specific ailments. Several of the springs were located by the banks of the Fishing River. Others were obtained by digging deep wells. Among the noted springs were:

1) The Sulpho-Saline Spring

The water from this spring was obtained by digging a well. It was owned by the Music Hall Bath Company.

2) The Siloam Spring

This spring contained two grains of iron in every gallon. It was owned by the Mississippi Valley Trust Company of St. Louis.

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3) The Regent Spring

This iron-manganese spring was located on the river bank at the southern extremity of Elms Park. A pagoda was erected over the site. In 1889 the waters from this spring won a medal at the World's Columbian Exposition in Chicago.

4) The Saratoga

This spring was also known as the "sleepy spring" because of its reported effect on insomnia. It was owned by the Excelsior Springs Mineral Water Company.¹¹

Railroad transportation was an important factor in the success of any resort and this was true for the Elms Hotel. Although only thirty miles from Kansas City, a major metropolitan city of the midwest, without adequate rail transportation Excelsior Springs was a fairly isolated place. Some resorts were part and parcel of railroad promotion and planning. When resorts were developed by private interests, the railroads still recognized the business value of advertising the health centers along their routes.¹² In May of 1888 the Chicago, Milwaukee and St. Paul Railway had linked Excelsior Springs with Kansas City and St. Joseph, Missouri, and the neighboring Kansas towns of Atchison, Leavenworth, Lawrence, and Topeka.¹³

The depression had a devastating impact on the economy of Excelsior Springs, which was almost solely dependent on visitors to its resorts and the shipping of its waters. By 1933 the financially troubled city decided to seek a Federal loan in order to buy and improve the neglected springs, all of which were in private ownership. The loan was obtained and in 1935 ten springs were purchased. Construction began on a municipal facility, the Hall of Waters, and the springs were piped to this central distribution point.¹⁴

The Elms Hotel

The Elms Hotel, a landmark reminder of Excelsior Springs heyday as a resort, is the third structure to be located on the approximate same site. The first hotel was built in a response to accommodate the thousands who sought the healing waters of the springs.

The first Elms Hotel opened in July, 1888. The 200-room structure, owned and operated by the Excelsior Springs Company, was built while Excelsior Springs was still experiencing a great boom. The hotel was designed in the Second Empire style. The frame structure, three stories high, featured broad verandas that encircled the main and second stories. The popularity of the hotel necessitated the erection of a near-by "annex" of 75 additional rooms in 1889. In the 1890's the boom collapsed and the hotel eventually fell into receivership. In the fall of 1897 the hotel was acquired by a syndicate of Leavenworth, Kansas businessmen. It was destroyed by fire on May 9, 1898.¹⁵

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The second Elms Hotel was in existence for only a short while. It opened in July of 1909, just south and east of the former hotel site. Great fan-fare accompanied the opening with special trains running from Kansas City and St. Joseph, bringing 2,000 visitors into town to celebrate the occasion.¹⁶

The 300-room building was constructed for the Elms Realty Company, consisting of a Kansas City lawyer, I.J. Ringolsky and J.H. White, President of the Baltimore Shirt Company. It was leased to Kansas Citian Willis Wood and was managed by John Emmke.¹⁷ This second Elms Hotel building was designed by Kansas City architects Jackson and McIlvain. After operating only 15 months, this building was also destroyed by fire.¹⁸

Construction of the third and present Elms Hotel was announced by the Elms Realty Company soon after the 1910 fire which destroyed its predecessor. It was also designed by Jackson and McIlvain and stylistically was quite similar to the second Elms. The major difference was its fireproof construction of steel frame and reinforced concrete. The 225-room facility was designed for the comfort and health of its guests. It opened in August of 1912.¹⁹

The hotel featured a number of sun rooms, a ballroom, and a vast lobby. It took 14,000 yards of carpet to cover the expanse and cost \$1,500 just to lay it.²⁰ The stairways were constructed of steel and marble, adding not only the building's ability to withstand fire, but also adding to the elegance of the interior. The ballroom was beamed and the walls mirrored, and when desired was used as a sunroom for the guests.²¹

The rooms themselves contained private baths and featured built-in wardrobes. They were designed so that they had an outside exposure and had from two to four windows. The hotel featured various facilities where guests could take the waters, including tubs where mineral waters were pumped in. The women's bathroom, in addition to the water baths, was equipped for mud baths as well.²²

