### Boardinghouse Historic Resource Inventory

**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** CLAY  
**Address (Street No.):** 403  
**Street (Name):** Benton Avenue  
**City:** Excelsior Springs  
**Historic Name (if known):** Crystal Lithium (Lithia) Springs/ Crystal Minera  
**Present/Other Name (if known):** Crystal Lithia Pavilion  

### Historical Information

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2009 (present); 1904 (historic)</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14. Area(s) of Significance:</th>
<th>17. Original or Significant Owner:</th>
<th>20. National Register Eligible?</th>
</tr>
</thead>
</table>
| Health/Medicine               | Mr. & Mrs. J.M. Courtney         | Individual Eligible: ✓  
|                               |                                 | District Potential:  
|                               |                                 | Not Eligible: ✓  
|                               |                                 | Not Determined: |

**19. On National Register?**  
Cite Nomination Name in Box 22 Cont. (Page 2)  
**21. History and Significance on Continuation Page:** ✓  
**22. Sources of Information on Continuation Page:** ✓

### Architectural Information

|---------------------------|-------------------|--------------|
| Building(S)               | Wood              | Historic: ✓  
| Structure                 |                   | Replacement: |
| Object                    |                   | Pane Arrangement: |

<table>
<thead>
<tr>
<th>24. Vernacular or Property Type:</th>
<th>31. Chimney Placement:</th>
<th>32. Structural System:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pavilion</td>
<td>N/A</td>
<td>Concrete</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>25. Style:</th>
<th>33. Exterior Wall Cladding:</th>
<th>34. Foundation Material:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square</td>
<td>N/A</td>
<td>Concrete</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26. Plan Shape:</th>
<th>35. Basement Type:</th>
<th>36. Front Porch Type/Placement:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**38. Acreage (Rural):** Visible from Public Road: ✓  
**39. Changes (Describe in Box 41 Cont.):**  
**40. No of Outbuildings (Describe in Box 40 Cont.):** 0  
**41. Further Description of Building Features and Associated Resources on Continuation:** ✓

### Other

<table>
<thead>
<tr>
<th>42. Current Owner/Address:</th>
<th>43. Form Prepared by (Name and Org.):</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Excelsior Springs</td>
<td>Rosin Preservation, LLC</td>
</tr>
<tr>
<td>201 E BROADWAY ST</td>
<td>Lauren Rieke</td>
</tr>
<tr>
<td>EXCELSIOR SPRINGS MO 64024</td>
<td>215 W. 18th Street #150</td>
</tr>
<tr>
<td></td>
<td>Kansas City, MO 64108</td>
</tr>
<tr>
<td></td>
<td>816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
</tbody>
</table>

**44. Survey Date:** 8/21/2014  
**45. Date of Revisions:**

### For SHPO Use

<table>
<thead>
<tr>
<th>Date Entered in Inventory:</th>
<th>Level of Survey:</th>
<th>Additional Research Needed?</th>
</tr>
</thead>
</table>
|                           | ✓ Reconnaissance | Yes: ✓  
|                           | Intensive: No    | Not Determined: |

**National Register Status:**  
Listed ✓  
In Listed District:  
Pending Listing:  
Eligible (Individually):  
Eligible (District):  
Not Eligible:  
Not Determined:  

**Additional Research Needed?**

**Other:**

---

780-2125 (09-12)
### ADDITIONAL INFORMATION

21. **(CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The Crystal Lithium Spring is listed among the medicinal waters in Excelsior Springs in advertisements as early as 1907, but was operating earlier. In the 1908 Excelsior Springs Blue Book, it is listed as one of 14 "Medical Drinking Water" companies, and one of the 15 known calcium bicarbonate waters (lithia) that operated in town. The spring was owned and operated by Mr. & Mrs. J.M. Courtney through 1917. An enclosed springhouse was built midway on the lot, and sometime before 1913, an open air pavilion was constructed in the southeast corner of the property. The springhouse was demolished in August 1974, and in 2009, a replica of the pavilion was reconstructed on the site (although not in the original location). [Mineral Water Resources of Excelsior Springs Survey - 2011]

---

40. **(CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The pavilion is located at the center of the open, irregular lot. Small shrubs surround the concrete platform. A grassy lawn fills the remainder of the lot.

