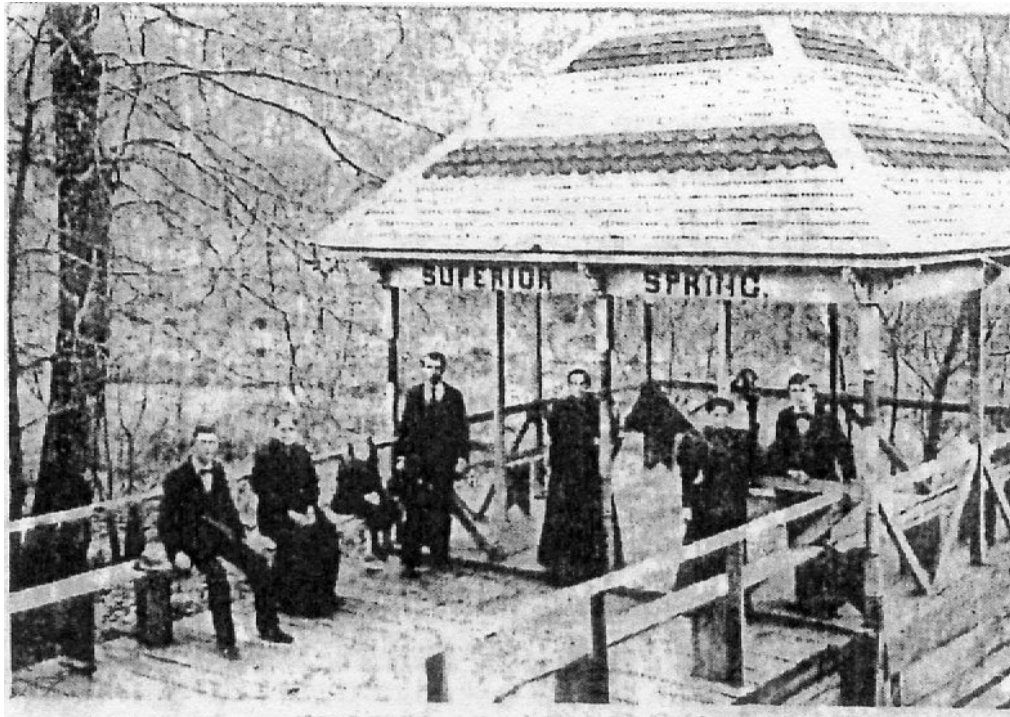


Isley Boulevard Neighborhood Excelsior Springs, Missouri Architectural Survey

CL-AS-016



Rhonda Chalfant, Ph. D.
July 2017

Isley Boulevard Neighborhood Survey
CL-AS-016
Final Report

Contents

Acknowledgements	2
Introduction	3
Objectives	5
Methodology	6
Geographical Description of Survey Area	8
Period of Significance	10
Area of Significance	11
History	12
Introduction	12
Background of Clay County Settlement	12
The Waters	13
History of Excelsior Springs	16
Historic Context of Isley Boulevard Neighborhood Survey Area	25
Historic Resources in Survey Area	34
Recommendations	41
Bibliography	42
Figure Log	47
Figures	48
Explanation of Inventory Forms	75
Chart Listing Properties in the Survey Area	76
Inventory Forms	
Map of Isley Boulevard Survey Area	

Acknowledgements

Completion of this project would not have been possible without the assistance of many individuals and organizations.

The City of Excelsior Springs Community Development Office, especially Administrative Assistant Jamie Blackburn, provided information and maps, and made abstract available. The Excelsior Springs Historical Planning Commission members were gracious and helpful.

Various museums and archives offered valuable information. The Hall of Waters Museum provided background, and volunteers there provided anecdotal information about the neighborhood. The Excelsior Springs Museum provided City Directories and staff there answered the many questions about the development of the Isley Boulevard neighborhood. Special thanks are due to Sonya Morgan, who provided information about the area around Superior Park. Other residents of Excelsior Springs, including but not limited to Harry Soltysiak, provided abstracts, photos, and information.

The Excelsior Springs branch of Mid-Continent Public Library had many local histories in its collection; these provided photographs and information. The staffs of the State Historical Society of Missouri, the Missouri State Archives, and the Missouri Valley Room of the Kansas City Public Library were helpful and their collections provided valuable information, photographs, and maps.

Allison Archambo at SHPO answered many questions and guided me through the process of producing a worthwhile survey and report.

Thanks are due to each of these individuals and organizations.

Introduction

The city of Excelsior Springs, Missouri, has for many years had a strong commitment to identifying, recognizing, and preserving its historic resources. In 1978, a city ordinance established an Historic Preservation Commission, and in 1991 the Missouri Department of Natural Resources State Historic Preservation Office designated Excelsior Springs a Certified Local Government.

Six buildings in Excelsior Springs are individually listed in the National Register of Historic Places. These include the Hall of Waters at 201 East Broadway Street, listed 6-9-1983; the Elms Hotel at 401 Regent Street, listed 3-29-1985; the Wyman School at 100 Dunbar Street, listed 7-24-2008; the Mt. Zion Methodist Episcopal Church at 114 North Marietta Street, listed 10-28-2009; the Ligon Apartment at 211 East Excelsior Street, listed 5-17-2010; and the Colonial Apartment at 328 East Broadway Street, listed 6-24-2010.¹

Three historic districts in Excelsior Springs have been designated and listed in the National Register of Historic Places. These include the Hall of Waters Commercial East Historic District along portions of East and West Broadway and Main Street, listed 5-27-1999; the Hall of Waters Commercial West Historic District along portions of Thompson and St. Louis Avenues, South, Main, Marietta, and Spring Streets, and Elms Boulevard, listed 5-29-1999; and the Elms Historic District along the 400 block of Regent Street, the 500 block of Elms Boulevard, and the 500 and 600 blocks of Kansas City Avenue, listed 3-31-2014.²

In addition, several architectural surveys have been completed. In 1991, Three Gables Preservation completed a Survey Plan for the city, suggesting a number of neighborhoods and resources that needed to be surveyed in order to identify historic resources eligible for inclusion in the National Register of Historic Places as part of a specific historic district or as individual listing.³ Surveys completed include the Excelsior Springs Park and Driveway System, surveying parks and drives through the city, completed 2-15-1994; the Boarding House District, surveying the area from Foley Street on the north to the north side of Isley Boulevard on the south and Penn Street on the west to Gordon Street on the east, completed 6-10-1994; the Excelsior Springs Job Corps Center, surveying the buildings in the area around Sycamore and St. Louis Avenues, completed 6-10-1996; and the Mineral Wells and Springs Survey identifying the historic mineral wells and springs throughout the city, completed 6-17-2012.⁴ On 6-17-2012, Three Gables Preservation prepared a Multiple Property Documentation Form noting types of property in Excelsior Springs and identifying areas of significance for individual buildings and districts that might be listed in the National Register of Historic Places.⁵ In 2014, Three Gables Preservation

¹ Missouri State Historic Preservation Office, "National Register Nominations by County," <https://dnr.mo.gov/shpo>.

² Ibid.

³ Deon Wolfenberger, Survey Plan for Excelsior Springs, Missouri, 1991.

⁴ Missouri State Historic Preservation Office, "Architectural Surveys by County," <http://dnr.mo.gov/shpo>.

⁵ Deon Wolfenberger, *Historic Resources of Excelsior Springs, Missouri*, Multiple Property Documentation (Washington, D.C.: U. S. Department of the Interior, 2012). Hereafter cited as *Historic Resources*.

prepared a set of Guidelines for renovations of buildings included in the Boarding House Historic District survey.⁶

The Survey Plan suggested that a survey of the residential neighborhood south of Isley Boulevard between the Fishing River on the west and Calhoun Street on the east be completed in order to determine whether the neighborhood had enough resources to be designated an historic district and listed in the National Register of Historic Places.⁷ In 2016, the city, assisted by the SHPO, contracted for a reconnaissance level survey of the Isley Boulevard Neighborhood. The suggestions in both the Survey Plan and the Historic Resources of Excelsior Springs Multiple Property Document were used in completion of the survey. The survey was completed in July 2017.

⁶ Missouri State Historic Preservation Office, "Architectural Surveys by County," <https://dnr.mo.gov/shpo>.

⁷ Deon Wolfenberger, Survey Plan.

Objectives

The primary purpose of this reconnaissance level architectural survey was to evaluate resources to determine if they are eligible for inclusion in historic districts and to determine appropriate boundaries for those districts, as well as to identify resources that might be eligible for individual listing in the National Register of Historic Places. In order to complete the survey, the historic context of the area and the existing historic character of the area has been studied and evaluated. The information about individual properties is presented on individual inventory forms, and general information about the resources, the neighborhood's history, and its character is summarized in this report. In addition, recommendations for designating and nominating specific historic districts or buildings eligible for individual listing are presented in the report.

One of the areas recommended for survey in the 1991 Survey Plan is an approximately sixteen acre area in the Isley Boulevard Neighborhood, roughly bounded by the south side of Isley Boulevard on the north, Park Avenue and Roosevelt Avenue to the south, the area west of Temple Avenue to the west and Calhoun Street to the east. The Isley Boulevard Neighborhood survey area contains 78 resources, most of which were built during the late nineteenth and early twentieth centuries.

The survey seeks to describe and catalog the types and styles of buildings, outbuildings, and structures in the survey area, and to present detailed information about the history and detailed descriptions of the resources in the survey area on Inventory Forms, which are accompanied by PDF photographs in both digital format and archivally sound 5" by 7" black and white prints.

The survey also seeks to determine whether sufficient contributing properties exist to warrant a proposed historic district or districts within the Isley Boulevard Neighborhood survey area. If sufficient resources exist, the survey seeks to identify the boundaries of such a district or district.

Methodology

The city hired Rhonda Chalfant, Ph.D., of Chalfant Consulting to conduct the survey. Chalfant meets the 36 CFR 61 criteria required by the Secretary of the Interior Professional Qualifications Standards for Architectural Historian/Historian per the requirements of the Missouri State Historic Preservation Office.⁸ The reconnaissance level survey was conducted following the guidelines established in *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, the Missouri State Historic Preservation Office's "Standards for Professional Architectural and Historic Surveys" and the Missouri State Historic Preservation Office's "Instructions for Completing the Architectural/Historic Inventory Form."⁹ The city consulted with the Missouri State Historic Preservation Office to establish a time line for completion of the work in both digital and print versions.

The survey includes two types of research—archival research and field research. Archival research began with general background research into the history of the settlement of Clay County, the development of the mineral springs there, the growth of the city of Excelsior Springs, and the Isley Boulevard Neighborhood conducted at the State Historical Society of Missouri in Columbia, at the Missouri State Archives in Jefferson City, at the Missouri Valley Room of the Kansas City Public Library, at the Excelsior Springs branch of the Mid-Continent Public Library, and at the Excelsior Springs Museum. On-line resources about the history of the community were also used for background research. Specific sources used are identified with footnotes in the text and in a bibliography at the end of the report.

This general research was followed by detailed research into information about the individual buildings in the district. Building dates of each property were first identified by using information from the Clay County Assessor's office. This research was followed by further research at the Excelsior Springs Museum into the history of the city, the mineral waters, and the Isley Boulevard Neighborhood. The museum's collection of City Directories of 1908, 1922, and 1938 helped to establish the building dates of each resource and identified the occupants of the homes in the survey area and their occupations. Sanborn Insurance Maps for 1909, 1913, 1926 and 1942 further helped establish building dates and historic footprints of individual properties. Other archival research included examination of plat maps provided by the city of Excelsior Springs that helped determine the dates of the establishment of each subdivision included in the survey area.

Field research began with a drive through of the neighborhood, followed by a pedestrian survey that involved making field notes that included a description of each resource. The description included information about the type, style, number of stories, foundation material, basement, roof shape and

⁸ "Standards for Professional Architectural and Historical Surveys," 26 February 2016, accessed 11-20-2016.

⁹ *Guidelines for Local Surveys: A Basis For Preservation Planning*, National Register Bulletin No. 24 (Washington, D. C.: U. S. Department of the Interior/National Park Service, 1985), hereafter cited as *Guidelines*; *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin No. 15 (Washington, D. C.: U. S. Department of the Interior/National Park Service, 1991), hereafter cited as *Criteria*; "Standards for Professional Architectural and Historical Surveys" (Jefferson City, MO: Missouri State Historic Preservation Office, 2016), hereafter cited as *Standards*; "Instructions for Completing the Architectural/Historical Inventory Form" (Jefferson City, MO: Missouri State Historical Preservation Office), hereafter cited as *Instructions*.

covering, wall cladding, window placement and configuration, porch configuration, and types and dates of alterations and additions to the building. Descriptions also included information about the type of outbuildings, if any, associated with the property. The description further included a description of the lot, including fences and other structures, as well as GPS coordinates for each property. The field research also involved photographing each building, outbuilding, and structure in the survey area

General information gathered during archival research was used in preparing the History of Excelsior Springs and the Historic Context of the Survey Area sections of the report. The information gathered during archival research and field research was used in the preparation of individual Inventory Forms for each resource. The Inventory Forms were used in the preparation of the Historic Resources in the Survey Area section of the report. The photographs are formatted in JPEG format in both digital and archivally sound 5" by 7" prints that accompany the report. These photographs are keyed to the numbers assigned to the inventory forms. A map showing the neighborhood with the footprints of the buildings and their status as contributing and non-contributing buildings also accompanies the inventory forms and the report. Completed copies of the Isley Boulevard Neighborhood Survey in both digital and hard copy formats were given to the Missouri State Historic Preservation and to the City of Excelsior Springs. A hard copy of the report was also given to the Excelsior Springs Museum.

Geographical Description of the Survey Area

Excelsior Springs is a small town of approximately 11,800 people located about thirty miles northeast of Kansas City in the Y-shaped area between the Dry Fork and the East Fork of the Fishing River. The city is located primarily in the Fishing River Township, Township 52 North, Range 30 West, of Clay County. The largest part of the town lies in Clay County; a small portion extends east into Ray County. To the east of the Excelsior Springs' city limits in Ray County is an area incorporated as Wood Heights that uses the Excelsior Springs Zip Code. The city now covers approximately 10.45 square miles of land. The terrain is hilly and timbered, with attractive parks, drives, and walking trails overlooking pleasant landscapes. The city is well known for the twenty mineral springs and multiple wells that were developed as health resorts during the late nineteenth and early twentieth centuries.¹⁰

The Survey Area

The survey area suggested by Three Gables Preservation is a sixteen acre area in the Isley Boulevard Neighborhood in Township 52 North, Range 390 West, and Section 1 of Clay County. The survey area is roughly bounded by the south side of Isley Boulevard on the north, Park Avenue and Roosevelt Avenue on the south, an area west of Temple Avenue on the west, and Calhoun Street to the east (Figure 1).¹¹ The area is roughly trapezoidal in shape. The GPS coordinates are 39.340352, -94.218475 at Isley Boulevard west of Temple Street; 39.340434, -94.213367 at Isley Boulevard and Calhoun Street; 39.338904, -94.214293 at the southeast corner slightly south of Roosevelt Avenue; and 39.338833, -94.217179 at the southwest corner slightly south of Roosevelt Avenue.

The survey area borders the southern edge of the area surveyed as the Boarding House District on the north. The Isley Boulevard Neighborhood survey area includes parts of three additions to the city—the southern half (lots 5, 6, 7, and 8) of the Isley Addition, the southern portion (lots 6, 7, 8, and 9) of the Saratoga Addition, and all (lots 1, 2, 3, and 4) of Weatherby's Addition (Figure 2). To the south of the survey area is a parkway and scenic drive along the Fishing River.

In 1887, Jeremiah Isley filed a plat for an addition called Isley's Addition that included Summit Street (now Benton Street and part of the Boarding House District survey area), Broadway (now Isley Street), and the north side of Park Avenue from north to south, and S. Francis Street, Gordon Street, Lee Street, and Calhoun Street from west to east. In the area of the addition south of Park Avenue no streets were designated (Figure 3).¹² This area would be developed when the south side of Park Street and both sides of Roosevelt Avenue, Lincoln Street, and Superior Street were laid out by R. H. Weatherby as part of Weatherby's Addition that was platted in 1904 (Figure 4).¹³ The Saratoga Addition, which extends north of Isley Boulevard, includes a part of Isley Boulevard and Temple Street in the western part of the

¹⁰"Visit Excelsior Springs," www.cityofesmo.com, accessed November 27, 2016; "Excelsior Springs," <https://en.wikipedia.org>; "Excelsior Springs," accessed November 27, 2016; Google Maps, accessed November 27, 2016; "Wood Heights, Missouri," woodheights-mo.gov, accessed April 19, 2017.

¹¹ Survey Plan.

¹² "Plat of Isley's Addition to Excelsior Springs, MO," 1887, Clay County Abstract Company.

¹³ "Plat of Weatherby's Addition to Excelsior Springs, MO," Liberty Abstract and Title Company; "Deed of Plat" Abstract of Property at 618 Roosevelt Avenue, Excelsior Springs, 1904.

survey area; this subdivision was platted by H. H. and Rebecca Etteson in 1899 (Figure 5).¹⁴ These subdivisions will be discussed in detail in the Historic Context for the Isley Boulevard Neighborhood Survey Area section of the report.

Today, the Isley Boulevard Neighborhood survey area is a residential neighborhood with 74 houses or multi-family dwellings, one brick street, one mineral spring ticket office, one mineral spring pagoda, and one former hospital building. It is located on Highway 10 (Isley Boulevard) on the east side of Excelsior Springs and is bordered on the west and south by the Fishing River and on the east by a small commercial district with stores, restaurants, and a convenience store.

¹⁴ "Plat of Saratoga Addition to Excelsior Springs, MO," 1899, Clay County Abstract Company; Plat of Saratoga Addition to Excelsior Springs, MO, 1899, provided by City of Excelsior Springs.

Period of Significance

The period of significance for the Isley Boulevard Neighborhood survey is 1890 through 1941. The beginning date was chosen because the earliest buildings in the district date to c. 1890. The ending date was chosen because the newest contributing buildings in the Isley Boulevard Neighborhood may have been built as late as 1940. The period of significance represents the period when the Isley Boulevard Neighborhood grew as Excelsior Springs increased from a population of 2,034 in 1890 to 4,864 in 1940.¹⁵

Although architecture is not an area of significance for the Isley Boulevard Neighborhood survey, the buildings and structures from the period of significance represent a cross section of styles and types of vernacular architecture common in rural Missouri during the late nineteenth and early twentieth centuries. Common types include the I-house, the front gable and wing house, the massed plan side gable plan, and the massed plan front gable house. Stylistic touches may have been added to reflect the homeowner's desire to impress passersby with a sense of the homeowner's style or affluence.

The Isley Boulevard Neighborhood provides a glimpse into housing during the period of significance.¹⁶ The common types of housing from the period are represented here. The architecture of the pre-World War II era, rooted in tradition, is distinctly different from that of the post war era.

¹⁵ U. S. Census, 1890, 1940.

¹⁶ Howard Wight Marshall, *Folk Architecture in Little Dixie* (Columbia: University of Missouri Press, 1981), 17-20.

Area of Significance

The area of significance for the Isley Boulevard Neighborhood Survey is CRITERION A: EXPLORATION/SETTLEMENT.

One suggestion made in the Historic Resources of Excelsior Springs MPDF completed in 2012 indicates that residential neighborhoods be considered significant under Criterion A: EXPLORATION/SETTLEMENT as an example of how residential neighborhoods reveal growth patterns for a community.¹⁷ The Isley Boulevard Neighborhood comprises all of one and parts of two subdivisions platted in the period between 1887 and 1903-1904.¹⁸ Many of the homes in these subdivisions were built during the period between 1890 and 1940, a period when Excelsior Springs grew from a population of approximately two thousand to a population of more than four thousand.¹⁹ These subdivisions, on land once owned by Jeremiah and Lydia Isley, by Ralph Weatherby, and by Henry and Rebecca Ettenson, reveal the growth of Excelsior Springs to the east of the downtown commercial district.²⁰

According to the MDPF, in order for an area to be designated as an Historic District, an area must meet the following criteria:

- A significant concentration of contributing buildings must exist in their original locations within the district's boundaries.
- Some demolitions (resulting in vacant lots) and some non-historic infill is allowed, provided the preceding requirement is met.
- Landscaping and circulation features, such as roads, alleys, drives, sidewalks, fences, etc. should retain their historic patterns, although the original materials are not necessary.

The Isley Boulevard Neighborhood meets these criteria. The buildings remain in their original locations, only a few vacant lots exist, and only nine houses were built after 1940, the end of the period of significance. The streets and alleys follow those laid out in the plats of the subdivisions included in the Isley Boulevard Neighborhood; one street retains its original brick paving.

¹⁷ *Historic Resources,*

¹⁸ U. S. Census, 1880, 1890, 1900, 1910.

¹⁹ Clay County Assessor; City Directories 1908, 1922, 1938; Sanborn Insurance Maps, 1909, 1913, 1926, 1942.

²⁰ Plat of Isley's Addition; Plat of Saratoga Addition; Plat of Weatherby's Addition.

History of Excelsior Springs, Missouri,

Introduction

The founding and development of the city of Excelsior Springs differs from that of most other cities and towns of central and northern Missouri. Most Missouri towns were established and developed as a result of transportation arteries through the state. Towns developed along the earliest trails such as the Boone's Lick Road and the Osage Trail. Towns on the Mississippi, Missouri, and Osage Rivers developed around steamboat landings or ferry stops. When railroad technology developed in the mid-nineteenth century, railroad companies created towns every ten to twelve miles along their routes as stopping places where engines could take on water and fuel. Some already existing towns moved their buildings to the location of the tracks to access the trade advantages of the railroad. Other towns were specifically created to serve as county seats. These towns grew because of the government and legal activities located there. The trail, river, railroad, and government centered towns actively recruited factories to provide employment, and thus increase their population, and further increase the tax base. Some Missouri towns had mineral springs where resorts were built. Some of these include Warrensburg, Johnson County, home of a chalybeate spring at the Pertle Springs Park; Eldorado Springs, Randolph County, home of a chalybeate spring; and Sweet Springs, Saline County, home of a muriatic spring at McAlister Springs Resort. Walter Williams in *The History of Missouri*, identifies several towns and springs existing in 1904.²¹ These resorts helped population growth and brought tourists and tourist dollars to the communities.