In 1922 the Elms Realty Company sold the hotel to Dr. A.S. McCleary, operator of a Kansas City sanitarium.²³ He sold the hotel in 1925 to the Roberts Hotel Company of Chicago.²⁴ During the 1920's, gambling became an additional attraction at the hotel. Attempts were made to abolish this form of entertainment in the 1930's, but as late as 1949 slot machines were considered "...as much a part of the recreation scheme as the cocktail hour or dinner dancing."²⁵

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The hotel continued to be a popular and profitable operation until the time of the depression. In 1932 the medicinal effectiveness of mineral waters came under attack by the American Medical Association. That same year, the hotel was declared bankrupt and was purchased by the Epplly Hotel chain.²⁶ During the 1930's and 1940's there were several changes of ownership.

Over the years the hotel attracted a variety of notable visitors. Among the guests were oil magnate Harry Sinclair, artist Thomas Hart Benton, and television personality Dave Garroway. President Harry Truman spent the 1948 election night at the Elms.²⁷

In 1956 the Elms Hotel was purchased by the Sheraton Corporation of America, and then was quickly resold to the Fields Hotel Corporation. By 1960 the hotel was in bankruptcy again. The following year it was repurchased by the Sherator chain, who kept it open sporadically until 1971. Then they sold it to Gotham Hotels, Inc. of New York who, much to the chagrin of the local citizens, used it only as a tax write-off. A delegation of Excelsior Springs officials traveled to New York to encourage the hotel owners to restore and reopen this important facility. Finally, in 1973 a local group of investors were able to purchase the hotel and made plans to restore it to its former grandeur. Unfortunately, their financing was inadequate. For three years (1973, 74 and 75) it was put up for auction at the annual tax sale held by the Clay County Collector. No bids were received until 1976 when it was purchased by Kansas City businessman Robert Bisbee. He began restoring the hotel and reopened it in 1977. The old massage and water-therapy facilities were removed and replaced with new spa facilities, including hot baths and an interior oval swimming track.²⁹

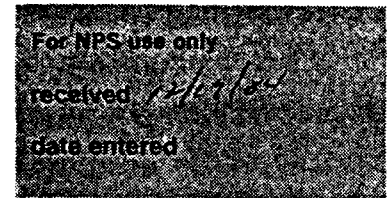
In 1982 Bisbee sold the hotel to the current owners, a limited partnership known as the Elms Hotel Associates, who are continuing the restoration efforts.³⁰ Having survived many difficult years, the hotel appears once again as an important asset within the Excelsior Springs community.

Architects

Newspaper accounts credit the Kansas City architectural firm of Jackson and McIlvain with the design of both the 1909 and 1912 Elms Hotel structures. Another noted Kansas City architect, Louis Curtiss, also appears to have been involved to some degree in the design of the 1909 building. Evidence which leads to this conclusion includes a list of projects which Curtiss compiled.³¹ Included in that listing is an entry which reads, "Elms Hotel. Excelsior Springs, Mo. The Elms Realty Company." This entry probably refers to the 1909 Elms Hotel, since the first (built in 1888) was constructed for the Excelsior Springs Company and not the Elms Realty Company.

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The 1908 Elms Hotel also possesses strong similarities to the El Bisonte Hotel in Hutchinson, Kansas, that Curtiss designed in 1906, which lends further credence to the influence of Curtiss in the design of the Elms.³²

Frederick McIlvain was a draftsman in Louis Curtiss' office from 1892 until around 1908 when he formed a partnership with Frank Jackson. Thus, the second Elms of 1908, closely related to the El Bisonte Hotel design by Curtiss of two years earlier, was commissioned the same year his former draftsman started his own practice. It therefore appears that the student was definitely influenced by the work of his mentor.

Jackson and McIlvain continued their partnership until 1916. Among their other works were a theater in Parsons, Kansas (1913); the S.S. Kresge Store in Kansas City (1912-13); a commercial building at 3240 Main Street, Kansas City (1914); and several Kansas City residences.