---

22. **(CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

PREVIOUS SURVEY NAME: Mineral Water Resources of Excelsior Springs, 2011; CL-AS-010-007
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs city directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior springs, MO; Miscellaneous files and reference materials--Excelsior springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
2. SURVEY NAME: Boardinghouse Historic Resources Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 407
   STREET (NAME): Benton Avenue
5. CITY: Excelsior Springs
6. UTM OR LAT: 39.341055
   LONG: -94.21912
   T: 52 R: 30 S: 1
7. TOWNSHIP/RANGE/SECTION:
8. HISTORIC NAME (IF KNOWN):
9. PRESENT/OTHER NAME (IF KNOWN):
11A. HISTORIC USE (IF KNOWN): DOMESTIC: Single Dwelling
11B. CURRENT USE (DOMESTIC): Single Dwelling
12. CONSTRUCTION DATE: 1920
13. SIGNIFICANT DATE/PERIOD:
14. AREA(S) OF SIGNIFICANCE:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. PREVIOUSLY SURVEYED? ☑
19. ON NATIONAL REGISTER?
20. NATIONAL REGISTER ELIGIBLE?
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.
22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: ☑ BUILDING(S) ☐ SITE ☐ STRUCTURE ☐ OBJECT
30. ROOF MATERIAL: Asphalt
37. WINDOWS: ☑ HISTORIC ☐ REPLACEMENT PANE ARRANGEMENT: 1/1
31. CHIMNEY PLACEMENT: N/A
32. STRUCTURAL SYSTEM: Frame
33. EXTERIOR WALL CLADDING: Vertical Fiberboard Panels
34. FOUNDATION MATERIAL: Stone
35. BASEMENT TYPE: Unknown
36. FRONT PORCH TYPE/PLACEMENT: Partial-Width, Offset Left, Veranda
39. CHANGES (DESCRIBE IN BOX 41 CONT.):
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

OTHER

42. CURRENT OWNER/ADDRESS: HOZALSKI, ELIZABETH M
   407 BENTON AVE
   EXCELSIOR SPRINGS MO 64024
43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC
   Lauren Rieke
   215 W. 18th Street #150
   Kansas City, MO 64108
   816-472-4950 Lauren@rosinpreservation.com
44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY: level of survey: ☑ RECONNAISSANCE ☐ INTENSIVE ADDITIONAL RESEARCH NEEDED?
☐ YES ☐ NO

National Register Status: ☐ LISTED ☐ IN LISTED DISTRICT
NAME:
☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY)
☑ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE
☐ NOT DETERMINED
The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had a small addition to its rear (south) facade sometime between 1909 and 1913, with a small enclosure of the southwest corner occurring sometime between 1913 and 1926. The City Directories show J.W. Coen and Gladys Coen at the address in 1917 and W.E. Rapson as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had a small addition to its rear (south) facade sometime between 1909 and 1913, with a small enclosure of the southwest corner occurring sometime between 1913 and 1926. The City Directories show J.W. Coen and Gladys Coen at the address in 1917 and W.E. Rapson as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

The alterations to the porch, cladding and windows compromise the historic character of the house and would render it non-contributing to a potential historic district.
### Survey Name: Boardinghouse Historic Resource Inventory