Excelsior Springs differs in that it was founded because of the mineral springs and grew as facilities geared to the health and recreation business were exploited. As W. H. Woodson, author of the 1920 *History of Clay County* notes, "They [the waters] have made the town; they guarantee its future."²²

This section of the report details the history of Excelsior Springs, with emphasis on community development. It is divided into four parts—the early settlement of Fishing River Township, Clay County, and surrounding area; the mineral waters and their impact on the early settlement of Excelsior Springs; a history of the city's growth and development; and the historic context for the survey area that details the development of the additions in the Isley Boulevard Neighborhood survey area and their relation to the growth and development of the city.

Early Settlement of Fishing River Township, Clay County, and Surrounding Area

Fishing River Township, located in the southeastern part of Clay County, was settled in the 1820s, early in the process of the settlement of the county. The Missouri River at the south border of the township became home to a steamboat landing and ferry locations, and the fertile soil of the river bottoms drew farmers to the area. The township remained largely rural, with few towns. An 1824 map of Clay County

²¹ Walter Williams, *The State of Missouri* (Columbia: E. W. Stephens, 1904), 188-189 identifies springs developed for their mineral water resources.

²² W. H. Woodson, *History of Clay County, Missouri* (Topeka: Historical Publishing Company, 1920), 175. Hereafter cited as 1920 *History*.

shows no towns in Clay County.²³ Missouri City was established in 1834 at the mouth of Rose's Branch at a ferry landing known as Williams' Landing. An 1838 map of Missouri shows only five towns in Clay County—Liberty, Platte, Elm Grove, Berry, and William's Landing (Missouri City); only one of these, Missouri City, was in Fishing River Township.²⁴ Following the flood of 1844, Missouri City was moved to the bluffs above the river.

Prior to the Civil War, a small village called Fredericksburg was established in Ray County just across the border from Clay County on the state road and Butterfield Stagecoach Line. Fredericksburg contained a post office, a blacksmith shop, a cobbler's shop, a livery store, a doctor's office, and Jeremiah Isley's General Store.²⁵ Jeremiah Isley would later be important in the development of Excelsior Springs. Fredericksburg was the scene of two guerilla battles in 1864, and did not fully recover after the Civil War.

Prathersville, in Fishing River Township, was established in 1876.²⁶ The 1877 *Illustrated Historical Atlas of Clay County* shows only two towns in Fishing River Township, Missouri City and Prathersville.²⁷ The plat map shows Fishing River Township occupied by small farms, most under 160 acres.²⁸ Excelsior Springs was surveyed in September 1880 by County Surveyor Thomas Rogers, a plat was filed in February 1880, the town was incorporated in 1881, and a post office with the town's original name of Vigniti, Missouri, was established in March 1881.²⁹ Eventually Fredericksburg would be absorbed by Excelsior Springs.

The Waters

While Missouri has numerous mineral springs that formed the basis of spas or resorts, in these locations generally only one type of mineral water exists. Excelsior Springs differs in that twenty mineral springs and numerous wells with different types and concentrations of mineral waters have been identified within the city of Excelsior Springs.³⁰ According to the Missouri Bureau of Geology and Mines in a report

²³ Lucas Fielding, Jr., "Map of Missouri" (1824), in collection of State Historical Society of Missouri, Columbia, MO, accessed April 19, 2017.

²⁴ Map of Missouri (1838), in collection of State Historical society of Missouri, Columbia, MO, accessed April 19, 2017.

²⁵ Harry Soltysiak, "The Battle of Fredericksburg," *The Idle Hour*, theidlehour.com/Fredericksburg.html, accessed April 19, 2017; Barry Smarker, "The Battles of Fredericksburg, Missouri (26 May 2013), prezi.com, accessed April 18, 2017.

²⁶ *History of Clay and Platte Counties* (St. Louis: National Historical Company, 1885), 388-389. Hereafter cited as 1885 *History*.

²⁷ An *Illustrated Historical Atlas of Clay County, Missouri* (Philadelphia: Edwards Brothers of Missouri, 1877), 5. Hereafter cited as 1877 Plat Map.

²⁸ 1877 Plat Map, 17, 18.

²⁹ 1885 *History*, 385; 1920 *History*, 174; *The Waters of Excelsior Springs: Valley of Vitality* (Excelsior Springs, MO: Excelsior Springs Spa Development, March 2003), 9.

³⁰ "Our History" visitexcelsior.com/history.html; Missouri Bureau of Geology and Mines, "Table Showing Depth of Wells and Geological Formations From which Waters Are Derived," *The Aqualore*, September 1919, 22, identifies 16 springs or wells. However, Deon Wolfenberger, *Excelsior Springs, Missouri Historic Mineral Water Resources Survey* (Washington, D.C.: U. S. Department of the Interior,

issued in 1919, Excelsior Springs' waters may be divided into four types based on the predominant minerals in the water.³¹ Their report discusses sixteen springs. The Missouri Bureau of Geology and Mines' report notes that two of the springs in Excelsior Springs are Ferro-Manganese springs with a high concentration of iron bicarbonate and manganese bicarbonate. They were considered useful in the treatment of anemia, physical and mental fatigue, chlorosis, Bright's Disease and other kidney ailments, liver diseases, alcoholism, diabetes, and digestive problems.³² Only six Ferro-Manganese springs are known to exist in the world, making the springs at Excelsior Springs of particular importance.³³ Four of the springs are Soda Waters springs, containing a high concentration of sodium bicarbonate; these waters are naturally carbonated and useful in the treatment of stomach, liver, kidney, and bowel disorders.³⁴ Three of the springs are Saline Waters springs, with a high concentration of calcium, manganese, potassium, and sodium sulfates. These waters were said to have laxative value and useful in the treatment of stomach and bowel disorders, gallstones, jaundice, women's diseases, and catarrh (nasal congestion).³⁵ Eight of the springs are Lithia Waters springs, with a high concentration of calcium bicarbonate and alkaline bicarbonates. These waters were considered useful in dissolving uric acid and so were recommended as a treatment for rheumatism, calculus, and gout.³⁶

Advocated in the United States since the mid-nineteenth century, hydrotherapy or the water cure, involved bathing in warm or cold water, application of hot moist compresses, steam baths, and drinking mineral waters, accompanied by a regime of exercise, massages, and a bland diet.³⁷ It became an increasingly popular treatment option during the late nineteenth century. Americans suffered from a variety of named diseases, including cancer, diabetes, gall stones, kidney stones, rheumatism, tuberculosis, gout, anemia, constipation, and Bright's Disease, as well as a variety of unnamed disorders such as stomach troubles, deranged liver, bowel problems, "constipation, the foe of the American race," and kidney problems.³⁸ Many of these diseases and disorders were poorly understood and medicines to treat them were ineffective or non-existent. Nineteenth century Americans also suffered from a variety of psychological problems thought to have been brought on by the stresses of the rapid societal changes of the Industrial Revolution. These problems fell under the heading of neurasthenia, and included

National Park Service, 2012, identifies forty properties which contained springs, wells, or pavilions. Hereafter cited as Mineral Water Resources Survey.

³¹ Missouri Bureau of Geology and Mines, "Classification of Springs and Wells According to the Type of Water Yielded," *The Aqualore*, September 1919, 23.

³² "Chemical Analysis of Various Excelsior Springs Waters," *Excelsior Springs, Missouri*, (Chicago, Milwaukee and St. Paul Railway, 1919), 25. Hereafter cited as "Chemical Analysis."

³³ 1920 *History*, 177.

³⁴ "Chemical Analysis," 25.

³⁵ *Ibid.*

³⁶ *Ibid.*

³⁷ Kathryn Sklar, "All Hail to Pure Cold Water, *American Heritage* 26 (December 1974), 64.

³⁸ W. J. James, "Mineral Waters of Excelsior Springs, *The Midland* (June 1909), 26.

lassitude, “loss of manly vigor,” fatigue, “female complaint,” depression, “run-down condition,” and “brain fatigue.”³⁹

Many of the claims made by water therapy proponents were accurate; for example, drinking the Saline waters did treat constipation, the Lithia waters had a diuretic effect useful if the body was retaining fluids, and the iron content of the Ferro-Manganese waters treated fatigue. The relaxing effects of warm baths and massages are readily apparent. However, many of the claims for the curative powers of mineral waters were exaggerated or downright false. As early as 1898, the *Journal of the American Medical Association* announced that mineral waters had no curative effect.⁴⁰ In 1906, *The Chicago Clinic and Pure Water Journal* in Springfield, Illinois, wrote a letter to the owner of the Excelsior Springs Bottling Works to point out that the claims for cures were exaggerated and the diseases said to be cured by the waters were vaguely defined and “not scientific.”⁴¹ In 1914, an article in *Good Housekeeping* noted that Lithia waters were not medicinal.⁴²

Controversy flared when in 1920, W. D. Collier of the United States Geological Service rebuffed charges that advertisements for the curative powers of mineral springs were false and claimed that mineral waters were “decidedly beneficial in the treatment of disease.”⁴³ Under the Pure Food and Drug Act, the Public Health Service cracked down on cure-all claims made by mineral water proponents, an action that should have altered the nature of the advertising used in Excelsior Springs.⁴⁴ However, as late as the 1930s, Excelsior Springs was still advertising itself as a “HEALTH RESORT” and its waters as curative.⁴⁵ By the 1960s, hydrotherapy was firmly denounced as quackery in widely read magazines such as the *Saturday Evening Post*.⁴⁶ The city responded to these criticisms in a variety of ways, but ultimately the denunciations negatively affected the mineral water industry and the city’s growth and development. These effects will be discussed further in the History of Excelsior Springs section of the report.

The variety of springs contributed to the development and growth of Excelsior Springs during the nineteenth and early twentieth centuries. Rather than visit several health resorts to access various mineral water treatments, visitors could come to Excelsior Springs and avail themselves of a variety of mineral waters thought to treat a variety of problems. They could find treatment at the various hospitals, sanitariums, spas, massage venues, and sanitariums built near the springs.

³⁹ Ibid.; “Chemical Analysis,” 25, Sklar, 64-69 ff, passim; see also John Haller, Jr. and Robin M. Haller, *The Physician and Sexuality in Victorian America* (Carbondale: Southern Illinois University, 1974), passim, for a discussion of neurasthenia.

⁴⁰ Loring Bullard, *Healing Waters Missouri’s Historical Mineral Springs and Spas* (Columbia: University of Missouri Press, 2004), 89.

⁴¹ Mineral Waters Resources, 12.

⁴² Bullard, 92.

⁴³ Ibid., 93.

⁴⁴ James Harvey Young, *The Medical Messiahs: A Social History of Health Quackery in Twentieth-Century America* (Princeton: Princeton University Press, 2015), 64.

⁴⁵ *Excelsior Springs: America’s Haven of Health* (Excelsior Springs, MO: Excelsior Springs Chamber of Commerce, 1930), foreword.

⁴⁶ Ralph Lee, “The Hucksters of Pain,” *Saturday Evening Post*, 1963, “The Clinics,” *The Idle Hour*, theidlehour.com/health.html.

A History of Excelsior Springs

A mineral spring was identified in 1840 by a farmer who lived in the area, but its medicinal properties were not recognized until June 1880. In fact, the brownish water was originally thought to be poisonous.⁴⁷ Local lore offers four explanations for the discovery of the springs' curative powers. The first two stories say that the healing power of the spring was discovered by Travis Mellion when either Mellion or his daughter was cured of scrofula (a form of tuberculosis that causes a concentration of fluid in the cervical lymph nodes resulting in large swellings and facial sores).⁴⁸ Another local story notes that Frederick Kugler, a Civil War veteran used the waters to cure rheumatism and a running sore caused by a gunshot wound.⁴⁹ The waters used by Mellion and Kugler came from a spring on land owned by Anthony Wyman in the northeast quarter of the southeast quarter of Section I of Township 52 North, Range 30 West. Kugler owned land that bordered Wyman's property on the north and east (Figure 6).⁵⁰ In the early twentieth century, civic boosters developed a Native American advertising icon named Chief Wapoo to strengthen the appeal of the springs; he was said to have recognized the healing powers of the mineral waters.⁵¹

Whatever the nature of the discovery of the springs, the healing properties of the water were quickly recognized by other local people who claimed to have been cured of various diseases by drinking the water. The spring, first named the Excelsior Spring and later renamed the Siloam Spring, was developed by the Reverend J. V. B. Flack who persuaded Wyman to have the waters analyzed. The waters were found to be ferro-manganese and were believed to cure not only scrofula and rheumatism, but also liver complaints, diseases of the kidneys and bladder, dyspepsia, and piles (hemorrhoids). Flack also convinced Wyman to plat a town on his property. County Surveyor Thomas Rogers surveyed Wyman's property in September 1880 and Wyman and Flack filed a plat for a town they called Vigniti. The name of the town was changed in 1883 to Excelsior Springs.

News of the healing powers of the water spread rapidly and drew people to the area. As early as April 1881, news of the spring had spread; *The County Paper* from Oregon County printed a notice of the spring's discovery near Missouri City, Clay County. Although the newly platted town of Vigniti was not mentioned, the paper noted that "wonderful cures have been effected [sic]" by the waters there.⁵² In 1881, Frederick Kugler platted an addition on the east of the Original Plat.⁵³

In 1881, Captain J. L Farris discovered a second ferro-manganese spring he named the Empire Spring north of the Siloam Spring on land that would later be identified as the southwest corner of Marietta

⁴⁷ 1885 *History*, 384.

⁴⁸ Ibid.; "Our History," visitexcelsior.com/history.html.

⁴⁹ Ibid.; Ibid.; 1920 *History*.

⁵⁰ 1877 Plat Map, 18.

⁵¹ *Wapoo: Keeper of the Springs* (Excelsior Springs, MO: McClardy Sanitarium and Clinic, 1939), passim.

⁵² "Excelsior Springs Located Near Missouri City," *The [Oregon] County Paper*, April 15, 1881, *Missouri Historical Review*, XLII (October 1947), 97.

⁵³ 1914 Plat Map.

and Richmond Streets. The name of this spring was later changed to Regent Spring.⁵⁴ The 1885 *History of Clay and Platte Counties* notes the existence of four springs—the Excelsior (Siloam), the Saratoga, the Relief, and the Empire (Regent); the water from the springs contained a different combination of minerals that could treat and cure a variety of diseases.⁵⁵ In 1888, several other springs—the Soterian, Excelsior Springs Lithia Spring, and the Salt Sulphur Spring—were discovered, as were Superior Spring No. 1 and Superior Spring No.2.⁵⁶

Excelsior Springs grew rapidly. The visitors who came to drink the waters first camped near the springs, whose owners collected water in barrels and provided a tin ladle or cup from which to drink. Soon entrepreneurs had built hotels and restaurants for the visitors, and churches, a school, homes, and stores to serve the approximately 1375 permanent residents who moved to the area between 1880 and 1882.⁵⁷

Despite its rapid growth and burgeoning reputation, Excelsior Springs remained isolated. The city was not, at that time, located on a railroad line; the closest railroad was the Hannibal-St. Joseph Railroad line which ran through Kearney, a town ten miles to the northwest in Clay County.⁵⁸ A branch of the St. Louis, Kansas City, and Northern Railroad ran through Vibbard, seven miles to the east in Ray County, and Lawson, eight miles to the northeast in Ray County.⁵⁹ The St. Louis, Kansas City, and Northern Railroad ran through Missouri City, ten miles to the south.⁶⁰ Stage coach lines ran from the railroad towns to Excelsior Springs, though the roads were primitive at that time and stagecoach travel uncomfortable. Despite the difficulty of accessing the spring and the town, people flocked to the community for the mineral waters. By 1885, the permanent population was believed to be 1500.⁶¹ An 1886 photograph shows the city with one and two story business and residential properties, nestled in a tree shaded valley (Figure 7).

Completion of the Chicago, Milwaukee, and St. Paul Railroad line between Chicago and Kansas City in 1887 made it easier for tourists to reach the city.⁶² Several additions to the city were platted. In 1887, Jeremiah C. Isley platted an addition to the east of the original plat and separated from it by unplatted area (Figure 3). Central Park Addition to the south and west of the original plat were also created in 1887, as was the Forest Park Addition, which was located to the west of the Central Park Addition. In 1888, the Beacon Hill Addition to the west and south of the Forest Park and Central Park Additions, was platted. That same year, Joshua Craven platted a subdivision on the west between the Central Park Addition and the Western Addition to the Original Plat. The Bates Resurvey subdivision was platted in 1898 to the east of Kugler's Addition. In 1899, Henry and Rebecca Ettenson platted the Saratoga

⁵⁴ Mineral Water Resources Survey, 7.

⁵⁵ 1885 *History*, 387.

⁵⁶ Mineral Water Resources Survey, 8.

⁵⁷ 1885 *History*, 386.

⁵⁸ Map of Clay County, Missouri (Philadelphia: G. M. Hopkins Map Company, 1887), bing.com/images, accessed April 16, 2017.

⁵⁹ *Historical Atlas of Ray County, Missouri* (1877), 15, bing.com/images, accessed April 19, 2017.

⁶⁰ 1877 Plat Map, 5.

⁶¹ 1885 *History*, 386.

⁶² "In the City of Health," *Kansas City Star*, 20 April 1899. This railroad line is not shown on the 1887 Plat Map.

Addition west of Isley's Addition (Figure 5).⁶³ The town was growing in area as well as in population; the 1890 census shows a population of 2034.⁶⁴

More boarding houses, clinics, bath houses, and spring pavilions were built to cater to the health seekers; a business district began slowly to increase to provide goods and services for both visitors and residents, and additional housing was built to provide housing for permanent residents. The Excelsior Springs Bottling Works, owned by Henry Ettenson of Leavenworth, Kansas, and managed by Charles Fish, opened in 1889. It bottled and shipped waters from the Siloam Spring, the Regent Spring, the Sulpho-Saline Spring, and the Soterian Spring.⁶⁵ The bottling works were the city's primary industrial venture.⁶⁶ Despite the increased number of subdivisions and the increase in the mineral water and tourism industries, the city's population had inexplicably declined. In 1900, the U. S. Census reported the city's population as 1881.⁶⁷

The Wabash Railroad extended its route through Excelsior Springs in 1893, allowing greater ease of access to the city and increasing its commercial and residential development. The city's reputation was enhanced by its presence at the 1893 World's Columbian Exposition (World's Fair) in Chicago in 1893, where the Excelsior Springs Bottling Works exhibited Soterian Ginger Ale, made from the waters of the Soterian Soda Spring, and ferro-manganese waters from the Regent Spring. These waters won high honors.⁶⁸ The city had eight bath houses, including two that catered to African Americans.⁶⁹ While the city had only one upscale hotel—The Elms—small "cottage hotels" and boarding houses provided lodging for most of the visitors. Enterprising entrepreneurs opened businesses that catered to the tourists, including a Kosher Restaurant, a spiritualist, and a bookstore selling an amazing 200,000 postcards.⁷⁰ In April 1899, the *Kansas City Star* praised Excelsior Springs as "the city of health."⁷¹

Some of the commercial buildings in the downtown commercial district were built between 1895 and 1900, showing the growth not only of the health and tourist businesses, but also businesses serving the permanent residents.⁷² Sanborn Insurance Maps for 1894 show many vacant lots in the Northern Addition, the Original Plat, and Kugler's Addition, which constituted the downtown commercial district.⁷³ Although fires in 1898 destroyed some of the city's frame business buildings, many of these were replaced with brick business buildings during the first decade of the twentieth century. By 1900,

⁶³ Plat of Saratoga Addition, 1899.

⁶⁴ U. S. Census, 1890.

⁶⁵ Mineral Water Resources Survey, 8

⁶⁶ Walter Williams, *The State of Missouri* (Columbia, MO: E. W. Stephens Press, 1904), 188, 363.

⁶⁷ U. S. Census, 1890.

⁶⁸ Bullard, 89.

⁶⁹ Mineral Water Resources, 11.

⁷⁰ Harry Soltysiak, *Reflections of Excelsior Springs: A Pictorial History of Excelsior Springs* (Victoria, BC: Heritage House, 1992), n.p.

⁷¹ "In the City of Health," *Kansas City Star*, 20 April 1899.

⁷² Cydney Millstein, *Excelsior Springs Hall of Waters Commercial West Historic District* (Washington, D. C.: U. S. Department of the Interior/National Park Service, 1999), passim; Cydney Millstein, *Excelsior Springs Hall of Waters Commercial East Historic District* (Washington, D. C.: U. S. Department of the Interior/National Park Service, 1999), passim; 1920 *History*, 176

⁷³ Sanborn Insurance Maps, Excelsior Springs, MO, 1894.

when the city's population reached 1881, the Sanborn Insurance Maps show the Northern Addition to be mostly occupied, but some vacant lots still available for development on Broadway.⁷⁴ By 1905, however, growth had occurred, and the 1905 Sanborn Insurance Maps showed few empty lots in the central business district.⁷⁵ These areas included a mixture of commercial and residential properties.

Residential growth continued as well. Bates Second Addition was platted in 1901.⁷⁶ In 1904, Ralph Weatherby platted an addition on land formerly owned by Jeremiah Isley to the south of Isley's Addition (Figure 4).⁷⁷ The *Topeka Daily Capital* reported that Excelsior Springs' growth was "steady, consistent, and solid," without the inflationary prices that sometimes accompanied civic growth.⁷⁸ These additions and the increased commercial and residential development between 1900 and 1910 likely had a significant impact on the city's population, which by 1910 was 3910.⁷⁹ The Benton Place Addition was platted in 1910.⁸⁰

At the turn of the century, recognizing that the city was "unsanitary" and perhaps not as modern as it could be, the city embarked on a series of major improvements that benefitted both the mineral water industry and the permanent residents.⁸¹ The area around the Fishing River, long a source of embarrassment to city boosters because it was used as a dumping ground for trash, was finally in the early twentieth century cleared and cleaned, in part because of a suggestion by landscape designer George Kessler.⁸² Dr. Bell, working with investors such as Henry Ettenson, created a public water works that encouraged residents to add indoor plumbing to their homes. Bell also opened the city's first electrical plant, allowing for residents to electrify their homes. Electric street lights replaced the gas lights along the main business streets, creating a "White Way" along Broadway.⁸³ Street paving with brick or asphalt began in 1903 and granitoid sidewalks were installed.⁸⁴ The *Topeka Daily Capital* praised the city's improved amenities, commenting on the paved streets, granitoid sidewalks, and sewage system, and noted that keeping the city clean and attractive was very important to the residents.⁸⁵ Private developers also began to consider creating parks and scenic drives through the city. Kessler visited the city in 1906, 1911, 1913, and 1915 to offer suggestions on developing subdivisions, a park and drive along the Fishing River, and a garden near the Siloam Spring.⁸⁶

⁷⁴ Sanborn Insurance Maps, Excelsior Springs, MO, 1900.