Frederick McIlvain was born in Bloomington, Illinois in 1873. He was active in professional architectural organizations in Kansas City, serving as Treasurer of the Kansas City Architectural Club in 1902 and as Secretary in 1903. He died a few months after retiring in 1926.³³

Frank Jackson was born around 1873. He worked as a carpenter before becoming a draftsman in the office of Kansas City architect Frederick Hill in 1896. The following year he was employed by the firm of Van Brunt and Howe. He opened his own office in 1901 and practiced alone until 1908 when he formed a partnership with Frederick McIlvain. After a long siege of ill health, he committed suicide in 1917.³⁴

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in Missouri history, as outlined in "Missouri's State Historic Preservation Plan." The Elms Hotel is, therefore being nominated to the National Register of Historic Places as an example of the themes of "Architecture," "Economics," and "Recreation."

NOTES

1. Richard Guy Wilson, ed., Victorian Resorts and Hotels (Philadelphia: The Victorian Society in America, 1982), p.11.
2. Brendan Gill and Dudley Witney, Summer Places (New York: Methuen, Inc., 1978), pp. 33 and 36.
3. Joseph Wechsberg, The Lost World of the Great Spas (New York: Harper & Row, 1979), p. 10.
4. Kathy Duncan, "Ellet Remembers Glory Days at the Elms," Excelsior Springs Daily Standard, 17 March 1977.

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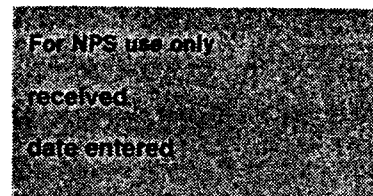
For NPS use only
received <i>[Signature]</i>
date entered

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5. W.H. Woodson, History of Clay County (Topeka: Historical Publishing Co., 1920), p. 175; W.W. Gatewood, History of Clay and Platte Counties, Missouri (St. Louis: National Historical Company, 1885), p. 385.
6. Excelsior Springs--The Missouri Saratoga (Chicago: H.R. Persinger, n.d.), p. 3.
7. Gatewood, History of Clay and Platte Counties, p. 386.
8. "In the City of Health," Kansas City Star, 20 April 1899, p. 4.
9. Ibid.
10. Ibid.
11. Ibid.
12. Billy M. Jones, Health-Seakers in the Southwest, 1817-1900 (Norman: University of Oklahoma Press, 1967), pp. 150 and 158.
13. "Facts Regarding Excelsior Springs," Kansas City Star, 12 May 1888.
14. "Excelsior Springs Plans a Vigorous Campaign to Hasten Realization of Its Dreams," Kansas City Star, 27 August 1933, sec. C, p. 1; "What You Should Know About Your Mineral Water System," Excelsior Springs Daily Standard, 5 November 1936, p. 1.
15. "The Elms Burned," Kansas City Star, 9 May 1898, p. 8.
16. "Excelsior's Day of Joy," Kansas City Star, 30 July 1909, p. 8.
17. "The New Elms Hotel in Excelsior Springs to be Finished Next Winter," Kansas City Times, 3 March 1911, sec. D, p. 1.
18. "New Elms Burns," Kansas City Star, 30 October 1910, p. 1.
19. "The Finest Elms is Ready," Kansas City Star, 6 August 1912, sec. A, p.
20. Ibid.
21. "The New Elms Hotel, " Kansas City Times, 3 March 1911.
22. Ibid.
23. "Elms Hotel in Springs is Sold: Brings \$450,000," Kansas City Journal, 2 February 1922, p. 3.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet ELMS HOTEL

Item number 8

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24. "New Elms Owners Take Over Property," Excelsior Springs Daily Standard, 4 January 1925, p. 1.
25. Roger Swanson, "Slots in Spa Hotels," Kansas City Star, 9 March 1949, p. 1.
26. "Sheraton-Elms Hotel Sale is Announced," Excelsior Springs Daily Standard, 9 October 1968.
27. Duncan, "Ellet Remembers," Excelsior Springs Daily Standard, 17 March 1968.
28. Virginia Stollings, "Spa Splendor Only a Memory," Kansas City Star, 16 September 1975, p. 1.
29. "The Elms," Kansas City Times, 27 May 1982, sec. C, p. 1.
30. Steve Nicely, "Excelsior Springs Hotel Sold to Kansas City Men," Kansas City Times, 30 December 1982, sec. D, p. 8.
31. "Louis Curtiss," unpublished files, Landmarks Commission of Kansas City, Missouri.
32. Fred T. Comee, "Louis Curtiss of Kansas City," Progressive Architecture, August 1963, pp. 4-5.
33. Henry F. and Elsie R. Withey, Biographical Dictionary of American Architects (Deceased) (Los Angeles: New Age Publishing Co., 1956), pp. 407-408.
34. Western Contractor, 7 November 1917, p. 10.