#### County:
CLAY

#### Address (Street No.)
411

#### Street (Name)
Benton Avenue

#### City:
Excelsior Springs

#### Township/Range/Section:
T: 52 R: 30 S: 1

#### UTM OR LAT:
39.34104 LONG: -94.218977

#### Historic Name (If Known):

#### Present/Other Name (If Known):
PRIVATE

#### Ownership:
PRIVATE, PUBLIC

#### Historic Use (If Known):
DOMESTIC: Single Dwelling

#### Current Use:
VACANT

#### Construction Date:
c. 1899

#### Significant Date/Period:

#### Area(s) of Significance:

#### Architect:

#### Builder/Contractor:

#### Previously Surveyed:

#### On National Register:

#### Eligibility on National Register:
INDIVIDUALLY ELIGIBLE, DISTRICT POTENTIAL

#### National Register Eligible:
C

#### Historic and Significance on Continuation Page:

#### Sources of Information on Continuation Page:

#### Category of Property:
BUILDING(S), SITE, STRUCTURE

#### Roof Material:
Asphalt

#### Vernacular or Property Type:
Gable-Front-and-Wing

#### Chimney Placement:
N/A

#### Style:
Folk Victorian

#### Structural System:
Frame

#### Plan Shape:
Irregular

#### Exterior Wall Cladding:
Asbestos Siding

#### No. of Stories:
1 1/2

#### No. of Bays (1st Story):
4

#### Roof Type:
Cross-Gable

#### Front Porch Type/Placement:
Full-Width, Open Porch

#### Windows:

#### Acreage (Rural):

#### Visible from Public Road:

#### Changes (Describe in Box 41 Cont.):

#### Endangered By:

#### No. of Outbuildings (Describe in Box 40 Cont.):

#### Further Description of Building Features and Associated Resources on Continuation:

#### Current Owner/Address:
Lauren Rieke, Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com

#### Form Prepared By (Name and Org.):
Rosin Preservation, LLC
Lauren Rieke

#### Survey Date:
8/21/2014

#### Date of Revisions:
The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show J.F. Rose at the address in 1917 and C.M. Clevenger as owner/occupant in 1922. The 1940 phone book lists F.R. Cullumber at the address. [Boardinghouse Historic District Survey, 1994]

The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show J.F. Rose at the address in 1917 and C.M. Clevenger as owner/occupant in 1922. The 1940 phone book lists F.R. Cullumber at the address. [Boardinghouse Historic District Survey, 1994]

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.
**Survey number:** CL-AS-015-004