⁷⁵ Sanborn Insurance Maps, Excelsior Springs, MO, 1905.

⁷⁶ 1914 Plat Map, 14.

⁷⁷ Plat of Weatherby's Addition, 1904.

⁷⁸ *Topeka Daily Capital*, 3 June 1906.

⁷⁹ U. S. Census, 1910.

⁸⁰ "Boarding House District Survey", 24.

⁸¹ John Gaines, *A Souvenir Guidebook of Excelsior Springs* (Excelsior Springs, MO: n.pub., 1912), 31.

⁸² Editorial, *The Daily Phunn*, 1 January 1892; Deon Wolfenberger, *Excelsior Springs Parks and Driveway System landscape Architectural Historic Survey*, 1994, 10.

⁸³ Edna Swafford, "Charles Fish, a Mainspring in City's Development," *The Phunn*, September 1992; Henry Ettenson, .

⁸⁴ Soltysiak, n.p.

⁸⁵ *Topeka Daily Capital*, 3 June 1906.

⁸⁶ Deon Wolfenberger, *Excelsior Springs Parks and Driveway System landscape Architectural Historic Survey*, 1994, 7-12.

During the first three decades of the twentieth century, the city continued to grow as the advantages of drinking and bathing in mineral water were more widely advertised as a cure for a variety of ailments. The city of Excelsior Springs, the Business Men's League, and the Chamber of Commerce advertised the city and its waters widely in pamphlets such as *Excelsior Springs, Missouri, Famous Waters*; *Excelsior Springs, Missouri*; *Excelsior Springs in the Valley of Vitality*; *Excelsior Springs: Missouri's National Health Resort*; *Excelsior Springs, American's Haven of Health*; *Excelsior Springs, Missouri: All the Year Round Health and Pleasure Resort*; *Excelsior Springs at a Glance*; and *Wapoo, Keeper of the Springs*; as well as magazines such as *The Aqualore* and *The Midland*. The *Kansas City Star* also printed articles praising the springs, as did the various Excelsior Springs newspapers.⁸⁷

In 1907, the Business Men's League produced a pamphlet extolling the virtues of Excelsior Springs as a place of permanent residence. It identified the city as "an ideal home city," with a good school system, well managed city government, the good utility services, and plenty of available houses for sale or rent. The city had two banks; seven churches, one for African American worshippers; three public schools, one for African American children; four local newspapers, and fourteen fraternal lodges. The city was also proud to note that it had no mosquitoes, as the minerals in the water supposedly kept them from breeding.⁸⁸

In 1911, access to the city was increased as work began on the construction of the by the Kansas City, Clay County, and St. Joseph Interurban Railroad, which was completed in 1913. This light rail brought trains to Excelsior Springs from Kansas City or St. Joseph hourly; passengers paid seventy five cents fare one way from Kansas City and \$1.55 fare one way from St. Joseph. Trains left Excelsior Springs for Kansas City or St. Joseph hourly.⁸⁹ The interurban line complemented the existing Chicago, Milwaukee and St. Paul Railroad, which in 1912 had fifteen trains per day coming into the city.⁹⁰

In 1912, Gaines noted that both commercial and residential real estate values had experienced a rapid increase because of the opportunities for investment and the good quality of commercial buildings.⁹¹ The increased property values may have resulted from the improvements to city utilities and the mineral water facilities prompted by the increased interest in hygiene and sanitation of the Progressive Era which prompted Excelsior Springs to make further improvements. By 1911, the sewer system had been improved. The springs themselves improved as well. Superior Spring rebuilt its pavilion in 1912. The Link Soda Spring replaced its pavilion in the late 1910s. By 1913, the city had established ordinances

⁸⁷ Business Men's League, *Excelsior Springs, Missouri, Famous Waters* (Excelsior Springs, MO: *Excelsior Springs Daily Journal*, 1907; *Excelsior Springs, Missouri* (Chicago: Chicago, Milwaukee and St. Paul Railway, n.d.); *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*; and magazines such as *The Aqualore* and *The Midland*. See also "In the City of Health," *Kansas City Star*, 20 April 1899; "Items of Interest About the Springs," *Excelsior Springs Daily Standard*, 11 October 1923.

⁸⁸ Business Men's league, *Excelsior Springs* (Excelsior Springs, MO: 1907

⁸⁹ *The Kansas City, Clay County, and St. Joseph Interurban Railway*, " www.interurbanroad.com, accessed April 25, 2017.

⁹⁰ *Golden Jubilee*, 11.

⁹¹ Gaines, 31.

that mandated water analyses of the mineral waters from the springs and prohibited the sanitariums from treating contagious patients or cancer patients.⁹²

Proponents of the water cure realized that patients wanted clinics or sanitariums managed by physicians, as well as clean, up-to-date hotel and boarding house facilities, and plenty of recreational opportunities. Excelsior Springs was able to provide medical care at clinics such as the Ball Clinic, the McCleary Clinic, the Thornton Minor Hospital, the Excelsior Clinic, and the White Clinic, which was located in Superior Park in Weatherby's Addition (Figure 9).⁹³ The city had several hotels, including The Elms, Snapp's Hotel, the Arlington Hotel, the Ideal Hotel, and the Royal Hotel, as well as apartments, including the Colonial and the Ligon, and numerous boarding houses and rooms in private homes.⁹⁴ One hotel catered to African Americans. Recreational opportunities increased as the city continued to contemplate the building of a series of scenic drives and city parks.

World War I created an unexpected benefit to the city, as the mineral springs in Europe were inaccessible to Americans, many of whom then came to Excelsior Springs, which had two of the world's six iron-manganese springs, the Siloam Spring and the Regent Spring.⁹⁵ Between 1916 and 1925, the city spent \$2,000,000 on building and improving public amenities.⁹⁶ The city constructed concrete arched bridges and paved scenic drives under the guidance of landscape architect George Kessler and the city planning firm of Hare and Hare. The city spent over \$1,000,000 on these beautification efforts such as parks and scenic drives, a feature encouraged by the ready availability of automobiles.⁹⁷

During the 1920s, the city, realizing that visitors wanted entertainment as well as medical treatments, worked to enhance its reputation not only as a health resort, but also as a recreation destination. The city advertised the presence of twenty-six physicians, six osteopaths, four optometrists, five chiropractors, five dentists, and six nurses. In addition to the city's three sanitariums and two hospitals, twenty bathhouses, nineteen mineral water dispensaries, and seven masseurs catered to the ailing visitors. Excelsior Springs provided a range of entertainment options, far more than most towns its size. The city boasted three theaters, one hundred acres of city parks, a thirty-six hole golf course, bridle paths, walking trails, a fishing and boating lake, a target shooting range, bowling alleys, billiard halls, swimming pools, a roller skating rink, and a penny arcade.⁹⁸

⁹² *Revised Ordinances Excelsior Springs, Missouri, 1913.*

⁹³ *Ibid*, 97.

⁹⁴ 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; Deon Wolfenberger, *Excelsior Springs, Missouri, Historic Resources Survey, Phase II, Boarding House District* Washington, D. C.: U. S. Department of the Interior/National Park Service, 1994), *passim*.

⁹⁵ 1920 *History*, 177.

⁹⁶ 1920 *History*, 176.

⁹⁷ *Ibid*.

⁹⁸ "Items of Interest About the Springs," *Kansas City Star*, 11 October 1923.

Following the Great War, the U. S. Government realized the need for a hospital in which to treat disabled veterans. In 1920, the U. S. Public Health Service acquired the Colonel E. L. Morse residence, a large house on Beacon Hill overlooking the city. Work began to create a multi-building hospital facility. Despite political wrangling, questions by military leaders, and funding questions that slowed the progress of building the hospital, the hospital was dedicated on November 11, 1924. Praised as one of the best military hospitals in the nation, it added to Excelsior Springs' position as a health center.⁹⁹ The planning of the hospital was overseen by the Naval Bureau of Yards and Docks; actual construction was done by Jones Construction Company of Omaha.¹⁰⁰ The hospital would provide employment for several residents of Excelsior Springs who worked as support staff at the hospital.¹⁰¹

Access to Excelsior Springs was made easier by Missouri's ambitious road building plan. The state began by graveling roads from all parts of the county to Liberty, the county seat. By 1923, Missouri Highway 10 between Carrollton, Missouri, and Excelsior Springs had been paved (Figures 10, 11).¹⁰² Highway 69, which ran through Excelsior Springs on its northeasterly route through Missouri, was paved in 1926.¹⁰³

During the 1920s, an average of 350,000 people per year visited Excelsior Springs, prompting the building of more boarding houses and hotels.¹⁰⁴ Visitors were encouraged to spend four to six months in Excelsior Springs, since physicians considered the expectation that people could "recover from serious disease in from ten days to three weeks" to be unrealistic. The number of tourists also meant a larger permanent population of workers employed in the health and tourism industries which in turn prompted an increase in the building of residential housing.¹⁰⁵ By 1930, the city's population was 4565.¹⁰⁶

The Great Depression created problems for Excelsior Springs. Part of the evidence of the depression's effects can be seen in unemployment rates and housing. The 1938 City Directory identifies many residents as unemployed and others as working for government programs such as the WPA or the PWA. The City Directory also shows an increase in the number of permanent residents living as boarders in what were basically single family homes.¹⁰⁷ Further evidence of the depression's effect can be seen in the reduced numbers of visitors. During the 1930s, an average of 250,000 people visited the city each year, a reduction of 100,000 visitors annually.¹⁰⁸

The city was not as badly affected by the Great Depression as other small Missouri towns, however, in part because of two government projects. In 1929, an addition to the Veteran's Hospital of a three

⁹⁹ "Veterans Administration Hospital Building, "Historic American Building Survey (Washington, D. C.: U. S. Department of the Interior), 3-4.

¹⁰⁰ Ibid., 3.

¹⁰¹ City Directories, 1922, 1938.

¹⁰² "Missouri Route 10," wikepeida.org.

¹⁰³ "Route 69," wikipedia.org.

¹⁰⁴ Bullard, 134.

¹⁰⁵ Ibid.

¹⁰⁶ U. S. Census, 1930.

¹⁰⁷ City Directory, 1938, passim. See also Report *City of Excelsior Springs, Missouri: "America's Haven of Health"* (Excelsior Springs, MO: year ending March 31, 1932), n.p..

¹⁰⁸ Bullard, 134.

hundred bed facility costing \$1.2 million was begun.¹⁰⁹ The federal government further developed Excelsior Springs' role as a hydrotherapy center with the construction of the Hall of Waters, a project built in 1935-1937. The Public Works Administration built the \$1 million facility that piped water from the ten of the city's springs that had been purchased by the city to a water bar in the building. The project created jobs for Excelsior Springs' residents during its construction and operation. The building included an indoor swimming pool, a pool with wheelchair ramps for use by polio patients, both men's and women's bathing rooms, and a bottling facility that employed sixty people and shipped the waters throughout the world.¹¹⁰ In 1940, the city's population was 4864, an increase of 6.5 per cent.¹¹¹

In the years following WW II, the Veterans' Administration continued to add to the VA Hospital; a total of seven buildings were built between 1945 and 1957.¹¹² Severe flooding in the 1940s damaged the Hall of Waters and forced closing of some of its facilities. However, the private sanitariums and spas continued to operate and expanded their services to include baths in mineral waters, massages, soap and salt rubs, and steam baths.¹¹³ The Hall of Waters reopened soon and regained its reputation as "the finest and most complete health resort building in the United States."¹¹⁴

The curative powers of mineral waters had been questioned throughout the twentieth century, and the city's mineral water facilities responded by ignoring the criticism, by improving their facilities, and by advertising all the more intensely. However, the mineral water industry suffered following publications by the Arthritis Foundation and articles in national magazines such as Ralph Smith's article "The Hucksters of Pain," printed in the *Saturday Evening Post*, which denounced the water cure for arthritis as quackery.¹¹⁵ The Hall of Waters closed in 1967 and the mineral water bottling industry closed temporarily.¹¹⁶ The downtown began to look somewhat dilapidated. The Elms Hotel closed in 1971.¹¹⁷

In the late 1970s, Excelsior Springs began a revitalization project that recognized the importance of the city's history. Local residents restored buildings and cleaned the downtown area. A Heritage Preservation Committee was formed in 1978, individual buildings and historic districts were listed in the National Register of Historic Places, and areas of the city were subjects of architectural surveys. The Elms Hotel reopened in 1981. The Hall of Waters was refurbished as Excelsior Springs City Hall. Today Excelsior Springs is a tourist destination near other historic sites including Watkins Mill State Park in Lawson, the Jesse and Frank James Home in Kearney, and the Liberty Jail Historic Site, as well as the Truman Home and Library in Independence and the many points of interest in Kansas City. Excelsior

¹⁰⁹ Deon Wolfenbarger, *Excelsior Springs Job Corps Center: Historical Architecture Survey*, 1996, 7-11.

¹¹⁰ "Local Landmarks Register," Excelsior Springs Historic Preservation Commission, <http://eshpc.org>; Mineral Water Resources, 18.

¹¹¹ U. S. Census, 1940.

¹¹² Job Corps Center Survey, 10.

¹¹³ Mineral Water Resources, 20.

¹¹⁴ Patti 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), Section 8, 3.

¹¹⁵ "The Misrepresentation of Arthritis Drugs and Devices in the U. S.," <http://www.texasnonprofits.org/Article/%3FArticleID%3Dli603>; "The Clinic," <http://theilehouse.com/health.html>.

¹¹⁶ Bullard, 136.

¹¹⁷ Bullard, 136.

Springs is a pleasant community with restored business, commercial, and residential buildings that give a glimpse into the city's past as a "Haven of Health."

Historic Context of the Isley Boulevard Neighborhood Survey Area

The Isley Boulevard Neighborhood Survey area is a 16 acre area on the east side of Excelsior Springs. It is composed of part of the Isley Addition, part of the Saratoga Addition, and all of the Weatherby Addition. Two of the additions were developed by men important in the growth and development of Excelsior Springs. This section of the report explains the concept of a suburb and shows how the Isley Boulevard Neighborhood fit the idea of a suburb when its additions were originally platted. This section of the report also details the accomplishments of the additions' developers and their role in the development of Excelsior Springs. It also details the development of the individual subdivisions and their importance to the growth of Excelsior Springs.

Characteristics of rural neighborhoods

Virginia McAlester suggests that rural neighborhoods are characterized by a grouping of homes near a group of stores and perhaps industries. These neighborhoods may constitute the whole of a small town or a portion of a town. The expansion of the Industrial Revolution, which resulted in a wider availability of goods along with the expanding network of railroads, was in large part responsible for the creation of new neighborhoods and new small towns. The streetscapes in these rural neighborhoods are characterized by shallow front yards, a variety of house sizes and types, a variety of house styles, many outbuildings, and an irregular placement of houses on lots.¹¹⁸

The suburb as a property development pattern

A suburb is thought of as a residential or mixed use area outside the city limits, with larger lots that offer the pleasures of outdoor living while being close to the amenities of the city. According to McAlester, suburbs tended to develop outside cities as horse-cars, electric streetcars, or railroads were created to link the commercial core of the city to less congested areas on the city's fringe. Suburbs thus provided way for the middle and upper classes to escape the increasing population in the city's core. During the early twentieth century, suburbs increased in size and popularity with the development of the automobile and better roads. The suburban streetscape is characterized by detached houses of similar size, the possible existence of zoning regulations that mandate setback of buildings from the street, houses of varying age and style, and detached garages.¹¹⁹

Isley Boulevard Neighborhood as both a rural neighborhood and a suburb

The Isley Boulevard Neighborhood has many of the characteristics of a rural neighborhood. The front yards are shallow, the houses are in a variety of sizes, types, and styles, and the houses are placed on the lots in an irregular pattern. However, the Isley Boulevard Neighborhood also has many characteristics of a suburb. When the Isley Addition was platted in 1887, it was separated from the downtown core by approximately one third of a mile of undeveloped land and the Fishing River. While the platting of the Saratoga Addition in 1899, some twelve years after the Isley Boulevard Addition was platted, bridged the gap between the city's core and the Isley Addition, both areas were still outside the primarily commercial area in the city core. Weatherby's Addition, to the south of Isley Addition and

¹¹⁸ McAlester, 60-61.

¹¹⁹ Ibid., 62-68.

farther from the city's core, was platted in 1903. The 1914 Plat Map shows the additions made to the Original Plat and their spatial relationship to the Original Plat (Figure 12).¹²⁰

The Isley Boulevard Neighborhood was, to a small degree, a mixed use area. A filling station and store operated at the east border of the survey area during the mid-twentieth century, a grocery operated across Isley Boulevard to the north of the survey area during the late nineteenth and early twentieth century, two mineral water springs were located in the area, and a sanitarium and later a hospital were located on the west end of the neighborhood.

One difference in the typical suburb and the Isley Boulevard neighborhood is that the Isley Boulevard Neighborhood did not cater to the upper middle class; instead, it was largely made up of smaller homes that provided living quarters for mainly for lower middle-class and working class families. A second difference involves the matter of public transportation; the city had no mass transportation system to bring Isley Boulevard Neighborhood residents into the city core. A third difference is that the lots in the Isley Boulevard Neighborhood were not spacious; they were long and narrow, but residents who wished to enjoy outdoor activities beyond their backyards were able to access the city's numerous parks.

The Isley Boulevard Neighborhood survey area represents an important aspect of the growth and development of Excelsior Springs as it shows the response to the growing need for housing for excelsior Springs' permanent residents. Its additions retain the feeling of a late nineteenth- early twentieth century residential area with modest homes.

Although local lore indicates that most of these residents of the Isley Boulevard Neighborhood were employed by the mineral water or tourism industries, an examination of City Directories for 1908, 1922, and 1938 shows that the employment was much more varied. In 1908, six neighborhood residents worked in mineral water and health related jobs at hospitals, spas, bathhouses, and massage parlors; four worked in hotels, restaurants, and other tourism related jobs; twenty eight worked at other jobs such as store clerks, laborers, and contractors/builders; and five were at school, widowed, retired, or unemployed.¹²¹ In 1922, six neighborhood residents worked in mineral water and health related jobs at hospitals, spas, bathhouses, and massage parlors; four worked in hotels, restaurants, and other tourism related jobs; eighteen worked at other jobs such as store clerk, miner, or teamster; and eleven were at school, widowed, retired or unemployed.¹²² In 1938, seventeen worked in mineral water and health related jobs at hospitals, spas, bathhouses, and massage parlors; four worked in hotels, restaurants, and other tourism related jobs; forty-eight worked at other occupations, including projects sponsored by the WPA, and twenty-six were at school, retired, widowed, or unemployed.¹²³

These figures do not include those women who were stay-at-home wives and mothers. Nor do they include those residents who simply did not report an occupation or place of work to the compiler of the City Directories. Despite these omissions, the figures provide an understanding of the lower middle class and working-class status of the Isley Boulevard Neighborhood.

¹²⁰ 1914 Plat Map.

¹²¹ City Directory, 1908; City Directory 1922; City Directory 1938.

¹²² Ibid.

¹²³ Ibid.

Developers and developments

During the late nineteenth and early twentieth century, Excelsior Springs benefitted from investments both by people who did not actually live in Excelsior Springs and investments from local residents. Some of the outside investors included Jeremiah and Lydia Isley, and Henry and Rebecca Ettenson, who allied themselves with Charles Fish, an Excelsior Springs resident. Local investors included Lillie White and Ralph Weatherby. Their biographies and an analysis of their investments are given below.

Jeremiah and Lydia Isley

Jeremiah Isley is linked to the development of Excelsior Springs in both direct and indirect ways, although he spent most of his life in neighboring Ray County. Isley, born in 1835 in Jacksborough, Tennessee, moved to Ray County, Missouri, in 1850 when he was fifteen. He worked on a farm, and by 1856 was purchasing land in Ray County. He married Lydia Craven in 1858.¹²⁴ Sources disagree about the family between 1861 and 1866. According to an article by L'Berta Shelton, the family moved to Carroll County in 1861.¹²⁵ The 1920 *History of Clay County* says the family moved to Iowa when the war started, taking \$5000 in cash with them.¹²⁶ Sources also disagree as to when the family returned to Ray County. According to Shelton, the couple returned to Ray County in 1866.¹²⁷ However, information on the Battles of Fredericksburg, guerilla skirmishes in Ray County just across the border with Clay County, states that Jeremiah Isley was contracted to bury the dead after the second battle in 1864.¹²⁸

When the family returned to Ray County after the war, Isley began to buy land. In partnership with J. M. Shackleford, he purchased land near Fredericksburg and Elkhorn in Ray County. Again, the sources disagree. Shelton says Isley purchased 210 acres in 1870 that would become the Isley Addition.¹²⁹ Woodson notes the purchase in 1881 of forty acres of land for \$78. On this land he platted the Isley Addition.¹³⁰ Isley and his partners later purchased thirty acres on the east side of the East Fork of the Fishing River and platted the Ferris, Dunn, and Isley Addition. Isley was active in real estate speculation, buying and selling lots in Kugler's Addition, McGregor's Addition, and Flynn's Addition. Isley was responsible for developing the Superior Spring and building its pagoda in 1901 (Figure 8).

The Isley family was involved in other aspects of Excelsior Springs' history. When the first analysis of the springs' water was done in 1880, Isley funded the analysis by loaning Wyman \$17 to pay for the analysis.¹³¹ In 1890, he donated land for Isley Elementary School on Benton Street. Jeremiah Isley died in 1894 on his farm in Ray County. Here again, the sources disagree. According to Shelton, his widow moved into Excelsior Springs into a house she had built south of the Superior Spring on land owned by the Isley family but not yet platted.¹³² However, according to the 1900 U. S. Census, she was living at 705 Broadway Street, now Isley Boulevard (Figure 12).¹³³ According to the 1910 census, she was living at

¹²⁴ L'Berta Shelton, "The Isley Family," file at Excelsior Springs Museum.

¹²⁵ Ibid.

¹²⁶ 1920 History, 672.

¹²⁷ Shelton.

¹²⁸ Smarker, 4.

¹²⁹ Shelton.

¹³⁰ 1920 History, 673.