9. Major Bibliographical References

Duncan, Kathy. "Ellet Remembers Glory Days at the Elms." Excelsior Springs Daily Standard, 17 March 1977.

"In the City of Health." Kansas City Star, 20 April 1899.

10. Geographical Data

Acreage of nominated property approx. one acre

Quadrangle name Excelsior Springs, Mo.

Quadrangle scale 1:24,000

UTM References

A

1	5	3	94	3	80	43	5	4	70	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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H

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Verbal boundary description and justification

See Continuation Sheet.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Ellen J. Uguccione; Sherry Piland - Architectural Historians

organization Piland-Uguccione, Art & Architectural Research date Nov. 5, 1984

street & number 7412 Grand telephone (816) 333-5517

city or town Kansas City state Missouri 64114

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

John Karel, Director & Deputy State Historic Preservation
title Officer, Division of Parks & Historic Preservation

date 11-29-84

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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received
date entered

Continuation sheet ELMS HOTEL

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Page 1

Stollings, Virginia. "Spa Splendor Only a Memory." Kansas City Star, 16 September 1975.

"The Finest Elms is Ready." Kansas City Star, 6 August 1912.

"The New Elms." Kansas City Times, 3 March 1911.

Wilson, Richard Guy. Victorian Resorts and Hotels. Philadelphia: The Victorian Society in America, 1982.

Woodson, W.H. History of Clay County. Topeka: Historical Publishing Co., 1

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National Park Service**

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Continuation sheet ELMS HOTEL

Item number 10

Page 1

Verbal Boundary Description:

All that part of City Block 131, Excelsior Springs, Clay County, Missouri, situated in the north half of the northwest quarter of Section 12, Township 52, Range 30, in said city, county and state, also known as Lot C, CENTRAL PARK, more particularly described as follows: Beginning at a point on the south line of Regent Avenue (formerly known as Promenade) as now established, which is south 89 degrees, 53 minutes, 4 seconds East, 171.84 feet from its intersection with Kansas City Avenue, as now established; thence continuing south 89 degrees, 53 minutes, 4 seconds East along said south line, 239.17 feet; thence south 0 degrees, 12 minutes 18 seconds west, 277.80 feet; thence north 89 degrees, 47 minutes 42 seconds west, 239 feet; thence north 0 degrees 10 minutes, 8 seconds east, parallel with said east line of Kansas City Avenue, 277.43 feet to the point of beginning.