**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

**3. COUNTY:** CLAY

**4. ADDRESS (STREET NO.):** 412

**STREET (NAME):** Benton Avenue

**5. CITY:** Excelsior Springs

**6. UTM OR LAT:** 39.341393

**LONG:** -94.219004

**7. TOWNSHIP/RANGE/SECTIO:**

**T:** 52

**R:** 30

**S:** 1

**8. HISTORIC NAME (IF KNOWN):** Huges Boarding House

**9. PRESENT/OTHER NAME (IF KNOWN):** PRIVATE

**10. OWNERSHIP:**

**11A. HISTORIC USE IF KNOWN:** DOMESTIC: Hotel

**11B. CURRENT USE:** DOMESTIC: Single Dwelling

**HISTORICAL INFORMATION**

**12. CONSTRUCTION DATE:** c. 1899

**13. SIGNIFICANT DATE/PERIOD:**

**14. AREA(S) OF SIGNIFICANCE:**

**15. ARCHITECT:**

**16. BUILDER/CONTRACTOR:**

**17. ORIGINAL OR SIGNIFICANT OWNER:**

**18. PREVIOUSLY SURVEYED?**

**19. ON NATIONAL REGISTER?**

**20. NATIONAL REGISTER ELIGIBLE?**

**21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.**

**ARCHITECTURAL INFORMATION**

**22. SOURCES OF INFORMATION ON CONTINUATION PAGE.**

**23. CATEGORY OF PROPERTY:**

**24. VERNACULAR OR PROPERTY TYPE:** Gable-Front-and-Wing

**25. STYLE:**

**26. PLAN SHAPE:** Irregular

**27. NO. OF STORIES:** 1 1/2

**28. NO. OF BAYS (1ST STORY):** 4

**29. ROOF TYPE:** Cross-Gable

**30. ROOF MATERIAL:** Asphalt

**31. CHIMNEY PLACEMENT:** Rear Slope, Center

**32. STRUCTURAL SYSTEM:** Frame

**33. EXTERIOR WALL CLADDING:** Vinyl Siding

**34. FOUNDATION MATERIAL:** Stone

**35. BASEMENT TYPE:** Unknown

**36. FRONT PORCH TYPE/PLACEMENT:** Full-Width, Open Porch

**37. WINDOWS:**

**38. ACREAGE (RURAL):**

**39. CHANGES (DESCRIBE IN BOX 41 CONT.):**

**40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):**

**41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.**

**OTHER**

**42. CURRENT OWNER/ADDRESS:** GRAFF PROPERTIES, INC

**18624 DOWNING RD**

**KEARNEY MO 64060**

**43. FORM PREPARED BY (NAME AND ORG.):** Rosin Preservation, LLC

**215 W. 18th Street #150**

**Kansas City, MO 64108**

**816-472-4950 Lauren@rosinpreservation.com**

**44. SURVEY DATE:** 8/21/2014

**45. DATE OF REVISIONS:**

**DISTRICT ELIGIBLE (INDIVIDUALLY) **

**DISTRICT POTENTIAL NOT ELIGIBLE NOT DETERMINED **

**NATIONAL REGISTER STATUS:**

**LISTED IN LISTED DISTRICT**

**NAME:**

**PENDING LISTING ELIGIBLE (INDIVIDUALLY)**

**ELIGIBLE (DISTRICT) NOT ELIGIBLE**

**NOT DETERMINED**

**FOR SHPO USE**

**DATE ENTERED IN INVENTORY:**

**LEVEL OF SURVEY:**

**RECONNAISSANCE INTENSIVE**

**ADDITIONAL RESEARCH NEEDED?**

**YES NO**

**NATIONAL REGISTER STATUS:**

**LISTED IN LISTED DISTRICT**

**NAME:**

**PENDING LISTING ELIGIBLE (INDIVIDUALLY)**

**ELIGIBLE (DISTRICT) NOT ELIGIBLE**

**NOT DETERMINED**
The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had small north (rear) and south (front) additions sometime between 1913 and 1926. The Sanborn maps also indicate that the home was used as a rooming house beginning sometime between 1913 and 1926 (probably after 1922). The City Directories show Nora Howard at the address in 1917 and Nora E. Howard as owner occupant in 1922. The post-1933 "Official Map of Excelsior Springs" lists Mrs. Nora Hughes, rooming, with 6 rooms renting for $3-$4 per week at the address. [Boardinghouse Historic District Survey, 1994]

The house is set back from the street at the center of the lot. Mature trees dot the rear portion of the lot. A chain link and wood fence enclose the property. A concrete sidewalk and steps access the porch.

The house retains its historic form and porch configuration. The house has non-historic siding and the windows replaced within their historic openings with a 1/1 configuration. The house retains sufficient historic character to be contributing to a potential historic district.
### HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th>12. CONSTRUCTION DATE:</th>
<th>c. 1899</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. SIGNIFICANT DATE/PERIOD:</td>
<td></td>
</tr>
<tr>
<td>14. AREA(S) OF SIGNIFICANCE:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>15. ARCHITECT:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>16. BUILDER/CONTRACTOR:</td>
<td></td>
</tr>
<tr>
<td>17. ORIGINAL OR SIGNIFICANT OWNER:</td>
<td></td>
</tr>
</tbody>
</table>

**18. PREVIOUSLY SURVEYED?**
- [ ] INDIVIDUAL
- [ ] DISTRICT

**19. ON NATIONAL REGISTER?**
- [ ] INDIVIDUALLY ELIGIBLE
- [ ] DISTRICT POTENTIAL
- [ ] NOT ELIGIBLE
- [ ] NOT DETERMINED

**20. NATIONAL REGISTER ELIGIBLE?**
- [ ] INDIVIDUAL
- [ ] DISTRICT
- [ ] NOT DETERMINED

**21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.**

### ARCHITECTURAL INFORMATION

**23. CATEGORY OF PROPERTY:**
- [ ] BUILDING(S)
- [ ] SITE
- [ ] STRUCTURE
- [ ] OBJECT

**30. ROOF MATERIAL:**
- Asphalt

**31. CHIMNEY PLACEMENT:**
- N/A

**32. STRUCTURAL SYSTEM:**
- Frame

**33. EXTERIOR WALL CLADDING:**
- Asbestos Siding

**34. FOUNDATION MATERIAL:**
- Stone

**35. BASEMENT TYPE:**
- Unknown

**36. FRONT PORCH TYPE/PLACEMENT:**
- Partial-Width, Offset Left, Open Porch

**37. WINDOWS:**
- [ ] HISTORIC
- [ ] REPLACEMENT

**38. ACREAGE (RURAL):**
- [ ] VISIBLE FROM PUBLIC ROAD

**39. CHANGES (DESCRIBE IN BOX 41 CONT.):**

**40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):**
- 1

**41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.**

### OTHER

**42. CURRENT OWNER/ADDRESS:**
- EXCELSIOR SPRINGS, CITY OF
- 201 E BROADWAY ST
- 4024

**43. FORM PREPARED BY (NAME AND ORG.):**
- Rosin Preservation, LLC
- Lauren Rieke
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950 Lauren@rosinpreservation.com