¹³¹ Ibid.

¹³² Shelton.

¹³³ U. S. Census, 1900; Inventory Form CL-AS-016-0021.

705 Park Street, a front gable frame house with a bell cast gable roof at the corner of Park Avenue and Lincoln Street (Figure 13).¹³⁴ Both of these houses are still standing and are part of the Isley Boulevard Neighborhood survey.

Jeremiah and Lydia Isley's son Lafayette Isley established the second bottling works in Excelsior Springs and later worked for many years as a physician in the city. He served as Clay County Coroner and as a city councilman in Excelsior Springs.¹³⁵ Jeremiah Isley's grandson Charlie Isley operated a service station at 815 Isley Boulevard in the 1930s (Figure 15).¹³⁶

Henry and Rebecca Ettenson

Henry and Rebecca Ettenson contributed significantly to the growth and economic development of Excelsior Springs, although they were residents of Leavenworth, Kansas. Henry Ettenson was born in Wilkovich, Russia in 1850. He came to the United States at age 16 to avoid conscription into the Russian Army. He first arrived in New York City and began a career as a peddler, selling matches. Four years later, he moved to Kansas, settling in Leavenworth. He continued working as a peddler, but ultimately opened a small store; when the store burned some years later, he was able to build a four story brick building for a dry goods store. In 1875, he married Rebecca Winnig.¹³⁷

Ettenson spent most of his life in Leavenworth, Kansas, where he established a chain of dry goods stores. There he advocated for the public ownership of utilities and other major types of municipal reform. He also contributed generously to the Mt. Zion Cemetery, to the B'nai Jesheron synagogue, and to other charities that benefitted the poor.¹³⁸

Sources are unclear as to how Ettenson came to be involved in Excelsior Springs, but he spent time in the city and made large real estate investments here. Information about his investments is contradictory and the nature and amount of his investments is difficult to trace. According to a biography of Henry Ettenson from *A History of Kansas and Kansans*, he saw the opportunities in Excelsior Springs and invested heavily in property.¹³⁹ The *Leavenworth Post* noted that in 1887 Ettenson had invested \$110,000 (2,570,000 in purchasing power in 2016) in Excelsior Springs.¹⁴⁰ He purchased the Elms Hotel, which had been harmed by the financial depression of the mid-1890s at a sheriff's sale for \$43,900 in 1897.¹⁴¹ In 1898, when the Elms Hotel was destroyed by fire, the *Leavenworth Post* confirmed that Ettenson owned the Elms Hotel; whose financial status had improved during the previous year. At that time, Ettenson and a number of other investors from Leavenworth, Kansas, owned the controlling interest in the hotel; I. J. Ringoesky of Kansas City was a partial owner.¹⁴² Ettenson and his group also owned seventeen acres near the hotel, as well as other real estate in Excelsior Springs.¹⁴³

¹³⁴ U. S. Census, 1910; Inventory Form CL-AS-016-0054.

¹³⁵ 1920 History, 673.

¹³⁶ Soltysiak, n.p.

¹³⁷ "Henry Ettenson," accessgenealogy.com, accessed April 27, 2017.

¹³⁸ "Kansas," www.jewishencyclopedia.com, accessed April 27, 2017.

¹³⁹ "Henry Ettenson," accessgenealogy.com, accessed April 27, 2017.

¹⁴⁰ "Ettenson May Leave," *Leavenworth [Kansas] Post*, 21 January 1909; measuringworth.com.

¹⁴¹ *Leavenworth Times*, 28 May 1898.

¹⁴² Ibid.

¹⁴³ Ibid.

Ettenson was involved in the mineral water industry, owning and developing two mineral water springs. One was the Excelsior Spring, located east of the original Siloam Spring, near 219 East Broadway. His ownership of this spring is confirmed by the *Dry Goods Reporter*, which confirmed in 1900 that Ettenson owned the “celebrated” spring.¹⁴⁴ In 1905, he built a two story, two part brick business building on the south side at 215 East Broadway near what is now the Hall of Waters. The building is still standing; the spring is reportedly in the sub-basement of the building.¹⁴⁵ Ettenson also developed the Sunnyside Spring located on North Dunbar Avenue near Cliff Drive, and platted a subdivision near the spring.¹⁴⁶

A portion of Ettenson’s land holdings were in the area to the east of the city’s core. In 1899, Ettenson platted the Saratoga Addition located to the east of the downtown area and west of Isley’s Addition. The Saratoga Addition spanned North and South Broadway, now Isley Boulevard (Figure 5).¹⁴⁷

Ettenson’s other investments are equally difficult to trace, as sources disagree. According to the Mineral Water Resources survey, Charles Fish started the Excelsior Springs Bottling Company in 1887.¹⁴⁸ The *Leavenworth Times* notes that the bottling works and the theater were purchased at the same time as the Elms Hotel, and that Ettenson gradually bought out his associates.¹⁴⁹ The extent to which Fish remained involved in the bottling works is not thoroughly understood. In 1893, the Excelsior Springs Bottling Company, said to be owned by Fish, won awards at the World’s Columbian Exposition.¹⁵⁰ However, in 1905, Charles W. Fish was identified as the “manager of the interests” of Henry Ettenson in Excelsior Springs.¹⁵¹ In 1908, Ettenson is named as the owner of the Excelsior Springs Bottling Company by the *American Bottler*, a trade publication.¹⁵²

Ettenson died in 1909, and after a bitterly contentious disagreement over the disposal of his assets, his property was divided equally among his heirs.¹⁵³ Charles Ettenson and B. B. Wolf became owners of the Excelsior Springs Bottling Works.¹⁵⁴ Henry Ettenson was praised for his investments in Excelsior Springs as being “as greatly interested in the development of Excelsior Springs as any one man.”¹⁵⁵

In 1910, Major William Bell established the General Realty and Mineral Water Company. Charles Fish was general manager of that organization.¹⁵⁶

The 1917 City Directory of Excelsior Springs confirms the division of the interests of the Ettenson family and of the Fish family. By this time, both Henry Fish and the elder Charles Fish had died. Two companies—the Excelsior Springs Mineral Water and Bottling Co. and the Excelsior Springs Land and Water Company, located at the south end of Kansas City Avenue—were owned by Charles Ettenson and

¹⁴⁴ *Dry Goods Reporter*, 3 February 1900, 21.

¹⁴⁵ Mineral Water Resources of Excelsior Springs, Inventory Form CL-AS-010-015.

¹⁴⁶ *Ibid.*, Inventory Form CL-AS-010-035.

¹⁴⁷ Plat of Saratoga Addition.

¹⁴⁸ “Mineral Water Resources of Excelsior Springs, 8.

¹⁴⁹ *Leavenworth [Kansas] Weekly Times*, 12 May 1898.

¹⁵⁰ Mineral Water Resources, CL-AS-010-030.

¹⁵¹ *Leavenworth Times*, 4 November 1905.

¹⁵² *American Bottler*, 28 (1908), 66.

¹⁵³ *Leavenworth [Kansas] Post*, 19 October 1909; 4 November 1909, 22 February 1910.

¹⁵⁴ 1917 City Directory.

¹⁵⁵ *American Bottler*, 28 (1908), 66.

¹⁵⁶ Deon Wolfenberger, *Excelsior Springs Park and Driveway System: Landscape Architecture Historic Survey*, February 1994, 10.

B. B. Wolfe of Leavenworth. The 1917 City Directory identifies the General Realty and Mineral Water Company at 215 South Street, with Charles Fish as general manager and William Bell as president.¹⁵⁷

Ralph Weatherby

Little could be learned about Ralph Weatherby. He was a land owner who purchased the undeveloped area south of Park Street in Isley's Addition from Lydia Isley and platted a small subdivision in 1903.¹⁵⁸ He is not listed as living in Excelsior Springs in the 1900 or 1910 U. S. Census.

Lillie White Thorpe

Lillie White is interesting because of her role in the development of the Superior Spring No. 1, Superior Spring No. 2, and the Superior Bottling Works and Superior Park at 410 Superior Street. The properties are located in the Weatherby Addition, which was purchase by R. H. Weatherby from Lydia Isley in 1903.

Lillie White was the daughter of Joseph White and Martitia Cain White of Kansas City. In the 1900 U. S. Census, he identifies his occupation as "speculator." Whether he was involved in Excelsior Springs remains unknown.

White's investments in Excelsior Springs are difficult to trace, as sources differ. Jeremiah Isley purchased a large tract of land to the east of Excelsior Springs and platted Isley's Addition in 1887. The southwestern portion of the land contained two springs that would be developed later. Jeremiah Isley developed Superior Spring No. 1 and built a pagoda and well house in 1901.¹⁵⁹ In 1903, Lydia Isley sold an undeveloped portion of the property south of the Isley Addition plat to Ralph Weatherby who platted the Weatherby Addition.¹⁶⁰ Shortly after the addition was platted, Mrs. Lillie White purchased Block 4 and part of Block 3.¹⁶¹

Lillie White was a woman of many talents. Shelton identifies her as a spiritualist.¹⁶² She was a businesswoman, owning and developing the Superior Spring No. 1 and Superior Spring No. 2. Under her ownership, a new pavilion was built at Superior Spring No.1 in 1912. This pavilion is still standing. Superior Spring No. 2, which was located on block 4 of Weatherby's Addition north of the Old White Sanitarium, had a square pavilion with a hipped roof.¹⁶³ This pavilion is not still standing. The 1917 City Directory identifies Lillie White as the owner of the Superior Spring No. 1, Superior Spring No. 2, and the Superior Springs Bottling Works, located at 410 Superior Street.

At one time a park was located at 410 Superior Street, as was the Superior Springs Bottling Company.¹⁶⁴ Both were under the management of Lillie White. The park is only briefly mentioned in *A Guidebook to Excelsior Springs*, a boosterish pamphlet put out in 1912, as "Through east part of town, keep south toward Fishing River. A maple park, lots of shade. Best for Evenings."¹⁶⁵ This reference might also refer

¹⁵⁷ City Directory, 1917.

¹⁵⁸ Abstract, 618 Roosevelt Avenue, in possession of Sonya Morgan.

¹⁵⁹ Shelton.

¹⁶⁰ Abstract, 618 Roosevelt Avenue, in possession of Sonya Morgan.

¹⁶¹ Shelton.

¹⁶² Ibid.

¹⁶³ Photo, Excelsior Springs Hospital, eshospital.org.

¹⁶⁴ 1917 City Directory, cited in Mineral Waters Resources, CL-AS-010-012.

¹⁶⁵ *A Guidebook to Excelsior Springs*, 58.

to Reed Park or to the Fishing River Linear Park, a shady walkway along the banks of the Fishing River south of Weatherby's Addition and the Superior Spring and Park.

Attempts were made to develop Superior Park as an amusement park. On May 26, 1917, *Billboard* magazine ran an advertisement for the park that was to open on May 27, 1917. The advertisement sought "attractions," including a "merry-go-round, portable rink, dance pavilion, shooting gallery, etc." and announced the park would be open on Decoration Day, the Fourth of July, and Fall Homecoming Celebrations. The advertisement mentioned a "new baseball park" in the Superior Park. Unfortunately, the advertisement does not identify the owner of the park; those with inquiries are directed to write to the "Manager, Superior Park, 410 Superior Street, Excelsior Springs, Missouri."¹⁶⁶ This advertisement seems a bit unusual and raises question as to whether the "Old White Sanitarium," as it was called, was still in operation at that time; sanitarium patients were generally believed to benefit from rest and quiet, difficult commodities to have when sharing a building lot with an amusement park. Nothing remains of the park today.

The 1920 U. S. Census shows the house at 401 Park Street, across the street to the east of Superior Park, occupied by Martitia White, a 74 year old widow and her daughter Dora, and also provides an address of 402 Park Street for her daughter Lillie White. However, Sanborn Insurance Maps do not show any dwelling at 402 Park Street, suggesting the census taker was mistaken.¹⁶⁷ The 1940 U. S. Census shows Lillie White living at 401 Superior Street¹⁶⁸

Additions to Excelsior Springs in the Isley Boulevard Addition

The Isley Addition

The Isley Addition was a true suburb, being separated from the Original Plat and the other additions that constituted the city's central downtown area by one-third of a mile. The plat filed for the Isley Addition in May 1887 shows an eight block addition between the south side of Summit Street (now Benton Street) and the north side of Park Street (now Park Avenue).¹⁶⁹ Lots 1, 2, and 3 are located in the Boardinghouse District Survey Area (Figure 3). In 1953, a series of ordinances changed the zoning of Lots 4 and 5 of Isley's Addition from residential to commercial and light or heavy industry.¹⁷⁰ Lots 4 and 5 are now occupied by stores, restaurants, and a convenience store/gas station, and so are not included in the Isley Boulevard Neighborhood Survey area.

Blocks 6, 7, and 8 are located in the Isley Boulevard Neighborhood Survey area. These blocks are laid out in a grid pattern. Broadway Avenue (now Isley Boulevard) and Park Street (now Park Avenue) run east and west; an alley runs parallel between the streets. First Street (now South Francis Street), Second Street (now Gordon Street), Third Street (now Lee Street), and Fourth Street (now Calhoun Street) run north and south. The lots are narrow, with twelve lots per block or 36 lots in the Isley Addition portion of the Isley Boulevard Neighborhood Survey area.¹⁷¹

¹⁶⁶ *Billboard*, 26 May 1917.

¹⁶⁷ U. S. Census, 1920.

¹⁶⁸ U. S. Census, 1940.

¹⁶⁹ Plat of Isley's Addition to Excelsior Springs, MO, May 12, 1887, Plat Book 3, Page 54.

¹⁷⁰ Excelsior Springs Ordinance 5123.

¹⁷¹ "Plat of Isley's Addition.

The 1909 Sanborn Insurance Maps, the first to show the Isley Addition, shows only a part of Block 8 of Isley's Addition (Figure 16). Nine of the lots have frame buildings on them.¹⁷² The 1913, 1926, and 1942 Sanborn Insurance Maps shows frame buildings with similar footprints on the same nine lots (Figures 17, 18, 19).¹⁷³

City Directories for 1908, 1922, and 1938 show settlement patterns for the Isley Addition section of the Isley Boulevard Neighborhood to be relatively consistent. The 1908 City Directory shows Lots 6, 7, and 8 of the Isley Addition with 25 addresses, all residences, in the Isley Addition. This leaves 11 lots without buildings.¹⁷⁴ The 1922 City Directory shows 26 addresses, all residences, in blocks 6, 7, and 8 of the Isley Addition, leaving 10 lots without buildings.¹⁷⁵ The 1938 City Directory shows 26 buildings, one of which was both a residence and a commercial building, in Lots 6, 7, and 8 of the Isley Addition, leaving 10 lots without buildings. None of the residences there took in boarders.¹⁷⁶ Most of the residents in the Isley Addition during these years were lower-middle or working class families.¹⁷⁷

Saratoga Addition

The Saratoga Addition bridged the gap between an unoccupied area to the east of the city's central downtown district and the suburban Isley Addition. The plat filed on March 23, 1899, by Henry H. Ettenson and Rebecca Ettenson shows a nine block triangular shaped addition (Figure 5). The Fishing River runs along the west side of Saratoga Street, which forms the western boundary of the addition. The Saratoga Addition includes three blocks on the north side of Summit Street (now Benton Street) between Saratoga Road and the west side of S. Francis Street, three lots on the south side of Summit Street (now Benton Street) between Saratoga Street and S. Francis Street, two lots on the south side of Broadway Street (now Isley Boulevard) between Saratoga Street and the west side of S. Francis Street, and two blocks south of Park Avenue between Saratoga Street and the west side of S. Francis Street. The southern part of lot 9, which includes the area to the west of Saratoga Road which borders the Fishing River, is a part of the Fishing River Linear Park. Lots 1, 2, 3, 4, and 5 are located in the Boardinghouse District Survey area. Lots 6, 7, 8, and 9 are in the Isley Boulevard Neighborhood Survey Area.¹⁷⁸

The triangular shape of the addition means that the lots do not have the same number of lots. The Plat of the Saratoga Addition shows that Block 6 has 15 lots, Block 7 has 16 lots, Block 8 has 2 lots, and Block 9 has 16 lots, eight of which are part of the parkway.¹⁷⁹

The Sanborn Insurance Maps show a small increase in building during the period from 1909 through 1942. The Sanborn insurance Map for 1909 shows only a portion of Blocks 6 and 9 and all of block 7 of the Saratoga Addition. The portion shown on the map has 21 frame buildings, leaving 12 lots shown as vacant. (Figure 16)¹⁸⁰ The 1913 Sanborn Insurance Map shows the same portion of the addition as the 1909 map with 23 frame buildings, leaving 11 lots shown as vacant (Figure 17).¹⁸¹ The 1926 Sanborn Insurance Map shows a larger portion of Blocks 6 and 9, a portion of Block 8, and all of Block 7 with 27

¹⁷² Sanborn Insurance Map, 1909.

¹⁷³ Sanborn Insurance Map, 1913, 1926, 1942.

¹⁷⁴ City Directory, 1908.

¹⁷⁵ City Directory, 1922.

¹⁷⁶ City Directory, 1938.

¹⁷⁷ City Directories, 1908, 1922, 1938.

¹⁷⁸ Plat of Saratoga Addition, 1899.

¹⁷⁹ Ibid.

¹⁸⁰ Sanborn Insurance Map, 1909.

¹⁸¹ Sanborn Insurance Map, 1913.

buildings, and showing 13 lots vacant (Figure 18).¹⁸² The 1942 Sanborn Insurance Map shows the same portion of the Addition as the 1926 map with 28 buildings, and showing 12 lots vacant (Figure 19).¹⁸³

The City Directories between 1908 and 1938 show both an increase in the number of addresses in the portion of the Saratoga Addition in the Isley Boulevard Neighborhood, but also a number of people taking in boarders, likely as a result of the economic difficulties of the Great Depression. The 1908 city Directory shows 21 addresses, all residential. The 1922 city Directory shows 23 addresses, all residential. The 1938 City Directory shows 29 addresses, one being a grocery store that was also a residence. The 1938 City Directory also shows 13 addresses housing boarders.

Weatherby's Addition

In 1903, Ralph Weatherby purchased undeveloped land in the south portion of Isley's Addition from Lydia Isley. He platted Weatherby's Addition in December 1903 and filed the plat in January 1904.¹⁸⁴ The addition includes the south side of Park Avenue between the east side of S. Francis Street and what was then identified as Dewey Road (a traffic way that no longer exists), both sides of Roosevelt Avenue, and the east side of S. Francis Street, Superior Street, and Lincoln Street. Block 1 has 10 lots, Block 2 has 9 lots, Block 3 has 11 lots, and Block 4 is not divided into lots.¹⁸⁵

Only a part of Block 1 is shown on the Sanborn Insurance Maps for 1909 and 1913. One brick building is shown, a house at the corner of Park Avenue and Superior Street that predates the platting of the addition (Figures 16, 17).¹⁸⁶ A portion of Block 4 and Blocks 1 and 3 are shown in an inset on the Sanborn Insurance Maps of 1926 and 1942. This inset shows the Excelsior Springs Sanitarium, the Superior Spring No. 1, and Superior Spring No. 2 on Block 4, and the Ticket Office for the Spring on Lot 1 of Block 3 (Figures 18, 19, 20).¹⁸⁷

When the Weatherby Addition was platted, some buildings already existed. Block 4 was the site of Superior Spring No. 1 and the Superior Spring No. 2, which both had pagodas. The house at 401 Superior, identified in the census of 1920 and 1940 as 401 Park Avenue, may have been built prior to the platting of Weatherby's Addition.¹⁸⁸

The Weatherby Addition grew slowly. The City Directory for 1908 shows 2 addresses on Park Avenue. The 1926 City Directory shows five addresses on Park Avenue, and 1 address on Roosevelt Avenue. The 1938 City Directory shows five addresses on Park Avenue, four addresses on Roosevelt Avenue, and the Excelsior Springs Sanitarium and Hospital on Superior Street.

¹⁸² Sanborn Insurance Map, 1926.

¹⁸³ Sanborn Insurance Map, 1942.

¹⁸⁴ Abstract, 618 Roosevelt Avenue, Excelsior Springs, in possession of Sonya Morgan.

¹⁸⁵ Plat Map for Weatherby's Addition, 1904.

¹⁸⁶ Sanborn Insurance Maps, 1909, 1913.

¹⁸⁷ Sanborn Insurance Maps, 1926, 1942.

¹⁸⁸ Clay County Assessor.

Historic Resources in the Isley Boulevard Neighborhood Survey Area

Introduction

The Isley Boulevard Neighborhood survey area contains 78 resources. Two—a brick street and a stone well house topped with a pagoda—are structures. The remaining 76 resources are buildings. Historically, three of the resources—the Excelsior Springs Hospital, the Superior Spring well house and pagoda, the Superior Spring ticket office—were built for commercial use, and one—the Isley D-X Service Station—was built as a dwelling, used commercially, and then returned to its use as a dwelling. The remainder of the buildings were built as residential buildings. Of these residential buildings, two were built as multiple family dwellings.

The period of significance for the survey is 1890-1941. The area of significance is Criterion A: EXPLORATION/SETTLEMENT, as the survey area sheds light on the patterns of growth and development of the city. A building's status as contributing or non-contributing under these criteria is determined in part by whether the building was built during the period of significance and by whether the building lies in the additions to Excelsior Springs platted by Jeremiah Isley, Henry Ettenson, or Ralph Weatherby.

The architectural integrity of each building was also considered in evaluating the building's status as contributing or non-contributing. Alterations to many of the buildings, especially the use of new siding that differs in appearance and size from the original, the installation of replacement windows, and additions visible on the front elevation of the buildings suggest that Criterion C: ARCHITECTURE is not an appropriate area of significance for the survey. The appearance of the buildings, including alterations and additions, will be described on the Inventory Forms and considered in identifying contributing or non-contributing status of each building.

According to the MPDF, in order to be considered a contributing building in a district, a building must retain "integrity of location, feeling, and association."¹⁸⁹ More precisely, the MPDF specifies these criteria for 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.¹⁹⁰

¹⁸⁹ *Historic Resources*, Section F, 4.

¹⁹⁰ *Ibid*, Section F, 4-5.

In evaluating the individual buildings and structures in the Isley Boulevard Neighborhood, these criteria were followed. The factors are more thoroughly discussed on the individual inventory forms prepared for each building. In the Isley Boulevard Neighborhood, 36 buildings and the two structures are considered contributing. Forty buildings are considered non-contributing, primarily because extensive alterations such as changes in siding, windows, and porches.