**United States Department of the Interior
National Park Service**

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date entered

Continuation sheet ELMS HOTEL

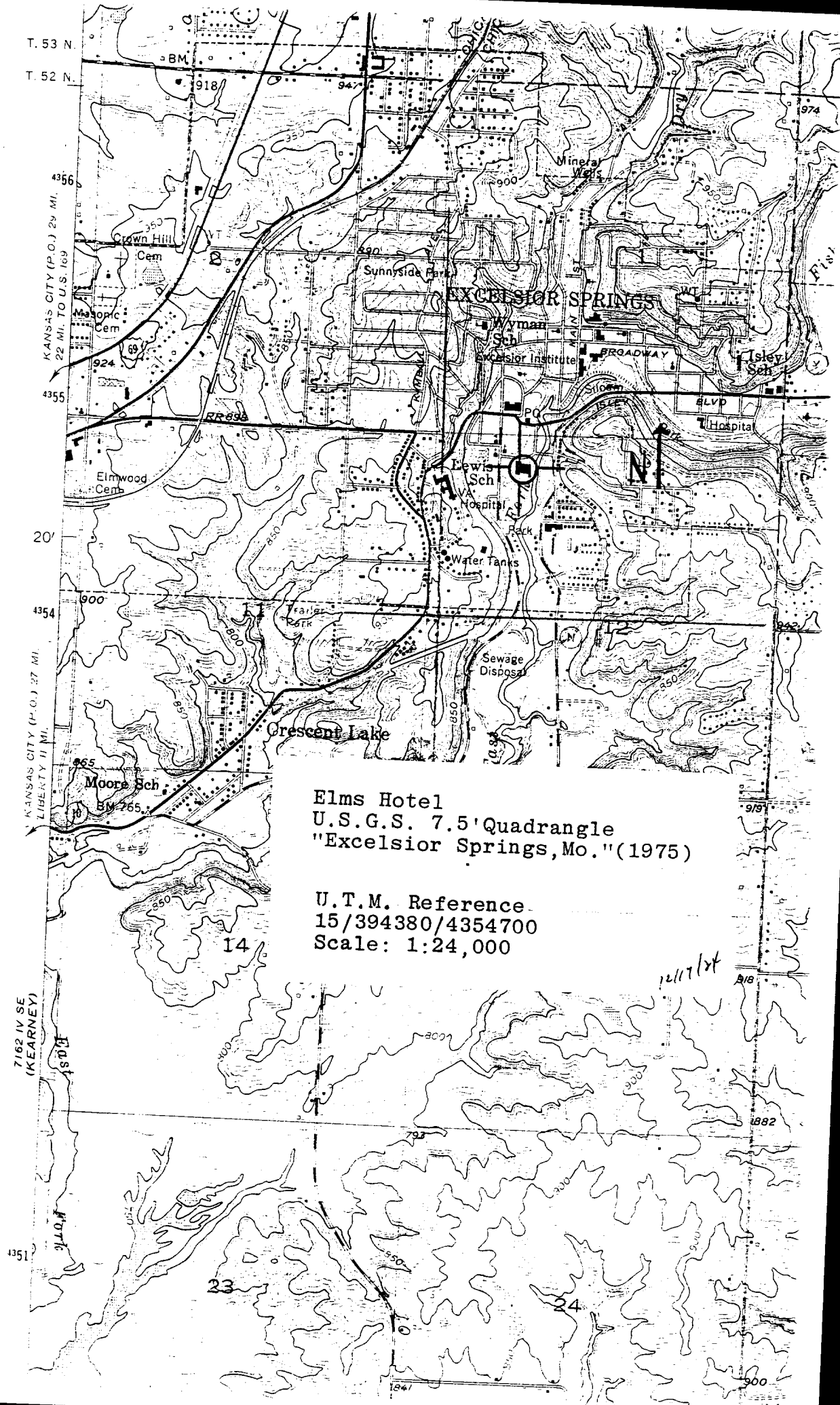
Item number 11

Page 1

2. James M. Denny, Chief of Survey and
Registration Section and State
Contact Person

Historic Preservation Program
Department of Natural Resources
P.O. Box 176
1915 Southridge Drive
Jefferson City

November 15, 1984
(314) 751-4096
Missouri 65201



Elms Hotel
U.S.G.S. 7.5' Quadrangle
"Excelsior Springs, Mo." (1975)

U.T.M. Reference
15/394380/4354700
Scale: 1:24,000

7162 IV SE
(KEARNEY)

KANSAS CITY (P.O.) 29 MI.
22 MI. TO U.S. 169

KANSAS CITY (P.O.) 27 MI.
LIBERTY 11 MI.

12/17/84

14

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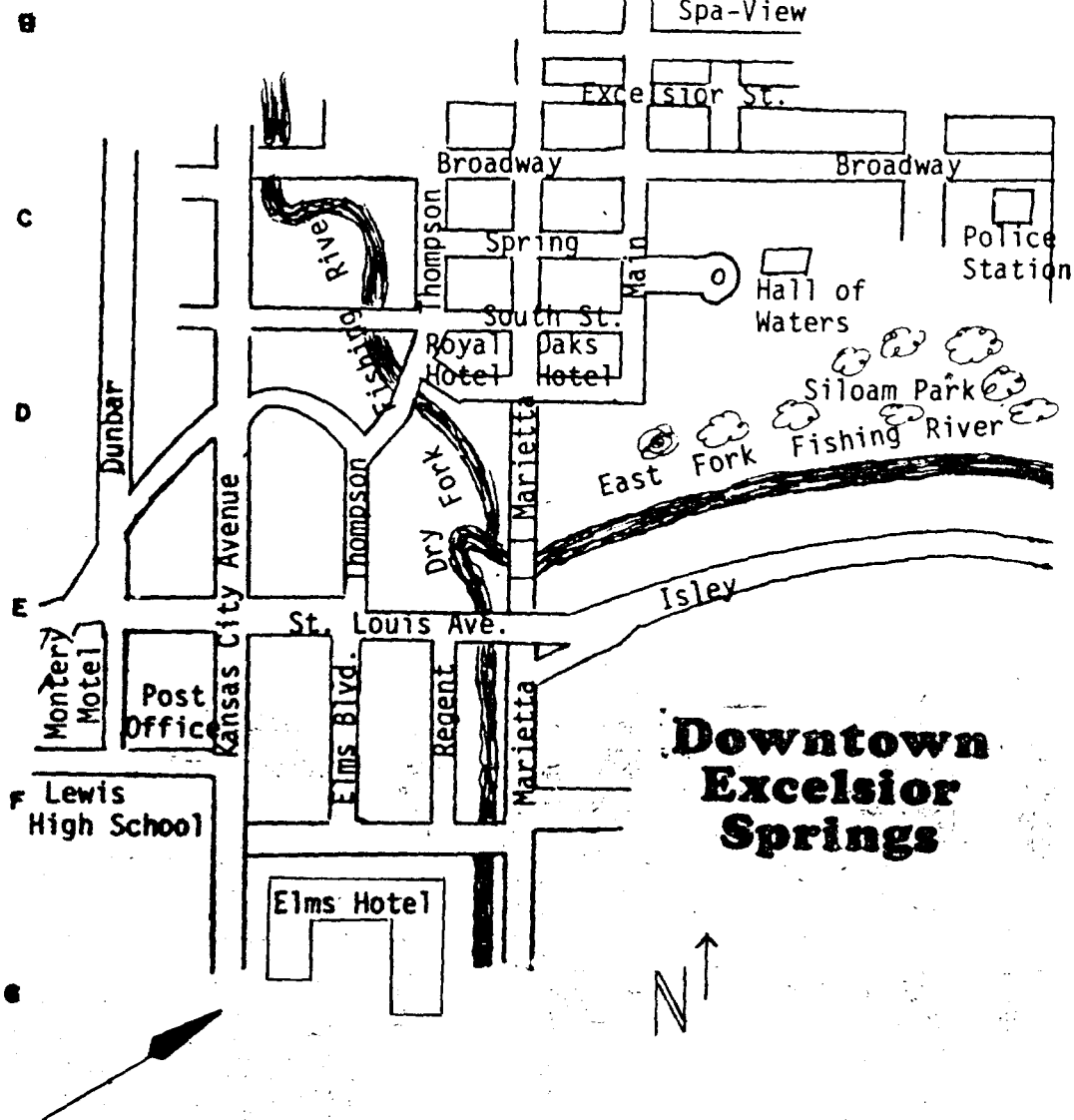
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Chamber of Commerce

EXCELSIOR SPRINGS, MO. 64024

The Mineral Waters
of Excelsior Springs—
Greatest Variety of
any Spa in the World



ELMS HOTEL - Locatør Map

Elms Hotel 1 Of 10
Excelsior Springs, MO
Photographer: Ellen J. Uguccioni
October 1984

Piland-Uguccioni
Architectural Research Historians
7412 Grand
Kansas City MO 64114

Main (North) Facade
View looking southeast



Elms Hotel 2 of 10
Excelsior Springs, MO
Photographer: Ellen J. Uguccioni
October 1984

Piland-Uguccioni
Architectural Research Historians
7412 Grand
Kansas City, MO 64114