The architectural integrity of a building must be considered when evaluating contributing or non-contributing status. Many of the buildings have been altered with the use of modern vinyl or composition siding. In some of the buildings the siding is the same size as the original clapboards; in others it is not. Several of the buildings have been resided with asbestos shingles; unless other more drastic changes have been made to the buildings, these are considered contributing. Other houses have been altered by the replacement of wooden windows with vinyl windows. In some instances the replacement windows match the original in size and configuration; in others the size and configuration are definitely different from the original. Other houses have altered the porch roofline or size. These changes may not significantly affect the architectural integrity. Other houses have had porches enclosed; these enclosures generally render the building non-contributing. Additions have been made to some houses. The visibility of the addition from the public street is a primary consideration in whether these buildings are contributing or non-contributing.

The “feeling” of a house may also be considered when evaluating its status. *Feeling* is difficult to quantify, but refers to an emotional response in the viewer that suggests that the house is indeed historic.¹⁹¹

Forty of the buildings in the Isley Boulevard Neighborhood survey are considered non-contributing. Thirty-three of these buildings, while built before the period of significance, have been altered so much as to render their status non-contributing. Seven of the non-contributing buildings were erected after the period of significance. They are modest ranch houses, characterized by picture windows, convenient kitchens, a separate room in which to watch television, attached garages, and more private outdoor living areas. For the most part, they blend with the surrounding houses.

Vernacular architecture—types and styles

A discussion of the historic resources in the Isley Boulevard neighborhood must begin with an understanding of vernacular architecture. Vernacular architecture refers to the buildings of the common people, built using locally available materials, built without the assistance of an architect, relying on a traditional sense of what a house should be and designed to function for those who live there.¹⁹²

Domestic vernacular architecture is described first by the type of house. *Type* refers to the basic footprint, massing, and roof line of the house.¹⁹³ Nineteenth and early twentieth century house types in the Isley Boulevard Neighborhood survey area include the front gable & wing type, the massed plan side

¹⁹¹ *Missouri Guide to the National Register Process* (Jefferson City, MO: Missouri State Historic Preservation Office, 2014), 11.

¹⁹² Marshall, 17-20.

¹⁹³ The words *form* or *plan* are sometimes used when referring to a house’s basic configuration. Because the word *type* in the Inventory Forms, the word *type* is used in this report.

gable type, the massed plan front gable type, the massed plan pyramidal type, and the I-house. Roof types include the front gable, the side gable and hipped or pyramidal. Of particular interest in the Isley Boulevard Neighborhood is a variant of the front gable called the bellcast front gable, which is characterized by an upward flare at the end of the gables. Roofs may have cross gables or intersecting gables that allow for more space and light in the attic area, rendering it more suitable for living space. Roofs may also have dormers with shed roofs or gable roofs that also allow more light into the attic area. The addition of gables and dormers may create a 1 1/2 story house.

Vernacular architecture relies on locally available materials, either those that occur naturally such as wood or stone, or those that are easily brought in via railroad, such as turned balustrades, porch posts, corner brackets and moldings. The use of local materials is evident in the use of frame construction and the use of stone plentiful in the area for porch pillars, piers, and knee walls. The use of readily available manufactured architectural embellishments may reflect the house to please the owner's taste.

Some of these embellishments fall into what Marshall refers to as "the cloak of style."¹⁹⁴ Style is determined not only by the shape of the building but by porch size and placement, window form and configuration, materials used, and added details that reflect popular taste at the time of building. Styles in the Isley Boulevard Neighborhood include a simple version of the Folk Victorian, the Minimal Traditional-Cape Cod, and the Craftsman.

Styles—Folk Victorian

Eight houses or 10.6 percent of the houses in the Isley Boulevard Neighborhood are in the Folk Victorian style. The Folk Victorian style is characterized by extravagant use of details such as fishlap shingles, and the spandrels with turned spindles, corner brackets, and turned porch posts. Most of the Folk Victorian houses in the Isley Boulevard neighborhood are simple, with limited decoration. Some of the houses have fishlap shingles. Other houses may have had fishlap shingles that are now covered with vinyl siding. A few of houses retain their gingerbread porch trim, but the gingerbread appears to have been removed from many of the houses. The Folk Victorian houses, listed by address and by Inventory Form number, include:

- 517 Isley Boulevard (CL-AS-016-0012),
- 611 Isley Boulevard (CL-AS-016-0016),
- 615 Isley Boulevard (CL-AS-016-0017),
- 723 Isley Boulevard (CL-AS-016-0024),
- 801 Isley Boulevard (CL-AS-016-0025),
- 805 Isley Boulevard (CL-AS-016-0026),
- 610 Park Avenue (CL-AS-016-0048), and
- 710 Park Avenue (CL-AS-016-0056).

Style—Minimal Traditional-Cape Cod

One of the houses or approximately 1.3 % of the houses are in the Minimal Traditional-Cape Cod style. The Minimal Traditional Cape Cod style is characterized by little to no roof overhang, a flat, symmetrical

¹⁹⁴ Marshall, 21.

façade, a moderately high side gabled roof, and a small porch or stoop. The Minimal Traditional-Cape Cod style houses, listed by address and inventory form, include:

- 324 Temple Avenue (CLAS-016-0078).

Style—Craftsman

Eight of the houses or approximately 10.6 percent of the houses in the Isley Boulevard neighborhood are in the Craftsman style or have Craftsman elements. The Craftsman style relies more on the integral shape and massing of the building than on applied decoration. The Craftsman style reflects a distinct form using side gables, second story dormers, and porches spanning the front of the building; stylistic details include pyramidal porch posts set on brick or stone piers, knee brackets at the roofline, overhanging eaves, open rafter tails, and windows with a three or four over one configuration. Some of the Craftsman houses have been altered by the use of vinyl or composition siding. Others have been altered with the use of replacement window that affect the appearance of the house by changing the size or configuration of the original window and filling in the window opening with an alternative cladding. The Craftsman style or Craftsman influenced houses in the Isley Boulevard neighborhood include:

- 314 S. Francis Street (CL-AS-016-0004),
- 523 Isley Boulevard (CL-AS-016-0019),
- 510 Park Avenue (CL-AS-016-0038),
- 530 Park Avenue (CL-AS-016-0046),
- 820 Park Avenue (CL-AS-016-0064),
- 618 Roosevelt Avenue (CL-AS-016-0068),
- 704 Roosevelt Avenue (CL-AS-016-0070), and
- 706 Roosevelt Avenue (CL-AS-016-0071).

The remainder of the late nineteenth and early twentieth century houses in the Isley Boulevard Neighborhood represent no particular style.

Buildings and structures meriting special notice

Although the resources described below are not eligible for individual listing in the National Register of Historic Places, they are of local interest and deserve mention because of who lived there, because of their style, or because of their importance to the city of Excelsior Springs.

615 Isley Boulevard

One of the buildings on Isely Boulevard, 615 Isley Boulevard, is noteworthy as the birthplace of actress Brenda Joyce, born Graftina Leabo on February 25, 1917 (Figure 21).¹⁹⁵ Joyce appeared in numerous films, including *The Rains Came*, *Here I am a Stranger*, and *Little Old New York*. She played Jane in four

¹⁹⁵ Soltysiak, *Reflections*, n.p.

Tarzan movies with Johnny Weissmuller and one Tarzan movie with Lex Barker.¹⁹⁶ In 1939, she returned to Excelsior Springs for a showing of the movie *Here I am a Stranger*.¹⁹⁷

Lee Street

One structure, the brick paved Lee Street, merits special attention. Paving of the streets was begun in 1903. Streets were covered with macadam, with asphalt, or with bricks. While Excelsior Springs had many brick streets, only two, the Concourse in the downtown core and Lee Street in the Isley Boulevard Neighborhood survey area, remain. Lee Street is a one-block street that runs north-south between Isley Boulevard and Park Avenue. It is located between N. Gordon Street on the west and Calhoun Street on the east (Figure 22).

401 Superior Street

One building, the brick house at the southeast corner of Park Avenue and Superior Street, is the only brick house in the survey area. It has a very distinctive design that combines elements from several styles, including the round arched windows associated with Italianate style and the pyramidal porch posts sitting on brick piers reminiscent of the Craftsman style (Figure 23). The use of elements from a variety of styles is typical of vernacular architecture as the “cloak of style” applied to a building that often included what please the owner or what was easily available.¹⁹⁸

The house is a front gable and wing type with a pyramidal roof with a front projecting wing and a smaller front gable extending to the west and cross gables on the north and south side. It has round arched window with a soldier course on the front facing gable wing, and segmental arched windows on the north side of the projecting wing and a segmental arched wing on the west side of the main block of the house and a segmental arched door opening on the west side of the projecting wing.

The house was built c. 1890. The house is shown at the southeast corner of Superior Street and Park Avenue on the Sanborn Insurance Maps as early as 1909 (Figure 24). The address is sometimes confused; it is identified as 401 Park Street and as 401 Superior Street. The house is not listed on either Park Avenue or Superior Street in the 1908, 1922, and 1938 City Directories. The 1920 U. S. Census shows the house at 401 Park Street occupied by Martitia White, a 74 year old widow and her daughter Dora, and also provides an address of 401 Park Street for her daughter Lillie White. The 1940 U. S. Census shows Lillie White, the former owner of the Superior Spring No. 1, Superior Spring No. 2, and the Superior Bottling Company, living at 401 Superior Street.

410 Superior Street, Superior Park and the former Excelsior Springs Hospital

At one time a park was located at 410 Superior Street, as was the Superior Springs Bottling Company.¹⁹⁹ One of the buildings is the Excelsior Springs Hospital building at 410 Superior Street (Figure 9). In 1922, the Excelsior Springs Hospital purchased the land and building of the Old White Sanitarium and began to construct a modern hospital (Figure 25). The building was built in two parts, the southern wing in 1923 and the northern wing in 1925. The 1926 and 1942 Sanborn Insurance maps show the building and the location of the Superior Spring # 2 on the hospital lawn and Superior Spring # 1 to the south and east of

¹⁹⁶ Ronald Bergen, “Brenda Joyce—Obituary,” *The Guardian*, 29 July 2009, accessed March 15, 2017.

¹⁹⁷ Soltysiak, Reflections, n.p.

¹⁹⁸ Marshall,

¹⁹⁹ 1917 City Directory, cited in Mineral Waters Resources, CL-AS-010-012.

the hospital (Figure 20). The hospital building was built to the north of the White Sanitarium, a two story white frame building first used in connection to the mineral water spring, Superior Spring # 2, which was located to the north and east of the building on the front lawn. The spring pagoda has since been demolished. When a new hospital was built in 1974, the former hospital building was empty for a time. It was later purchased and rehabilitated as Superior Park, an assisted living facility. It is now vacant.

Properties that may qualify for individual listing

The resources described below may be eligible for listing in the National Register of Historic Places. These resources—one structure and two buildings—merit special mention because of their role in the development of Excelsior Springs, because they are among the few/only remaining examples of their sort, or because of their architectural integrity.

Superior Spring # 1 Pagoda, 610 Roosevelt Avenue

The Superior Spring # 1 pagoda is located just to the south and west of the junction of Superior Street and Roosevelt Avenue. The first spring pagoda here was built by Jeremiah Isley in 1901 (Figure 26). A new pagoda was built in 1912, probably by Lillie White, who is identified in the 1908 and 1917 City Directories as the owner of the Superior Spring. The pagoda today is a stone well house structure topped with a concrete platform and a concrete walkway that bridges the low ground on the south side of the well house. The pagoda has a conical roof supported by four octagonal columns (Figure 26). This pagoda is the only extant spring pagoda in Excelsior Springs.

Superior Spring Ticket Office, 610 Roosevelt Avenue

The Superior Spring Ticket Office was originally a Craftsman style pyramidal roofed building with an exterior chimney on the west, four vertical panes-over-one pane windows flanking a central door, and knee braces at the roof line. It faces Roosevelt Avenue at the junction of Roosevelt Avenue and Superior Street. The address is 610 Roosevelt Avenue. The original building has been partially obscured by a house that was built around it (Figure 27).²⁰⁰ The Save The Superior Well Office organization is working to raise money to restore the ticket office, the only remaining mineral water ticket office in Excelsior Springs. Because of its position as the only remaining mineral water ticket office, the building could be considered for possible listing in the National Register of Historic Places.

618 Roosevelt Avenue

This Craftsman style house was built c. 1935. It is a 1 1/2 story massed plan side gable house clad in clapboards. A gable roofed dormer projects from the roof on the front (north) façade. The saltbox roof, which is supported by knee brackets and has overhanging eaves, is covered in asphalt shingles. The roof extends to cover a porch on the front façade. The porch is supported by four stone posts. A stone knee wall runs from the house to the corner posts and from the corner posts to the center posts. The knee wall is capped with concrete. The west half of the porch is enclosed. The house has its original six-over-one wooden windows and some of the original two-over- two wooden storm windows.

The first story of the front façade has three bays. The left bay contains a door with a fifteen paned window. The center bay contains a pair of six-over-one wooden windows. The right bay, which is located in the enclosed porch, contains a pair of six-over-one wooden windows. The gable roofed

²⁰⁰ Save the Superior Well Office, tasteofmissouri.com.

dormer has three bays. The left bay contains a pair of six-over-one wooden windows. The center bay contains a six-over-one wooden window. The right bay contains a six-over-one wooden window.

The house retains a high degree of integrity and could be considered for possible listing in the National Register of Historic Places.

Recommendations

The Historic Resource of Excelsior Springs MPDF was written to provide guidance for the evaluation of eligibility within Excelsior Springs. The MPDF highlights specific standards for determining eligibility.

One of the highlighted standards is integrity of location. The building is the Isley Boulevard Neighborhood, which are in their original locations, meet this standard,

Another standard highlighted in the MDPF is integrity of association. The buildings and structures, with the exception of the seven buildings constructed after the period of significance, are associated with the period when Excelsior Springs grew to a population of just over 4000 and with the additions to the city made by Jeremiah and Lydia Isley, Henry and Rebecca Ettenson, and Ralph Weatherby.

Another standard highlighted in the MDPF is integrity of feeling. For the most part, the Isley Boulevard Neighborhood retains the feeling of a late nineteenth-early twentieth century lower-middle class and working class neighborhood. However, thirty-three of the resources which were built during the period of significance are non-contributing because of alterations, some of which significantly reduce the architectural integrity of the building.

The alterations that render so many building non-contributing create an imbalance of resources; forty of the resources are non-contributing while thirty eight of the resources are contributing.

The survey area does not meet the standards of the National Register of Historic Places for an Historic District.

Three resources appear to qualify for individual listing in the National Register of Historic Places. One of these is a structure, the Superior Spring pagoda. Two buildings might possibly qualify for individual listing in the National Register of Historic Places. One of these is the Superior Well ticket office; the other is the Craftsman style building at 618 Roosevelt Avenue.

Individual listings should be pursued for the three properties that might qualify for individual listing. Individual listing would require preparation of a nomination that would require a much more thorough history and description of each resource.

Bibliography

American Bottler, 28 (1908) 66.

An Illustrated Historical Atlas of Clay County, Missouri. Philadelphia: Edwards Brothers of Missouri, 1877.

"Attractions Wanted," *Billboard*, 26 May 1917, 27.

Banks, Patti. *Hall of Waters*. Nomination to the National Register of Historic Places. Washington, D. C.: U. S. Department of the Interior, National Park Service, 1981.

Bergen, Ronald. "Brenda Joyce—Obituary." *The Guardian*, 29 July 2009.

Bullard, Loring. *Healing Waters Missouri's Historical Mineral Springs and Spas*. Columbia: University of Missouri Press, 2004.

Business Men's League. *Excelsior Springs, Missouri, Famous Waters*. Excelsior Springs, MO: *Excelsior Springs Daily Journal*, 1907.

Chalfant, Rhonda. *The Colonial Apartment*. Nomination to the National Register of Historic Places. Washington, D. C.: U. S. Department of the Interior/ National Park Service, 2010.

---. *The Ligon Apartment*. Nomination to the National Register of Historic Places. Washington, D. C.: U. S. Department of the Interior/National Park Service, 2010.

"Chemical Analysis of Various Excelsior Springs Waters." *Excelsior Springs, Missouri*. Chicago, Milwaukee and St. Paul Railway, 1919, 25.

Clay County Assessor. "Parcel Search." www.claycountymo.gov/assessor.

"Deed of Plat." Abstract of Property at 618 Roosevelt Avenue. Excelsior Springs, Missouri, 1904.

Dennis, Michelle. *Post World War II Construction in South Dakota*. Pierre: State Historical Society of South Dakota, 2007.

Dry Goods Reporter, 3 February 1900, 21.

"Ettenson May Leave," *Leavenworth Times*, 21 January 1909.

Excelsior Springs: America's Haven of Health. Excelsior Springs, MO: Excelsior Springs Chamber of Commerce, 1930.

Excelsior Springs at a Glance. Excelsior Springs, MO: Chamber of Commerce, n.d.

Excelsior Springs City Directory, 1908

Excelsior Springs City Directory, 1917, exsmo.com/museum/books/directories/1917/dir1917.html.

Excelsior Springs City Directory, 1922.

Excelsior Springs City Directory, 1938.

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.

"Excelsior Springs Located Near Missouri City." *The [Oregon] County Paper*, April 15, 1881. Cited in *Missouri Historical Review*, XLII (October 1947), 97.

Excelsior Springs, Missouri. Chicago: Chicago, Milwaukee and St. Paul Railway, n.d.

Excelsior Springs Ordinance 5123.

"Excelsior Springs, Missouri." <https://en.wikipedia.org>.

Excelsior Springs Ordinance 5123.

Fielding, Lucas Jr. "Map of Missouri." 1824. Collection of State Historical Society of Missouri, Columbia, MO.

Gaines, John. *A Souvenir Guidebook of Excelsior Springs*. Excelsior Springs, MO: n.pub., 1912.

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

Google Maps, Excelsior Springs, MO.

Guidelines for Local Surveys: A Basis For Preservation Planning, National Register Bulletin No. 24. Washington, D. C.: U. S. Department of the Interior/National Park Service, 1985.

Haller, John Jr. and Robin M. Haller, *The Physician and Sexuality in Victorian America*. Carbondale: Southern Illinois University, 1974.

"Henry Ettenson," accessgenealogy.com.

Historical Atlas of Ray County, Missouri. 1877. bing.com/images.

History of Clay and Platte Counties. St. Louis: National Historical Company, 1885.

Holmes, W. E. *Excelsior Springs, Missouri: All the Year Round Health and Pleasure Resort*. Cedar Rapids, IA: Lawrence Press, n.d.

How to Apply the National Register Criteria for Evaluation, National Register Bulletin No. 15. Washington, D. C.: U. S. Department of the Interior/National Park Service, 1991.

"Instructions for Completing the Architectural/Historical Inventory Form." Jefferson City, MO: Missouri State Historical Preservation Office.

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

"Items of Interest About the Springs." *Excelsior Springs Daily Standard*, 11 October 1923.

James, W. J. "Mineral Waters of Excelsior Springs. *The Midland*, June 1909, 26.

"Kansas." www.jewishencyclopedia.com.

Leavenworth Times, 28 May 1898; 10 June 1905; 4 November 1905.

Lee, Ralph. "The Hucksters of Pain," *Saturday Evening Post*, 1963. Cited in "The Clinics," The Idle Hour, theidlehour.com/health.html.

"Local Landmarks Register." Excelsior Springs Historic Preservation Commission, <http://eshpc.org>.

"Map of Missouri." 1838. Collection of State Historical Society of Missouri, Columbia, MO.

"Map of Clay County, Missouri." Philadelphia: G. M. Hopkins Map Company, 1887. bing.com/images.

Marshall, Howard Wight. *Folk Architecture in Little Dixie*. Columbia: University of Missouri Press, 1981.

McAlester, Virginia Savage. *A Field Guide to American Houses*, rev. ed. New York: Knopf, 2015.

Virginia McAlester and Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 1990.

measuringworth.com.

Millstein, Cydney. *Excelsior Springs Hall of Waters Commercial West Historic District*. Washington, D. C.: U. S. Department of the Interior/National Park Service, 1999.

---. *Excelsior Springs Hall of Waters Commercial East Historic District*. Washington, D. C.: U. S. Department of the Interior/National Park Service, 1999.

Missouri Bureau of Geology and Mines. "Table Showing Depth of Wells and Geological Formations From which Waters Are Derived." *The Aqualore*, September 1919, 22.

---. "Classification of Springs and Wells According to the Type of Water Yielded." *The Aqualore*, September 1919, 23.

"Missouri Route 10." wikipeda.org.

Missouri State Historic Preservation Office, "National Register Nominations by County," <https://dnr.mo.gov/shpo>.

Missouri State Historic Preservation Office, "Architectural Surveys by County," <http://dnr.mo.gov.shpo>.

Ogle, George. *Illustrated Atlas of Clay County, Missouri*. Chicago: George Ogle, 1914.

"Our History." visitexcelsior.com/history.html.

"Plat of Isley's Addition to Excelsior Springs, MO," 1887, Clay County Abstract Company.

"Plat of Saratoga Addition to Excelsior Springs, MO." 1899. Clay County Abstract Company.

"Plat of Saratoga Addition to Excelsior Springs, MO," 1899, City of Excelsior Springs.

"Plat of Weatherby's Addition to Excelsior Springs, MO." Liberty Abstract and Title Company.

Report, *City of Excelsior Springs, Missouri: "America's Haven of Health."* (Excelsior Springs, MO: year ending March 31, 1932, n.p.

Revised Ordinances Excelsior Springs, Missouri, 1913.

"Route 69." wikipedia.org.

Sanborn Insurance Maps, Excelsior Springs, Missouri. 1909, 1913, 1926, 1942.

"Save the Superior Well Office," tasteofmissouri.com.

Shelton, L'Berta. "The Isley Family." File at Excelsior Springs Museum.

Sklar, Kathryn. "All Hail to Pure Cold Water." *American Heritage* 26 (December 1974), 64-69 ff.

Smarker, Barry. "The Battles of Fredericksburg, Missouri." 26 May 2013. prezi.com.

Soltysiak, Harry. "The Battle of Fredericksburg," *The Idle Hour*. theidlehour.com/Fredericksburg.html.

---. *Reflections of Excelsior Springs: A Pictorial History of Excelsior Springs*. Victoria, BC: Heritage House, 1992.

---. "Excelsior Springs Hospital." *The Idle Hour*. theidlehour.com.

"Standards for Professional Architectural and Historical Surveys," 26 February 2016.

"Stepping Back in Time to 'The Big Store'," lhs53.blogspot.com.

Swafford, Edna. "Charles Fish, a Mainspring in City's Development." *The Phunn*, September 1992.

"The Clinic." <http://theilehouse.com/health.html>.

The Kansas City, Clay County, and St. Joseph Interurban Railway," www.interurbanroad.com.

"The Misrepresentation of Arthritis Drugs and Devices in the U. S."
<http://www.texasnonprofits.org/Article/%3FArticleID%3Dli603;>

The Waters of Excelsior Springs: Valley of Vitality. Excelsior Springs, MO: Excelsior Springs Spa Development, March 2003.

Topeka Daily Capital, 3 June 1906.

U. S. Census. 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950.

"Veterans Administration Hospital Building, "Historic American Building Survey. Washington, D. C.: U. S. Department of the Interior.

"Visit Excelsior Springs," www.cityofesmo.com, accessed November 27, 2016

Williams, Walter. *The State of Missouri*. Columbia, MO: E. W. Stephens Press, 1904.

Wapoo: Keeper of the Springs. Excelsior Springs, MO: McClardy Sanitarium and Clinic, 1939.

Wolfenbarger, Deon. *Excelsior Springs Job Corps Center: Historical Architecture Survey*, 1996.

---. *Excelsior Springs Parks and Driveway System Landscape Architectural Historic Survey*," 1994.

---. *Historic Resources of Excelsior Springs, Missouri*, Multiple Property Documentation. Washington, D.C.: U. S. Department of the Interior, 2012.

---. *Excelsior Springs, Missouri, Historic Resources Survey, Phase II, Boarding House District*. Washington, D. C.: U. S. Department of the Interior/National Park Service, 1994.

---. Survey Plan for Excelsior Springs, Missouri, 1991.

"Wood Heights, Missouri," woodheights-mo.gov.

Young, James Harvey. *The Medical Messiahs: A Social History of Health Quackery in Twentieth-Century America*. Princeton: Princeton University Press, 2015.

Figure Log

Figure 1: Map showing boundaries of Isley Boulevard Neighborhood survey area

Figure 2: 1914 Plat Map showing Isley Boulevard Neighborhood

Figure 3: Isley's Addition plat, 1887

Figure 4: Weatherby's Addition plat, 1904

Figure 5: Saratoga Addition plat, 1899

Figure 6: 1877 Plat Map showing properties owned by Wyman and Kugler

Figure 7: 1886 photograph of Excelsior Springs

Figure 8: Photograph of Superior Spring, c. 1901

Figure 9: Highway 10 at west gate to Excelsior Springs

Figure 10: Highway 10 east of Excelsior Springs

Figure 11: Lydia Isley's house at 605 Isley Boulevard today

Figure 12: 1914 Plat map showing additions to Original Plat

Figure 13: Lydia Isley's house at 605 Isley Boulevard today

Figure 14: Lydia isley's house at 705 Park Avenue today

Figure 15: Charlie Isley's D-X Service Station, 1930s

Figure 16: Sanborn Insurance Maps, 1909

Figure 17: Sanborn Insurance Map, 1913

Figure 18: Sanborn Insurance Map, 1926

Figure 19: Sanborn Insurance Map, 1942

Figure 20: Inset of Sanborn Insurance Map, 1926, showing hospital and springs

Figure 21: Photograph of Brenda Joyce

Figure 22: Lee Street

Figure 23: 401 Superior Street

Figure 24: Sanborn Insurance Map, 1909, corner of Superior Street and Park Avenue

Figure 25: Excelsior Springs Hospital c. 1923

Figure 26: Superior Spring, c. 1901, today

Figure 27: Superior Spring ticket office

Figure 1: Map showing boundaries of Isley Boulevard Neighborhood Survey, provided by the city of Excelsior Springs.

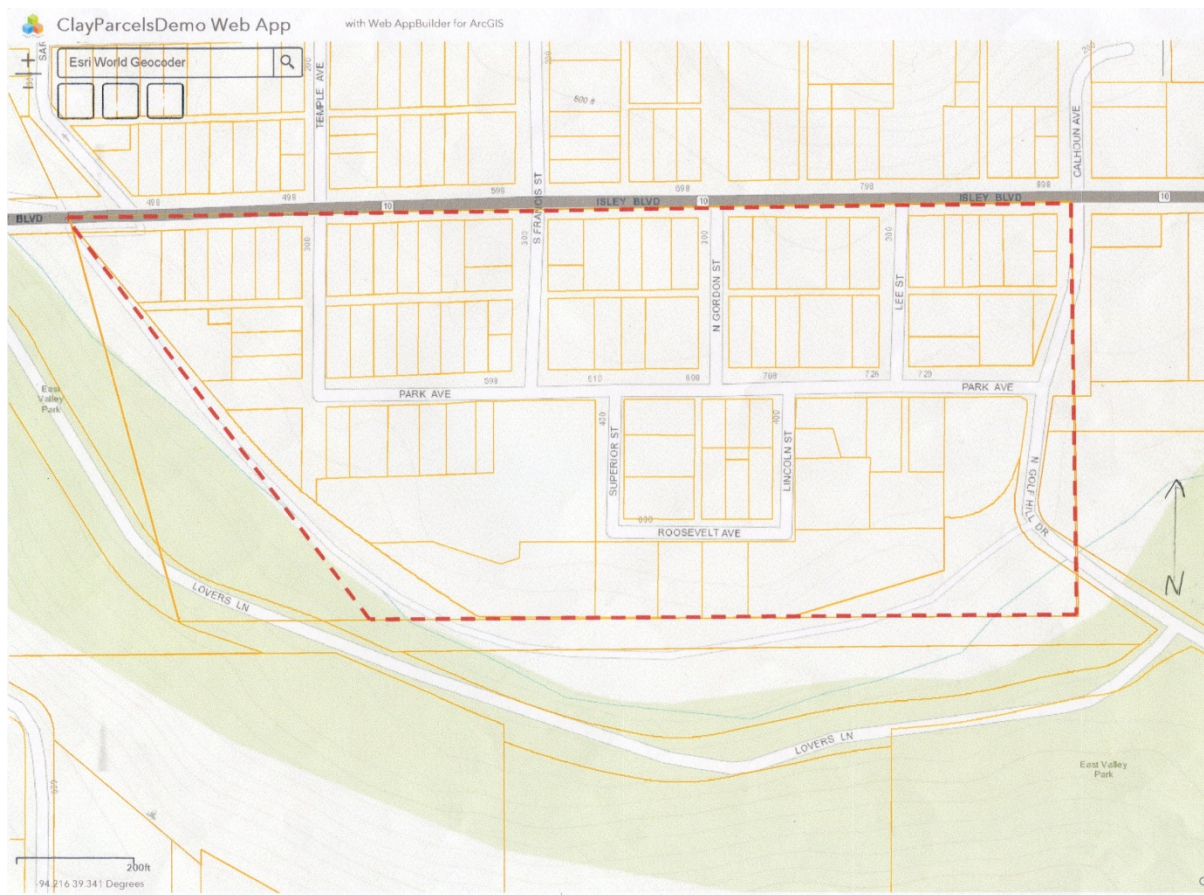


Figure 2: 1914 Plat Map showing Isley Boulevard Neighborhood survey area outlined in green

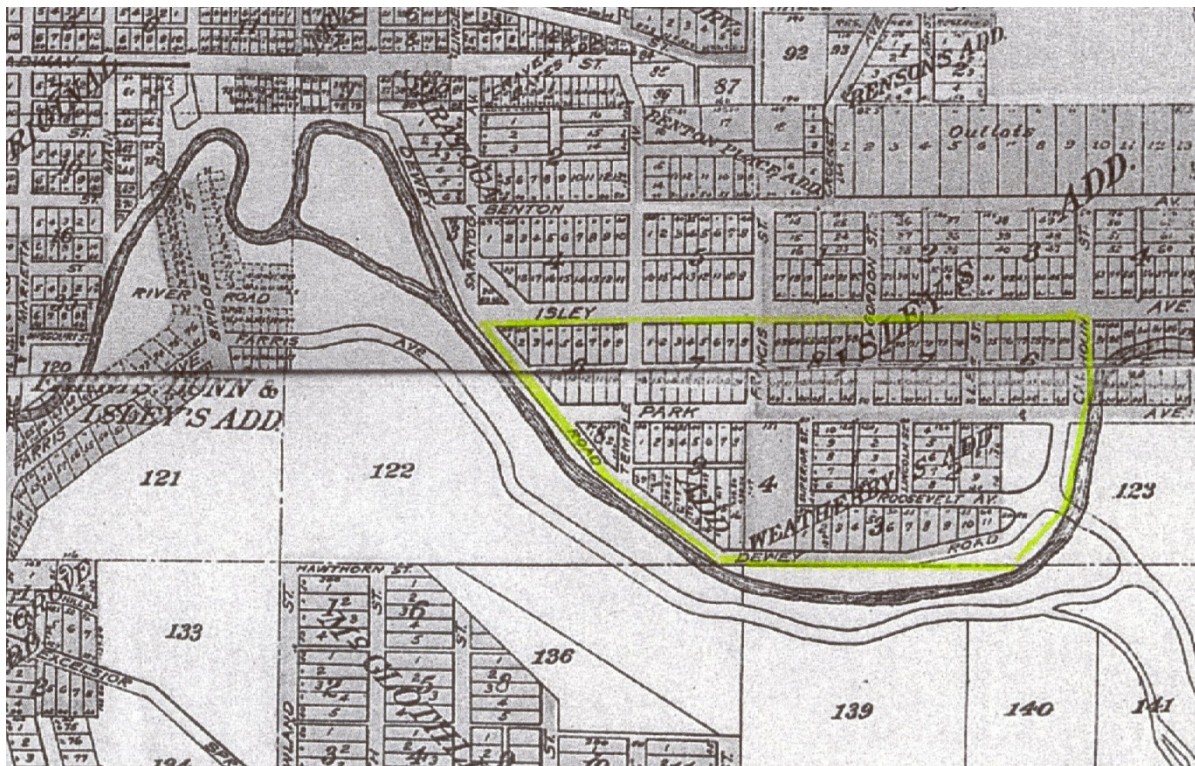


Figure 3: Isley's Addition plat, courtesy city of Excelsior Springs, MO.

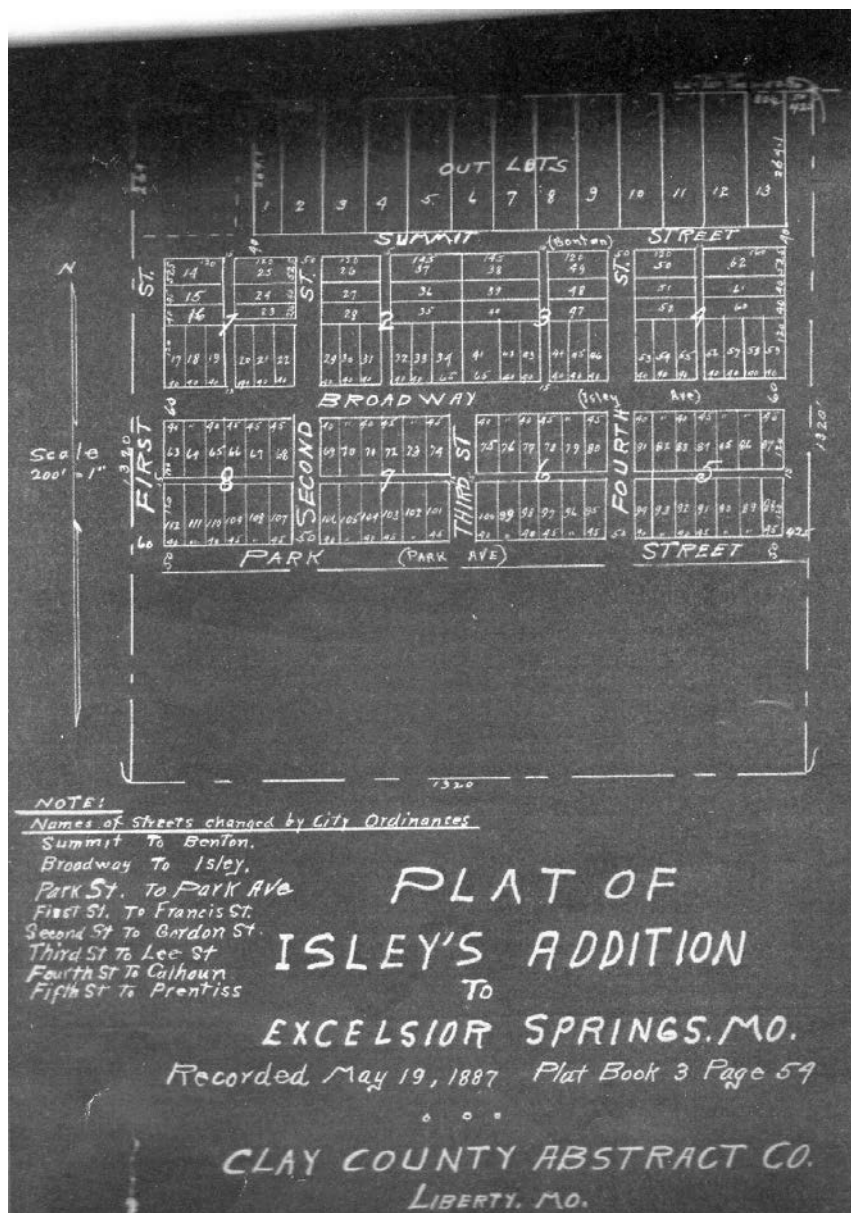
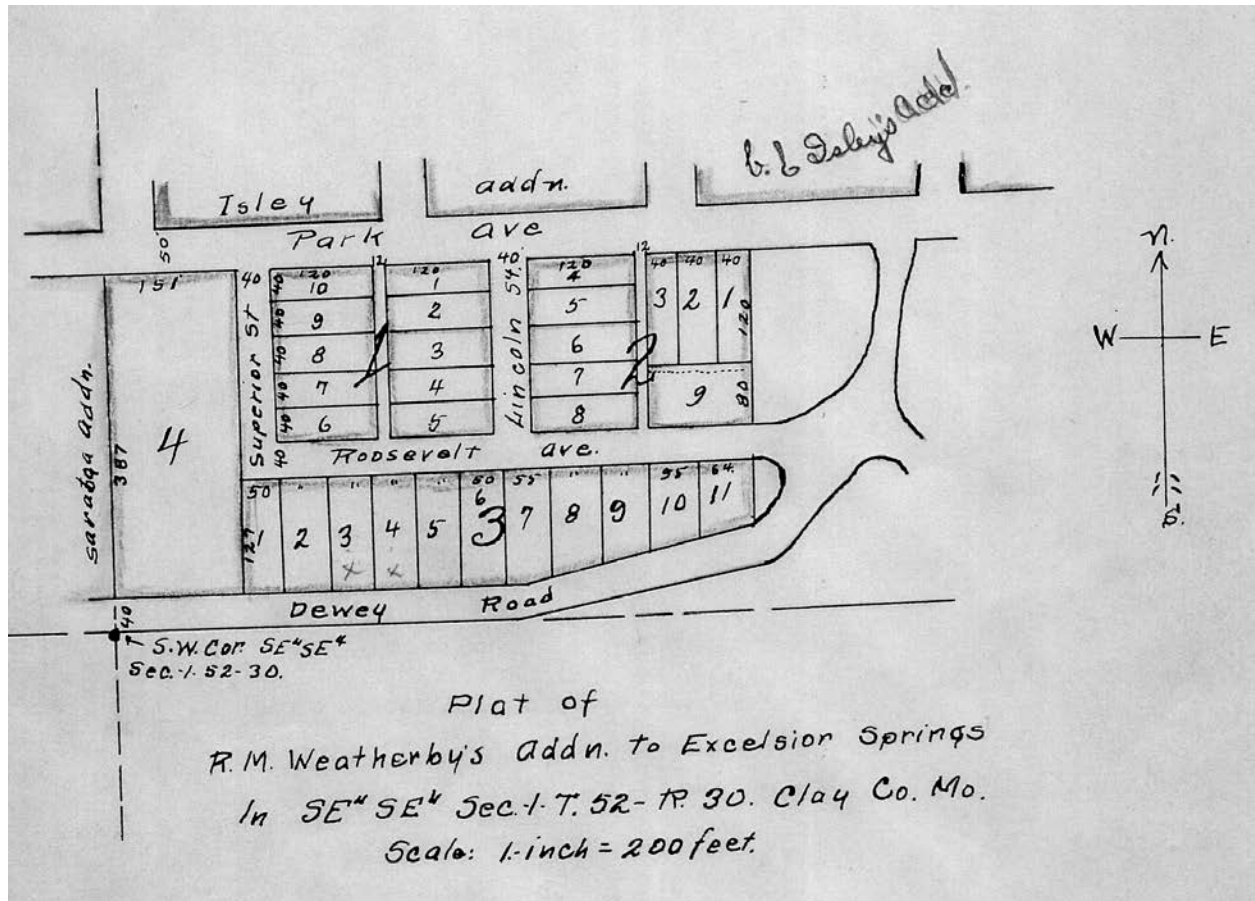


Figure 4: Weatherby's Addition Plat, courtesy city of Excelsior Springs, MO



NW COR. SW 1/4 SE 1/4
SEC. 17 S 2 R 30.

SARATOGA SPRING

1317.67'

200' 16
200' 15
200' 14

315'

87.32'

174'
156.67'
132.33'
122'
104.67'
87.33'

EAST

SCALE 1" = 200'

S.

TORR

LANE

3

1 2 3 4 5 6 7 8 9 10 11 12 13

50' 40' 40' 40' 40' 40' 40' 40' 40' 40' 40' 40' 40'

SUMMIT

1 2 3 4 5 6 7 8 9 10

16 15 14 13 12 11 10 9

16 15 14 13 12 11 10 9

BROADWAY

1 2 3 4 5 6 7 8 9

10 11 12 13 14 15 16 17 18 19 20

1 2 3 4 5 6 7 8

9 10 11 12 13 14 15 16

TEMPLE

PARK

1 2 3 4 5 6 7 8

9 10 11 12 13 14 15 16

17 18 19 20 21 22 23 24

25 26 27 28 29 30 31 32

33 34 35 36 37 38 39 40

41 42 43 44 45 46 47 48

49 50 51 52 53 54 55 56

57 58 59 60 61 62 63 64

65 66 67 68 69 70 71 72

73 74 75 76 77 78 79 80

81 82 83 84 85 86 87 88

89 90 91 92 93 94 95 96

97 98 99 100 101 102 103 104

105 106 107 108 109 110 111 112

113 114 115 116 117 118 119 120

121 122 123 124 125 126 127 128

129 130 131 132 133 134 135 136

137 138 139 140 141 142 143 144

145 146 147 148 149 150 151 152

153 154 155 156 157 158 159 160

161 162 163 164 165 166 167 168

169 170 171 172 173 174 175 176

177 178 179 180 181 182 183 184

185 186 187 188 189 190 191 192

193 194 195 196 197 198 199 200

201 202 203 204 205 206 207 208

209 210 211 212 213 214 215 216

217 218 219 220 221 222 223 224

225 226 227 228 229 230 231 232

233 234 235 236 237 238 239 240

241 242 243 244 245 246 247 248

249 250 251 252 253 254 255 256

257 258 259 260 261 262 263 264

265 266 267 268 269 270 271 272

273 274 275 276 277 278 279 280

281 282 283 284 285 286 287 288

289 290 291 292 293 294 295 296

297 298 299 300 301 302 303 304

305 306 307 308 309 310 311 312

313 314 315 316 317 318 319 320

321 322 323 324 325 326 327 328

329 330 331 332 333 334 335 336

337 338 339 340 341 342 343 344

345 346 347 348 349 350 351 352

353 354 355 356 357 358 359 360

361 362 363 364 365 366 367 368

369 370 371 372 373 374 375 376

377 378 379 380 381 382 383 384

385 386 387 388 389 390 391 392

393 394 395 396 397 398 399 400

401 402 403 404 405 406 407 408

409 410 411 412 413 414 415 416

417 418 419 420 421 422 423 424

425 426 427 428 429 430 431 432

433 434 435 436 437 438 439 440

441 442 443 444 445 446 447 448

449 450 451 452 453 454 455 456

457 458 459 460 461 462 463 464

465 466 467 468 469 470 471 472

473 474 475 476 477 478 479 480

481 482 483 484 485 486 487 488

489 490 491 492 493 494 495 496

497 498 499 500 501 502 503 504

505 506 507 508 509 510 511 512

513 514 515 516 517 518 519 520

521 522 523 524 525 526 527 528

529 530 531 532 533 534 535 536

537 538 539 540 541 542 543 544

545 546 547 548 549 550 551 552

553 554 555 556 557 558 559 560

561 562 563 564 565 566 567 568

569 570 571 572 573 574 575 576

577 578 579 580 581 582 583 584

585 586 587 588 589 590 591 592

593 594 595 596 597 598 599 600

601 602 603 604 605 606 607 608

609 610 611 612 613 614 615 616

617 618 619 620 621 622 623 624

625 626 627 628 629 630 631 632

633 634 635 636 637 638 639 640

641 642 643 644 645 646 647 648

649 650 651 652 653 654 655 656

657 658 659 660 661 662 663 664

665 666 667 668 669 670 671 672

673 674 675 676 677 678 679 680

681 682 683 684 685 686 687 688

689 690 691 692 693 694 695 696

697 698 699 700 701 702 703 704

705 706 707 708 709 710 711 712

713 714 715 716 717 718 719 720

721 722 723 724 725 726 727 728

729 730 731 732 733 734 735 736

737 738 739 740 741 742 743 744

745 746 747 748 749 750 751 752

753 754 755 756 757 758 759 760

761 762 763 764 765 766 767 768

769 770 771 772 773 774 775 776

777 778 779 780 781 782 783 784

785 786 787 788 789 790 7

Figure 6: Map of Fishing River Township, Clay County, Township 52, Range 30, Section 1, showing land owned by Anthony Wyman and Frederick Kugler, Clay County Plat Map 1914