North facade
view looking southeast

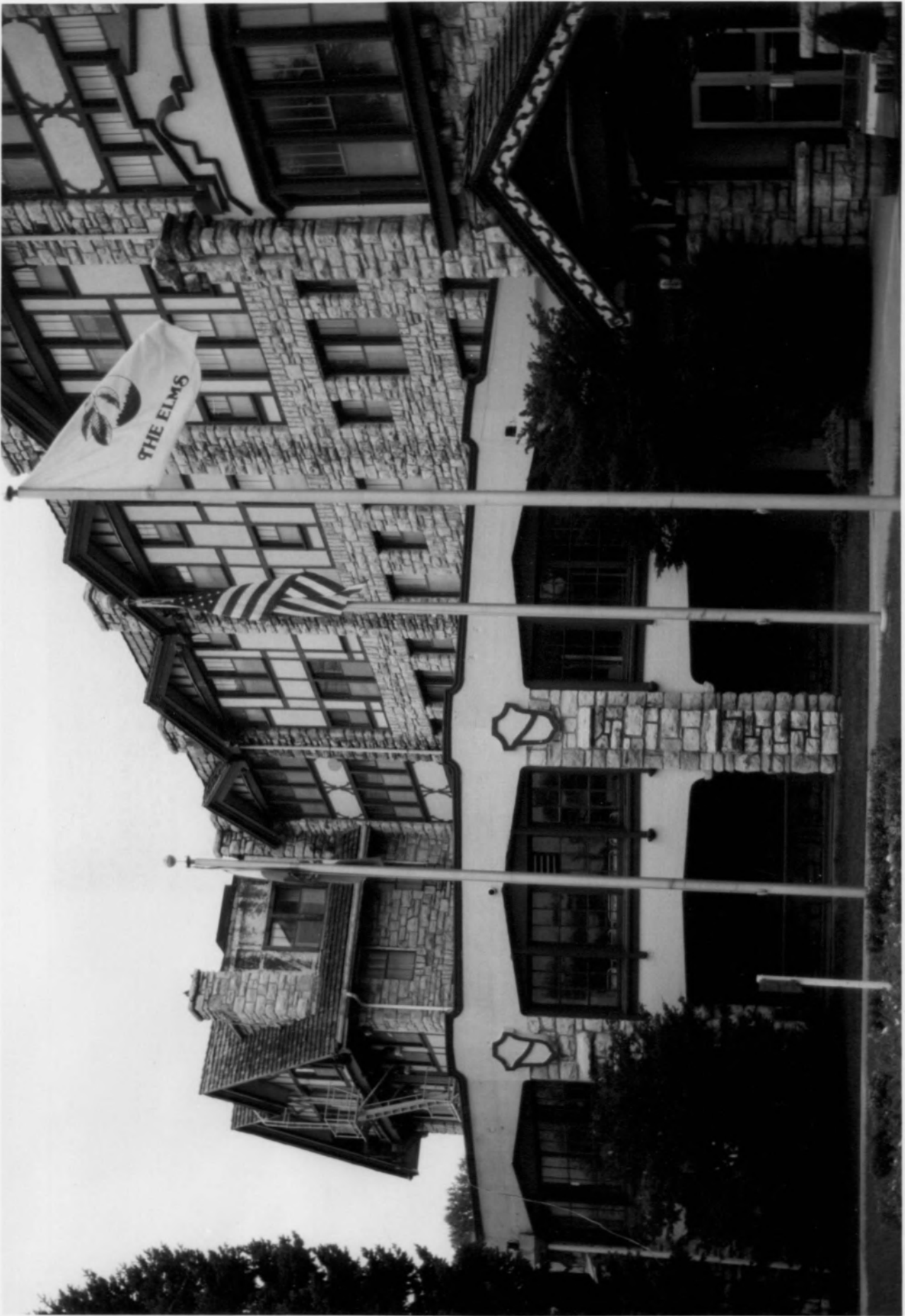


Elms Hotel
Excelsior Springs, MO
Photographer: Ellen J. Uguccioni
October 1984

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Piland-Uguccioni
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7412 Grand
Kansas City, MO 64114

Detail, Main (North) Facade
View Looking southeast



Elms Hotel 4 Of 10
Excelsior Springs, MO
Photographer: Ellen J. Uguccione
October 1984

Piland-Uguccione
Architectural Research Historians
7412 Grand
Kansas City, MO 64114