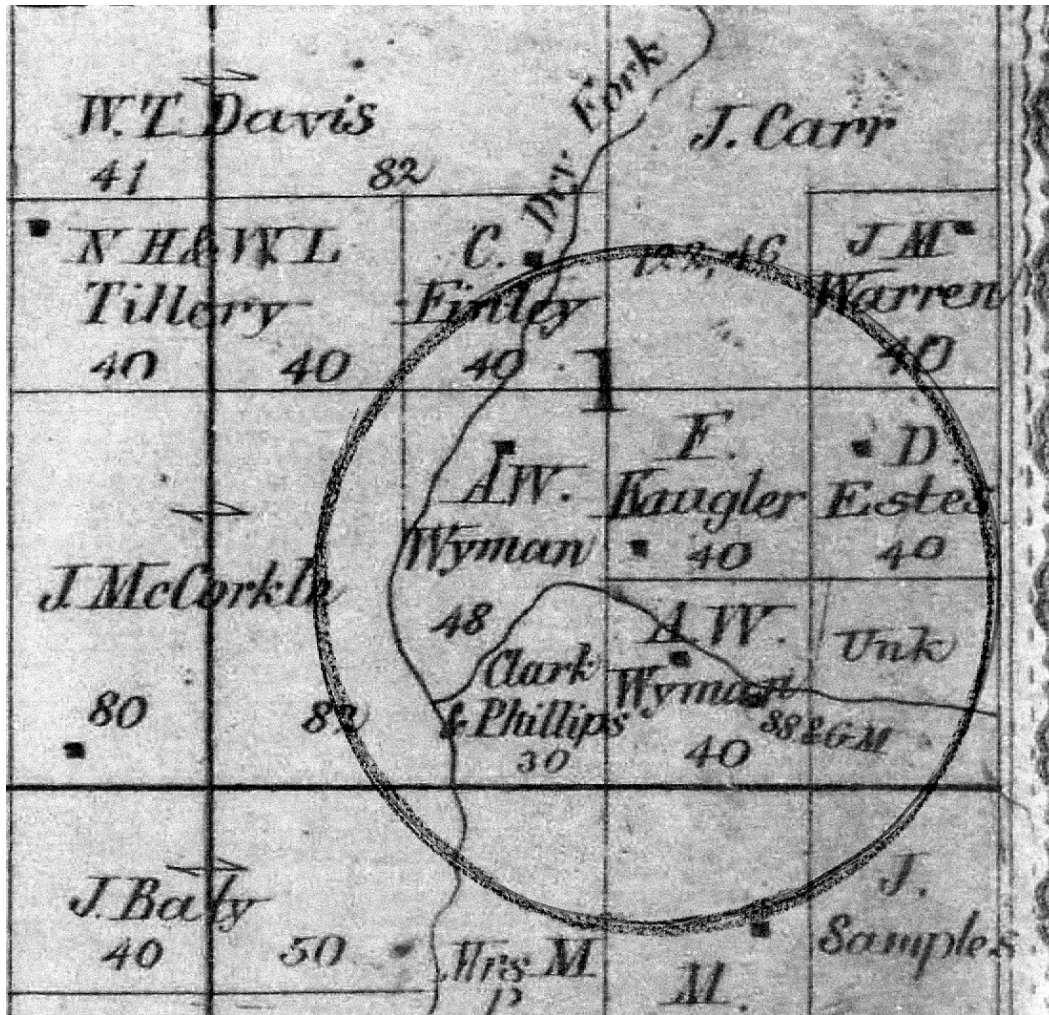


Figure 7: Ariel View of Excelsior Springs, Mo, 1886, from Soltysiak, Reflections, n.p.



Figure 8: Photograph of Superior Spring, c. 1901, with Isley family, courtesy Excelsior Springs Museum

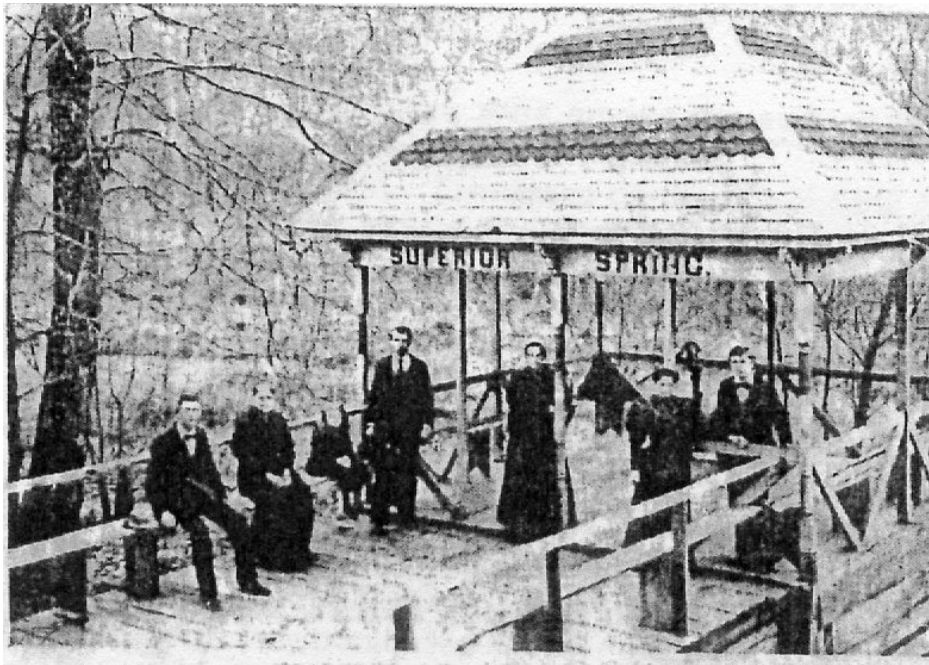


Figure 9: Photograph of White Sanitarium, Superior Park, Weatherby's Addition, courtesy Soltisiak, *The Idle Hour*.



Figure 10: Highway 10, west side of Excelsior Springs, showing gate as entrance to city, c. 1924, courtesy Soltysiak, Reflections, n.p.

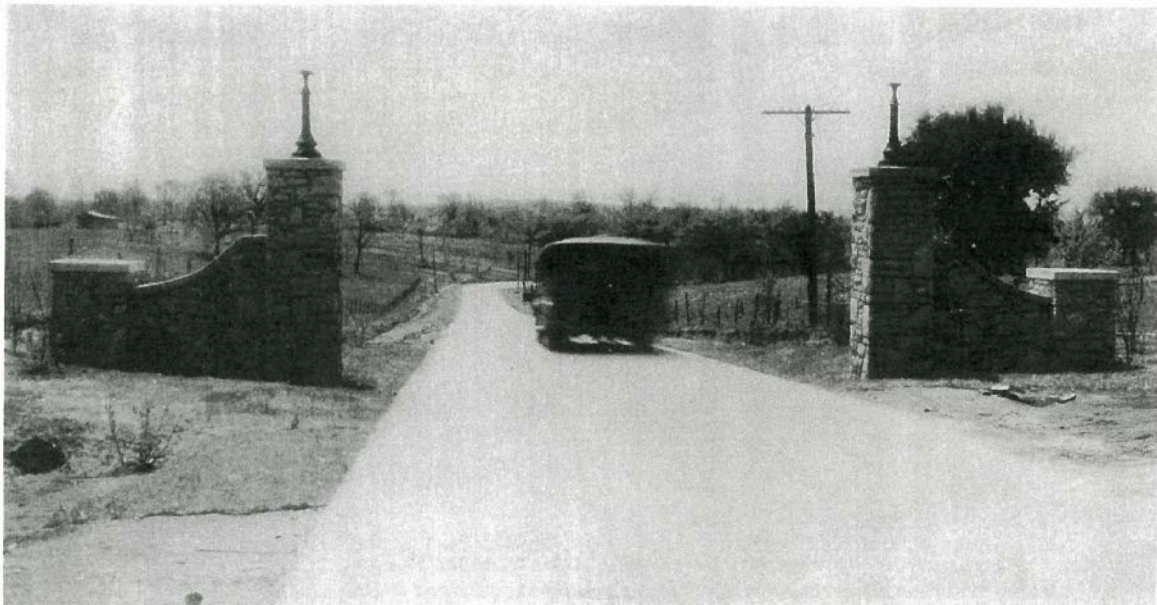


Figure 11: Highway 10 (Isley Boulevard) just east of Excelsior Springs, c. 1924, courtesy Soltysiak, Reflections, n.p.

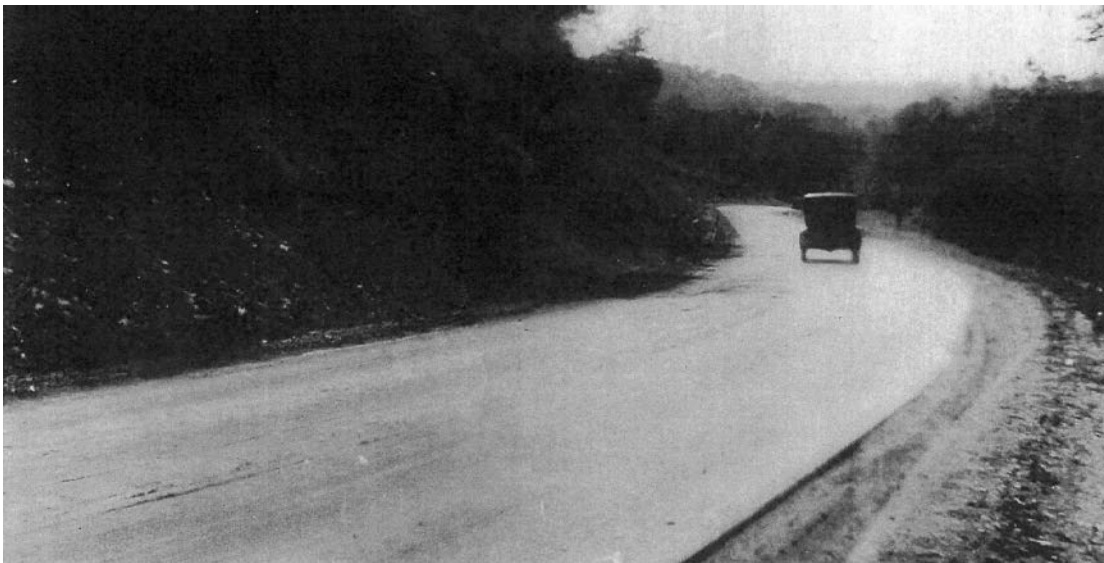


Figure 13: Lydia Isley's house at 605 Isley Boulevard today, courtesy Rhonda Chalfant



Figure 13: Lydia Isley's house at 705 Park Avenue today, courtesy Rhonda Chalfant



Figure 15: Charlie Isley's D-X Station, 815 IselyBoulevard, c. 1930s, (top), and Charlie Isley, c. 1930s, (middle of photograph at bottom), courtesy Soltysiak, Reflections, n.p.



Figure 16: Sanborn Insurance Map, 1909, showing part of Isley Boulevard Neighborhood survey area

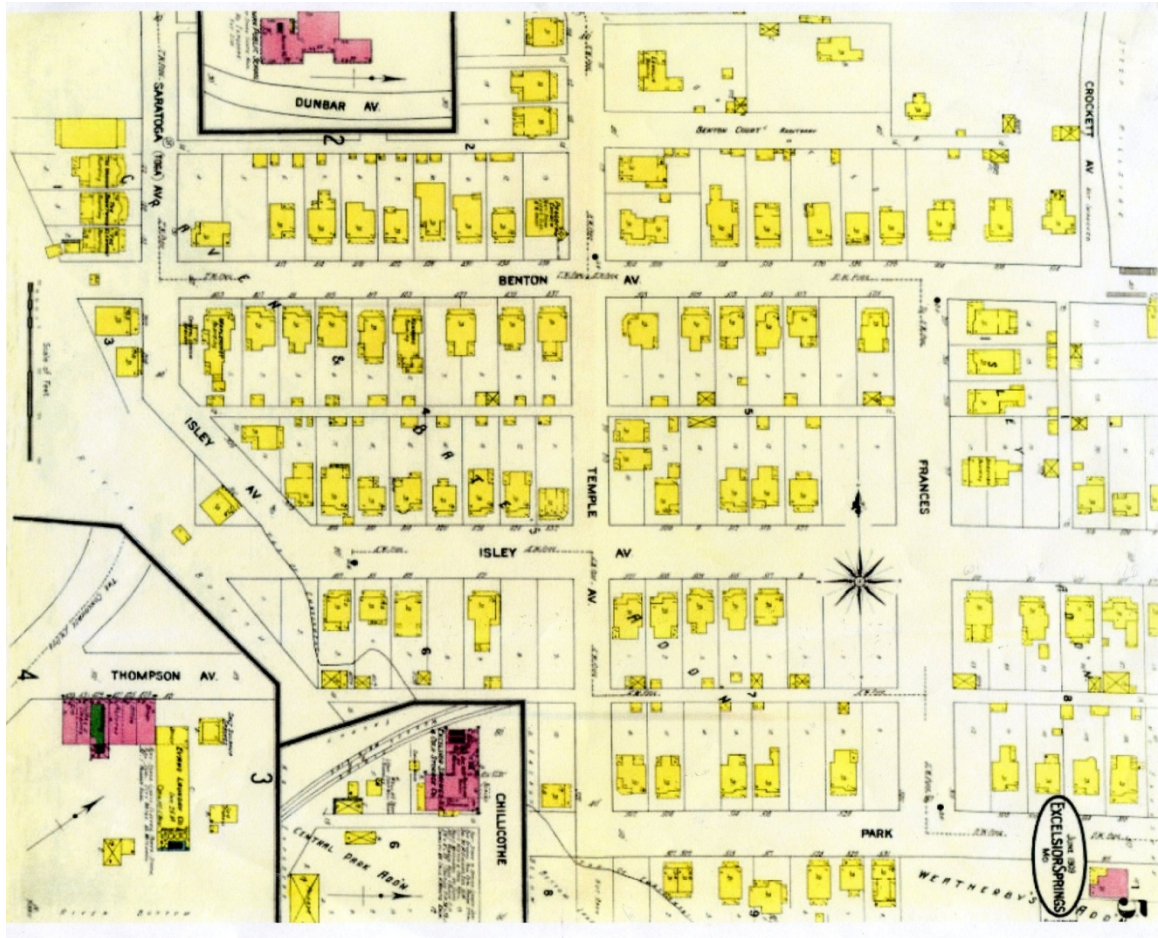


Figure 18: Sanborn Insurance Map. 1936, showing part of Isley Boulevard Neighborhood survey area

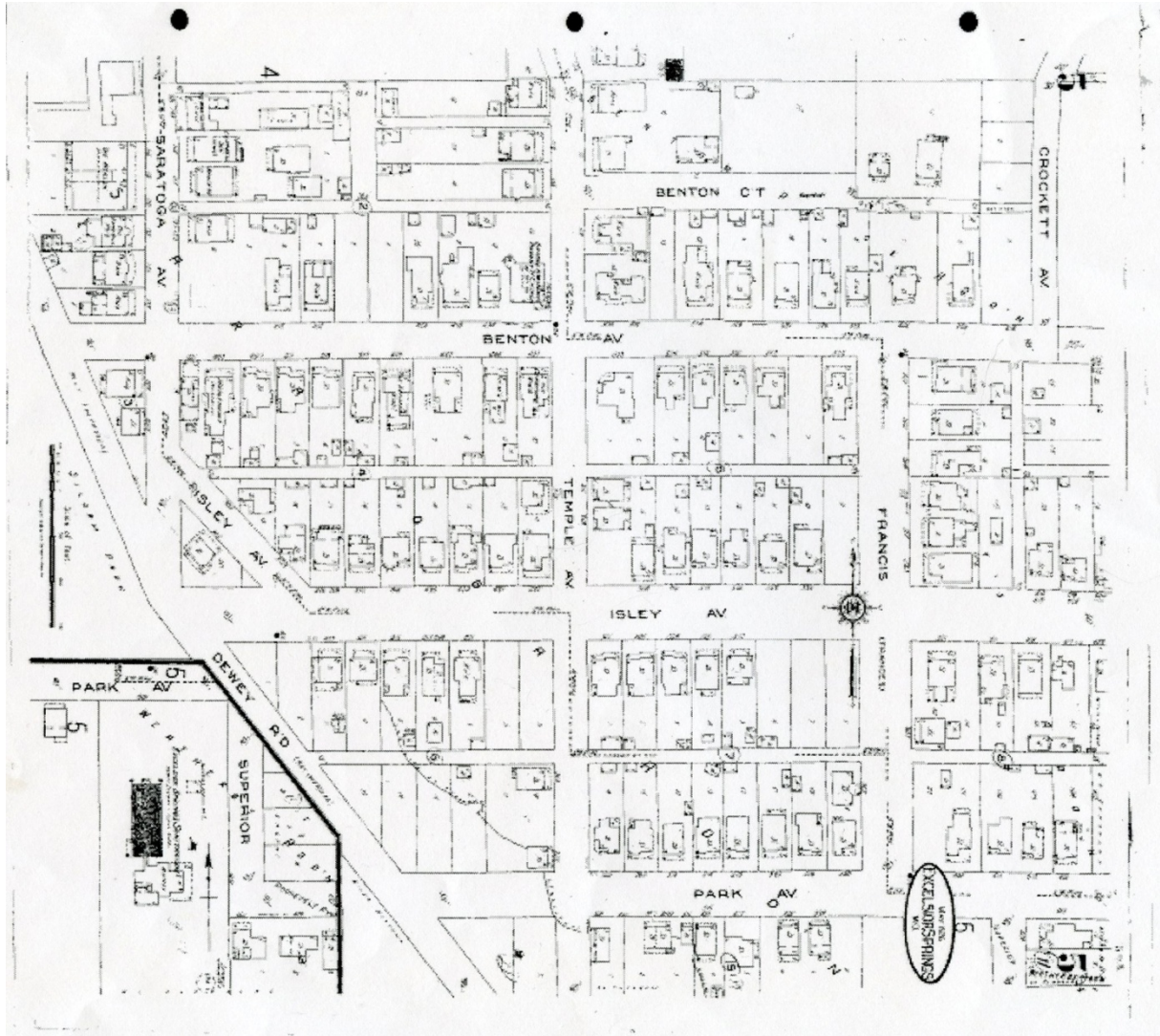


Figure 19: Sanborn Insurance Map, 1942, showing part of the Isley Boulevard Neighborhood survey area

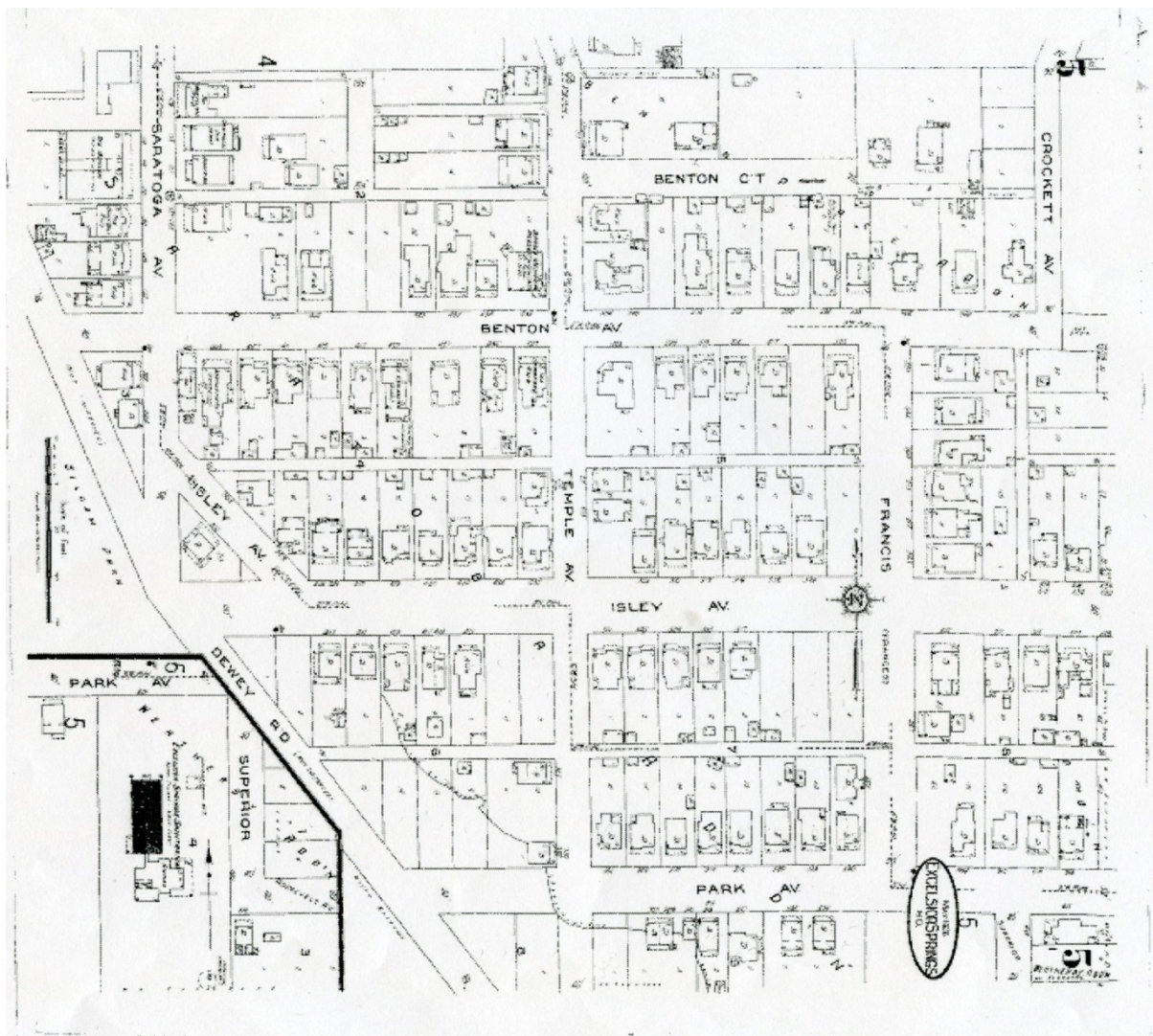


Figure 20: Inset map showing Block 4 of Weatherby's Addition, 1926, courtesy Save the Superior Well Office

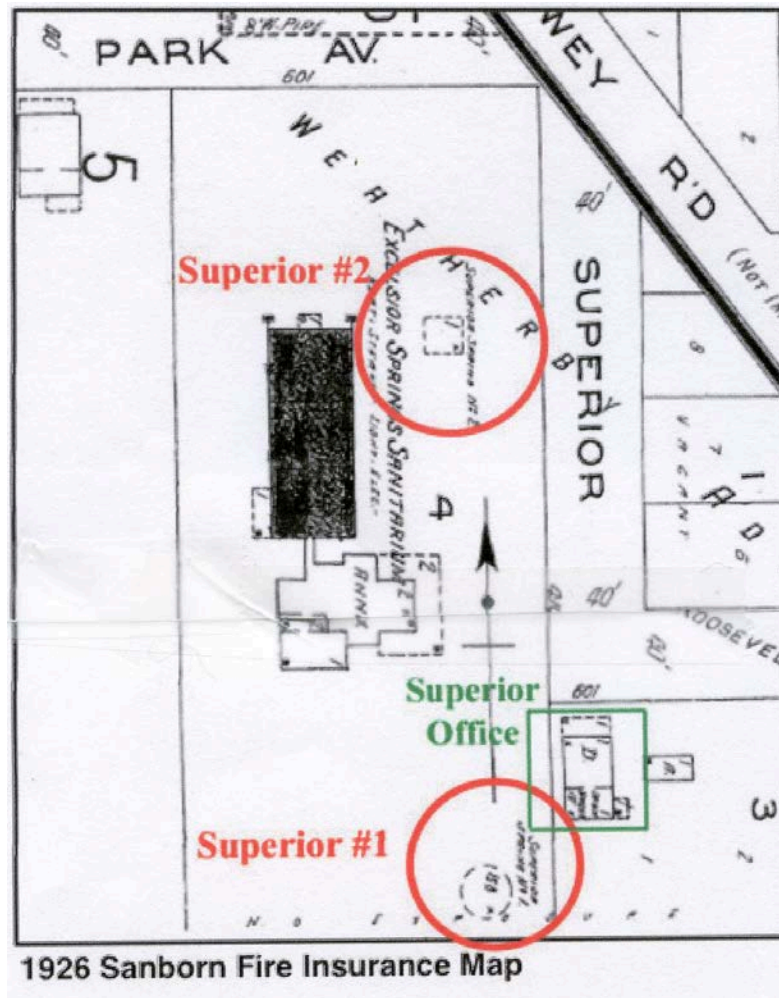


Figure 21: Photograph of actress Brenda Joyce (Graftina Leabo), born in Excelsior Springs, courtesy Soltysiak, Reflections, n.p.