East Facade
View Looking southwest



Elms Hotel
Excelsior Springs, MO
Photographer: Ellen J. Uguccioni
October 1984

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Kansas City, MO 64114

West facade
View looking southeast



Elms Hotel
Excelsior Springs, MO
Photographer: Ellen J. Uguccioni
October 1984

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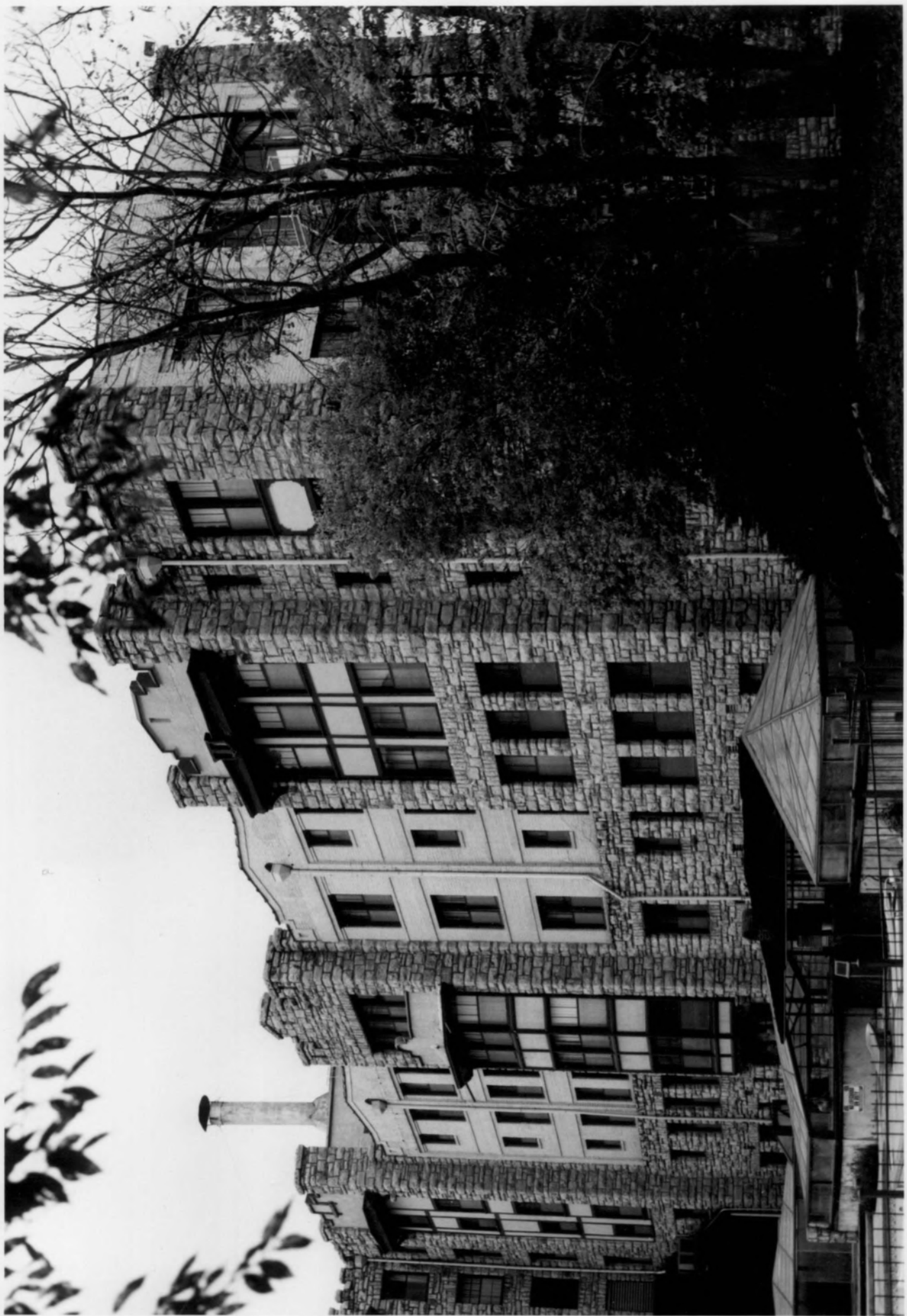
Detail
South Facade
Looking northwest



Elms Hotel 7 of 10
Excelsior Springs, MO
Photographer : Ellen J. Uguccioni
October 1984

Piland-Uguccioni
Architectural Research Historians
7412 Grand
Kansas City, MO 64114

Detail,
East wing of the South Facade



Elms Hotel 8 Of 10
Excelsior Springs, MO
Photographer: Ellen J. Uguccioni
October 1984

Piland-Uguccioni
Architectural Research Historians
7412 Grand
Kansas City, MO 64114

Detail, Interior
Ballroom
View Looking south



Elms Hotel 9 of 10
Excelsior Springs, MO
Photographer: Ellen J. Uguccioni
October 1984

Piland-Uguccioni
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7412 Grand
Kansas City, MO 64114

Detail, Interior
Dining Room
View looking southeast



Elms Hotel 10 of 10
Excelsior Springs, MO
Photographer: Ellen J. Uguccioni
October 1984

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View of Grounds
looking northeast towards the
Elms Hotel