Figure 22: Lee Street, camera facing north from Park Avenue (top) and detail just north of junction with Park Avenue (bottom), photos courtesy Rhonda Chalfant



Figure 23: House at southeast corner of Park Avenue and Suprior Street (401 Superior Street), today, courtesy Rhonda Chalfant



Figure 24: Sanborn Insurance Map, 1909, showing house at southeast corner of Park Avenue and Superior Street. The identification of Superior Street is hidden by the date stamp for the map.

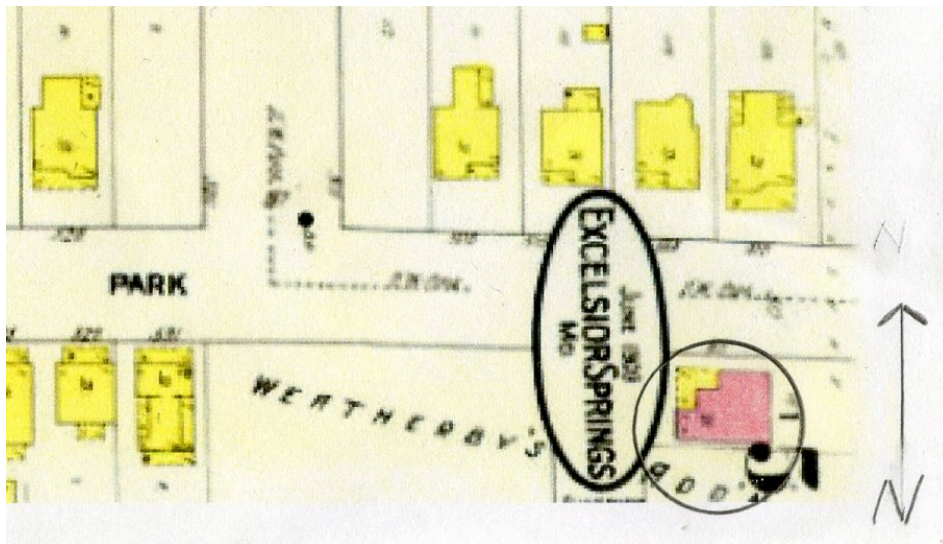


Figure 25: 1923 photograph of Excelsior Springs Hospital with White Sanitarium building in back and Superior Spring # 2 pagoda on front lawn, courtesy Soltysiak, The Idle Hour



Figure 26: Superior Spring pagoda, 1910, top, courtesy Jeremiah Isley file at Excelsior Springs Museum; superior Springs pagoda today, bottom, courtesy Rhonda Chalfant

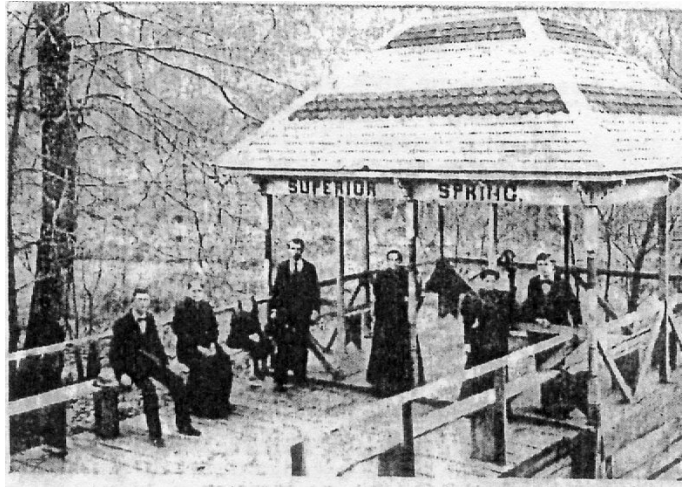


Figure 27: Superior Spring Ticket Office, top, courtesy Save the Superior Well Office; bottom, Superior Spring Ticket Office today, courtesy Rhond Chalfant



Explanation of Inventory Forms

An Inventory Form is provided for each resource in the survey area. The Inventory Form first identifies the resource as a building or as a structure. It provides a narrative description of the resource and of the resource's surroundings. In addition, the Inventory Form provides information about the history of the resource, including the name of the original owner (if known), the architect or builder (if known), and the date of construction. The Inventory Form provides information about the type, style, and architectural details of the buildings, including the roof type, the window configuration, the number of bays, the chimney placement, the basement, and porch placement.

In addition, a narrative statement details the history of the resource. This narrative attempts to confirm the date of construction by discussing whether the building appears on Sanborn Insurance Maps and whether the resource's occupants are included in City Directories. The inventory Form also identifies the status of the resource as contributing or non-contributing, and provides a rationale for the status.

Page 2 of the Inventory Form includes the date, the photographer, and the vantage point of the photographs of the resources. Since the photographs are provided in both black and white hard copies and color digital copies, the photographs are not included on the Inventory Form. Since the Isley Boulevard Neighborhood Survey includes a map of the survey area identifying the addresses of each resource, a sight map is not included on the Inventory Form.

Chart Showing Properties in Isley Boulevard Neighborhood Survey Area

The following chart is keyed to the Inventory Forms that accompany this report. It provides the historic name of the property (if applicable) and the historic address, the status of the building as contributing or non-contributing, the type of the building, the style, if the building represents a specific style, the number of outbuildings and the status of those outbuildings as contributing or non-contributing, and the current property owner's name and address.

Number	Historic Name, Address	Status	Type	Style	Out Building, Status	Property Owner Address
CL-AS-016-0001	815 Calhoun Street	NC	Massed plan, side Gable		1, C	National Asset Mortgage 4350 St. Andrews Rd, Suite F Columbia, SC 28219-04169
CL-AS-016-0002	306 S. Francis Street	C	I-house			Kelly & Tammy Claus 306 S. Francis Street Excelsior Springs, MO 64024
CL-AS-016-0003	307 S. Francis Street	C	Massed plan, front gable		1, C	John & Eileen Knipker 1810 Paddock Dr. Kearney, MO 64060
CL-AS-016-0004	314 S. Francis Street	C	Massed plan, side gable	Craftsman		Reaching Out Investments 333394 Temecula, CA 92592
CL-AS-016-0005	419 Isley Boulevard	C	Front gable & wing			Lloyd Osler 2231 Madison Avenue Excelsior Springs, MO 64024
CL-AS-016-0006	421 Isley Boulevard	C	Massed plan, front gable			TNG Property Investments 2311 Piedmont Place Excelsior Springs, MO 64024
CL-AS-016-0007	423 Isley Boulevard	NC	Massed plan, front gable		1, NC	TNG Property Investments 2311 Piedmont Place Excelsior Springs, MO 64024
CL-AS-016-0008	501 Isley Boulevard	NC	Front gable & wing			Dennis Williams 501 Isley Boulevard Excelsior springs, MO 64062
CL-AS-016-0009	505 Isley Boulevard	C	Front gable & wing			Russel & Patsey Tidwell 505 Isley Boulevard Excelsior Springs, MO 64042
CL-AS-016-0010	509 Isley Boulevard	N-C	Front gable & wing		1, NC	William R. Ross 5636 SE Tri County Line Rd. Lawson, MO 64062
CL-AS-016-0011	515 Isley Boulevard	C	Massed plan, front gable		1, NC	David Watkins 33608 W. 16 th St. Rayville, MO 64084
CL-AS-016-0012	517 Isley Boulevard	NC	Massed plan, side gable	Folk Victorian	1, NC	Sandra Schmid, et al 517 Isley Boulevard Excelsior Springs, MO 64024

Number	Historic Name Address	Status	Type	Style	Out Building, Status	Property Owner Address
CL-AS-016-0013	519 Isley Boulevard	NC	Massed plan, front gable			James & Julie Hale 16050 Pine Road Excelsior Springs, MO 64024
CL-AS-016-0014	527 Isley Boulevard	NC	Massed plan side gable ranch		1, NC	Anthony & Teresa Stark 527 Isley Boulevard Excelsior springs, MO 64024
CL-AS-016-0015	601 Isley Boulevard	C	Massed plan, pyramid			Vernon Lee Burch 601 Isley Boulevard Excelsior Springs, MO 64024
CL-AS-016-0016	611 Isley Boulevard	NC	Front gable & wing	Folk Victorian		Robert & Christa McLaughlin 1502 Tracy Avenue Excelsior Springs, MO 64024
CL-AS-016-0017	615 Isley Boulevard	C	Massed plan, pyramid	Folk Victorian	1, NC	Larry Duncan & Rod Maples 1212 Stratford Road Kansas City, MO 64113
CL-AS-016-0018	617 Isley Boulevard	C	Front gable & wing		1, C	Yuan Holding LLC Pension Plan Trust 2422 Tulip Road San Jose, CA 95128
CL-AS-016-0019	623 Isley Boulevard	C	Front gable & wing	Craftsman	1, C	Eric Applequist 623 Isley Boulevard Excelsior Springs, MO 64024
CL-AS-016-0020	701 Isley Boulevard	NC	Massed plan pyramid		2, NC	Travis Nelson 12212 County Road Excelsior Springs, MO 64024
CL-AS-016-0021	705 Isley Boulevard	NC	Massed plan pyramid		1, C	Kathy & Wilbur Cruz 705 Isley Boulevard Excelsior Springs, MO 64024
CL-AS-016-0022	715 Isley Boulevard	C	Front gable & wing		2, NC	Arlo Hartman Dennis Hartman 715 Isley Road Excelsior Springs, MO 64024
CL-AS-016-0023	717 Isley Boulevard	C	Front gable & wing			Cody Archer Michall & Marsha Archer 717 Isley Boulevard Excelsior Springs

Number	Historic Name Address	Status	Type	Style	Out Building, Status	Property Owner Address
CL-AS-016-0024	723 Isley Boulevard	C	Front gable & wing	Folk Victorian	1, NC	Perry & Edwina Roof 15300 Ray County Line Road Excelsior Springs, MO 64024
CL-AS-016-0025	801 Isley Boulevard	C	Front gable & wing	Folk Victorian	1, NC	Perry & Edwina Roof 15300 Ray County Line Road Excelsior Springs, MO 64024
CL-AS-016-0026	805 Isley Boulevard	C	Massed plan, front gable	Folk Victorian	1, NC	Dewayne Knott Sara & Ronald Eckhart 15019 Green Briar Drive Smithville, MO 64-89
CL-AS-016-0027	809 Isley Boulevard	C	Massed plan, front gable		1, C	Curtis & Paula Keen 809 Isley Boulevard Excelsior spring, MO 64024
CL-AS-016-0028	811 Isley Boulevard	C	Massed plan, pyramid			Isley Place, LLC 28816 Washington School Rd. Excelsior Springs, MO 64024
CL-AS-016-0029	813 Isley Boulevard	NC	Massed plan, front gable			Oliver & Julie McAfee 813 Isley Boulevard Excelsior Springs, MO 64024
CL-AS-016-0030	Isley's DX Service Station 815 Isley Boulevard	NC	Front gable and wing			Amber Jackson 16687 C. Highway Rayville, MO 64084
CL-AS-016-0031	Lee Street	C	Brick street			City of Excelsior Springs Hall of Waters Building 201 Broadway Excelsior Springs, Mo 64024
CL-AS-016-0032	309 Lee Street	C	Front gable & wing		1, NC	Damien Nguyen 309 Lee Street Excelsior Springs, MO 64024
CL-AS-016-0033	405 Lincoln Street	NC	Massed plan side gable ranch			Jason Hall 405 Lincoln Street Excelsior Springs, MO 64024
CL-AS-016-0034	409 Lincoln Street	NC	Massed plan side gable ranch		1, NC	Ronald & Inez Morse 409 Lincoln Street Excelsior Springs, MO 64024

Number	Historic Name Address	Status	Type	Style	Out Building, Status	Property Owner Address
CL-AS-016-0035	502 Park Avenue	NC	Front gable & wing		1, C	Angela Ford and John Owings 502 Park Avenue Excelsior Springs, MO 64024
CL-AS-016-0036	506 Park Avenue	NC	Front gable & wing		1, NC	Angela Mohr 506 Park Avenue Excelsior Springs, MO 64024
CL-AS-016-0037	509 Park Avenue	C	Massed plan, Pyramid		1, NC	Cathy Simmons & Terry Ryan 232 N. Lightburne St. Liberty, MO 64068
CL-AS-016-0038	510 Park Avenue	C	Massed plan, side gable	Craftsman	1, NC	John Corrick II 510 Park Avenue Excelsior Springs, MO 64-24
CL-AS-016-0039	514 Park Avenue	NC	Front gable & wing		1, NC	Curtis & Dwanda Wiegand 704 Zay Street Excelsior Springs, MO 64024
CL-AS-016-0040	515 Park Avenue	NC	Massed plan, pyramid		1, NC	Ralph Eames 515 Park Avenue Excelsior springs, MO 64024
CL-AS-016-0041	516 Park Avenue	NC	Front gable & wing			Gregory Kinhead 11222 N. Marsh Avenue Kansas City, MO 64157
CL-AS-016-0042	520 park Avenue	C	Massed plan, pyramid			James & Julie Hale 16050 Pine Road Excelsior Springs, MO 64024
CL-AS-016-0043	525 Park Avenue	NC	Massed plan, pyramid			Richard & Angela Covey 525 Park Avenue Excelsior Springs, Mo 64024
CL-AS-016-0044	528 Park Avenue	NC	Front gable & wing			Ralph Eames 528 Park Avenue Excelsior Springs, MO 64024

Number	Historic Name Address	Status	Type	Style	Out Building, Status	Property Owner Address
CL-AS-016-0045	529 Park Avenue	NC	Massed plan side gable			Joel Jackson 420 Crown Hill Road Excelsior Springs, MO 64024
CL-AS-016-0046	530 Park Avenue	NC	Massed plan side gable	Craftsman		Lloyd and Tonya Williams 530 Park Avenue Excelsior Springs, Mo 64024
CL-AS-016-0047	608 Park Avenue	C	Front gable & wing		1, NC	Mary Louis Pettigrew, Karen Hoskey & Ronald Mast 3006 Maplewood Drive Excelsior Springs, MO 64024
CL-AS-016-0048	610 Park Avenue	NC	Front gable & wing	Folk Victorian	1, C	John Lyon 610 Park Avenue Excelsior Springs, MO 64024
CL-AS-016-0049	614 Park Avenue	NC	Front gable & wing		1, NC	Sarah Hermanson 614 Park Avenue Excelsior Springs, MO 64024
CL-AS-016-0050	618 Park Avenue	NC	Front gable & wing			Stephanie Grass 417 Leslie Lane Excelsior Springs, MO 64024
CL-AS-016-0051	701 Park Avenue	NC	Massed plan, front gable		1, NC	Decker Holdings, LLC 710 North Street Lathrop, MO 64465
CL-AS-016-0052	702 Park Avenue	NC	Front gable & wing			Christopher Walden P. O. Box 771 Excelsior Springs, MO 54024
CL-As-016-0053	703 Park Avenue	C	Massed plan front gable		1, NC	Cara Eames 703 Park avenue Excelsior Springs, MO 64024
CL-AS-016-0054	705 Park Avenue	C	Massed plan front gable			Reaching Out Investments, LLC 33394 Biltmore Dr. Temecula, CA 92592

Number	Historic Name Address	Status	Type	Style	Out Building, Status	Property Owner Address
CL-AS-016-0055	706 Park Avenue	NC	Front gable & wing		1, C	Vicky Lynn Bloss % Vicky Martin 706 Park Avenue Excelsior Springs, Mo 64024
CL-AS-016-0056	710 Park Avenue	NC	Massed plan pyramid	Folk Victorian	1, C	Johnathan & Jacqueline Dodge 710 Park Avenue Excelsior Springs, MO 64024
CL-AS-016-0057	715 Park Avenue	NC	Massed plan ranch		1, NC	Shannon & Heather Reed 589 Featherstone Dr. Rockwall, TX 75087
CL-AS-016-0058	720 Park Avenue	NC	Front gable & wing		1, C	Shannon & Heather Reed 720 Park Avenue Excelsior Springs, MO 64024
CL-AS-016-0059	727 Park Avenue	C	Massed plan side gable			Robert & Barbara Baldwin 714 Garland Avenue Excelsior Springs, MO 64024
CL-AS-016-0060	729 Park Avenue	NC	Massed plan side gable ranch		5 NC	Archie & Lenora Cutting 729 Park Avenue Excelsior Springs, MO 64024
CL-AS-016-0061	802 Park Avenue	C	Front gable & wing		1, NC	Katherine Peery & Lori Marrant 13892 Highway M Excelsior Springs, MO 64024
CL-AS-016-0062	805 Park Avenue	C	Massed plan side gable			Gary and Kimberly Sanson Trust 704 N. Kimball Street Excelsior Springs, MO 64024
CL-AS-016-0063	809 Park Avenue	NC	Massed plan side gable ranch			Candie Zirjacks, et al 809 Park Avenue Excelsior Springs, MO 64024
CL-AS-016-0064	820 Park Avenue	C	Massed plan side gable	Craftsman	1, N-C	Carrie Watson & Connie Smith 820 Park Avenue Excelsior Springs, MO 64024

Number	Historic name Address	Status	Type	Style	Out Buildings, Status	Property Owner Address
CL-AS-016-0065	Superior Spring 610 Roosevelt Avenue	C	Well house, pagoda			City of Excelsior Springs Hall of Waters Building 201 East Broadway Excelsior Springs, MO 64024
CL-AS-016-0066	Superior Spring Ticket Office 610 Roosevelt Avenue	C	Massed plan Pyramid			City of Excelsior Springs Hall of Waters Building 210 Broadway Excelsior Springs, MO 64024
CL-AS-016-0067	617 Roosevelt Avenue	NC	Massed plan side gable ranch		2, NC	Alexander Family Trust 30611 NE 162 Terrace Excelsior Springs, MO 64024
CL-AS-016-0068	618 Roosevelt Avenue	C	Massed plan side gable	Craftsman	1, NC	Lloyd & Roberta Hammer 618 Roosevelt Avenue Excelsior Springs, MO 64024
CL-AS-016-0069	701 Roosevelt Avenue	NC	Front gable & wing		1, NC	Patricia Murphy 701 Roosevelt Avenue Excelsior Springs MO 64024
CL-AS-016-0070	704 Roosevelt Avenue	C	Massed plan front gable	Craftsman	1, NC	Linda & Charles Wedgeworth 122 Highland Park Avenue Excelsior Springs, MO 64024
CL-AS-016-0071	706 Roosevelt Avenue	C	Massed plan front gable	Craftsman	1, C	Juanita Griffin Eddie Griffin, et al 706 Roosevelt Avenue Excelsior Springs, Mo 64024
CL-AS-016-0072	709 Roosevelt Avenue	NC	Massed plan		1, NC	Casadina & Keith Spears 11616 Fidel Avenue Whittier, CA 90605
CL-AS-016-0073	401 Superior Street	C	Front gable & wing			William & Brigit Paugh P. O. Box 13696 Portland, OR 97213
CL-AS-016-0074	405 Superior Street	C	Massed plan, pyramid		1, NC	C. B. Sanders, LLC 297 Maryland Avenue West Saint Paul, MN 55117

Number	Historic Name Address	Status	Type	Style	Out Building, Status	Property Owner Address
CL-AS-016-0075	Excelsior Springs Hospital 410 Superior Street	NC			1, C	Equity Trust Company FBA Kevin Browne/ JDSL Ventures 959 North Street Jacksonville, FL 32211
CL-AS-016-0076	300 Temple Avenue	NC	Massed plan pyramid ranch			Everett Rimmer, V. Craig Rimmer, Dewayne Keith, et al 300 Temple Avenue Excelsior Springs, Mo 64024
CL-AS-016-0077	322 Temple Avenue	C	Massed plan front gable			Robert W. Williams 322 Temple Street Excelsior Springs, MO 64024
CL-AS-016-0078	324 Temple Avenue	NC	Massed plan side gable	Minimal Traditional Cape Cod		Eric & Traci Wolf 22226 Ne 159 th Street Kearney, MO 64024