**44. SURVEY DATE:**
- 8/21/2014

**45. DATE OF REVISIONS:**

### FOR SHPO USE

**DATE ENTERED IN INVENTORY:**
- [ ] RECONNAISSANCE
- [ ] INTENSIVE

**ADDITIONAL RESEARCH NEEDED?**
- [ ] YES
- [ ] NO

**NATIONAL REGISTER STATUS:**
- [ ] LISTED
- [ ] IN LISTED DISTRICT

**NAME:**
- [ ] PENDING LISTING
- [ ] ELIGIBLE (INDIVIDUALLY)
- [ ] ELIGIBLE (DISTRICT)
- [ ] NOT ELIGIBLE
- [ ] NOT DETERMINED

**LEVEL OF SURVEY:**

**OTHER:**

---

**Survey number:** CL-AS-015-005

**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

**3. COUNTY:** CLAY

**4. ADDRESS (STREET NO.) STREET (NAME):** 413 Benton Avenue

**5. CITY:** Excelsior Springs

**6. UTM OR LAT:**
- [ ] 39.341052
- [ ] -94.218815

**7. TOWNSHIP/RANGE/SECTION:**
- T: 52
- R: 30
- S: 1

**8. HISTORIC NAME (IF KNOWN):**

**9. PRESENT/OTHER NAME (IF KNOWN):**
- PRIVATE

**10. OWNERSHIP:**
- [ ] PRIVATE
- [ ] PUBLIC

**11A. HISTORIC USE IF KNOWN:**
- DOMESTIC: Single Dwelling

**11B. CURRENT USE/VACANT:**
- VACANT
### ADDITIONAL INFORMATION

#### 41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-and-one-half-story Gable-Front-and-Wing house has a stone foundation, asbestos siding and an asphalt shingle roof. A large truncated hip wing projects from the south elevation. A porch with square wood columns and a wood picket rail projects from the primary (north) elevation of the wing. This elevation has three bays. Window openings fill Bays 1 and 3; a single door fills Bay 2. A historic one-over-one wood window pierces the gable. Particle board panels cover window openings on each elevation. This house is similar in form to 407 Benton Avenue and 411 Benton Avenue.

#### 40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the center of the lot. Mature trees dot the property. A concrete sidewalk and wood stairs access the porch. A one-story garage is located at the rear of the property. It has historic wood siding and an asphalt shingle gable-front roof. The historic garage retains integrity and would be contributing to a potential historic district.

#### 21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The 1917 City Directory shows Mrs. S.E. Cook, J.L. Underwood, Gordia Cook and Ruth F. Cook at the address. The house is not listed in the 1922 City Directory. [Boardinghouse Historic District Survey, 1994]

#### ELIGIBILITY STATEMENT:

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

#### 22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

Previous Survey Name: Boardinghouse Historic District Survey, 1994; CL-AS-007-005

Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO public library, Missouri Valley Special collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum; Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; miscellaneous files and reference materials—Excelsior Springs Museum.

Local Register District Name: Boardinghouse Historic District

Local Register Designation Date: 2010

Local Register District C or NC:
Survey number: CL-AS-015-006

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 414

5. CITY: Excelsior Springs

6. STREET (NAME): Benton Avenue

7. OR LAT: 39.341374

8. OR LONG: -94.218664

9. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1

10. HISTORIC NAME (IF KNOWN): Chinn Boarding House

11A. HISTORIC USE IF KNOWN: Domestic: Hotel

11B. CURRENT USE IF KNOWN: Domestic: Multiple Dwelling

12. CONSTRUCTION DATE: c. 1900

13. SIGNIFICANT DATE/PERIOD: 

14. AREA(S) OF SIGNIFICANCE: 

15. ARCHITECT: 

16. BUILDER/CONTRACTOR: 

17. ORIGINAL OR SIGNIFICANT OWNER: 

18. PREVIOUSLY SURVEYED?: 

19. ON NATIONAL REGISTER?

20. NATIONAL REGISTER ELIGIBLE?

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

23. CATEGORY OF PROPERTY:

- ✔ BUILDING(S) □ SITE
- □ STRUCTURE □ OBJECT

24. VERNACULAR OR PROPERTY TYPE:

- Colonial Revival/American Foursquare

25. STYLE:

26. PLAN SHAPE:

27. NO. OF STORIES:

- 2 1/2

28. NO. OF BAYS (1ST STORY):

- 3

29. ROOF TYPE:

- Hip

30. ROOF MATERIAL:

- Asphalt

31. CHIMNEY PLACEMENT:

- N/A

32. STRUCTURAL SYSTEM:

- Frame

33. EXTERIOR WALL CLADDING:

- Asbestos Siding

34. FOUNDATION MATERIAL:

- Stone

35. BASEMENT TYPE:

- Unknown

36. FRONT PORCH TYPE/PLACEMENT:

- Side-Wrap, Open Porch

37. WINDOWS:

- ✔ HISTORIC □ REPLACEMENT

- PANE ARRANGEMENT:

- 1/1 Wood, 6/6 Vinyl

38. ACREAGE (RURAL):

- VISIBLE FROM PUBLIC ROAD?

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

42. CURRENT OWNER/ADDRESS:

- GERMINO, MICHAEL & CAROL A
- 1033 JAMAICA WAY
- TARPON SPRINGS FL 34689

- ✔ GERMINO, MICHAEL & CAROL A
- 1033 JAMAICA WAY
- TARPON SPRINGS FL 34689

- Lauren Rieke
- Rosin Preservation, LLC
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950  Lauren@rosinpreservation.com

43. FORM PREPARED BY (NAME AND ORG.):

- ✔ GERMINO, MICHAEL & CAROL A
- 1033 JAMAICA WAY
- TARPON SPRINGS FL 34689

- Lauren Rieke
- Rosin Preservation, LLC
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950  Lauren@rosinpreservation.com

44. SURVEY DATE:

- 8/21/2014

45. DATE OF REVISIONS:

OTHER:

FOR SHPO USE:

DATE ENTERED IN INVENTORY:

- ✔ RECONNAISSANCE □ INTENSIVE

LEVEL OF SURVEY:

- □ YES □ NO

ADDITIONAL RESEARCH NEEDED?

NATIONAL REGISTER STATUS:

- ✔ LISTED □ IN LISTED DISTRICT

NAME:

- ✔ PENDING LISTING □ ELIGIBLE (INDIVIDUALLY)

- ELIGIBLE (DISTRICT) □ NOT ELIGIBLE

- NOT DETERMINED

780-2125 (09-12)
The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had a large north (rear) addition sometime between 1909 and 1913. The Sanborn maps also indicate that the home was used as a rooming house beginning sometime between 1913 and 1926 and continued as such until no later than 1942. The City Directories show J.M. Alder, Ella and Anna Alder at the address in 1917 and C.L. Chinn as owner/occupant in 1922. The post-1933 "Official Map of Excelsior Springs" lists Mr. C.L. Chinn as operator of the Chinn Apartments, with 8 rooms renting for $5-$7 per week. The 1940 phone book lists Mrs. Estelle Gulledge at the address. [Boardinghouse Historic District Survey, 1994]
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** Clay  
**Address:** 416 Benton Avenue  
**City:** Excelsior Springs  
**Historic Name (if known):**  
**Present/Other Name (if known):** Private  
**Ownership:**  
**Historical Use (if known):** Domestic: Single Dwelling  
**Current Use (if known):** Domestic: Single Dwelling  
**Construction Date:** 1900  
**Significant Date/Period:**  
**Area(s) of Significance:**  
**Original or Significant Owner:**  
**Previously Surveyed?**  
**On National Register?**  
**National Register Eligible?**  
**Histoical and Significance on Continuation Page:**  

**Architectural Information**  
**Category of Property:** Building(s)  
**Vernacular or Property Type:** Craftsman  
**Style:** Craftsman  
**Plan Shape:** Rectangular  
**No. of Stories:** 1 1/2  
**No. of Bays (1st Story):** 2  
**Roof Type:** Gable-Front  
**Roof Material:** Asphalt  
**Chimney Placement:** N/A  
**Exterior Wall Cladding:** Stucco  
**Foundation Material:** Parged  
**Basement Type:** Full  
**Windows:**  
**Chimney Placement:** N/A  
**Structural System:** Frame  
**Exterior Wall Cladding:** Stucco  
**Foundation Material:** Parged  
**Basement Type:** Full  
**Windows:**  
**Pane Arrangement:** 4/1 Wood, 6/6 Vinyl  
**Acreage (Rural):**  
**Endangered By:**  
**No of Outbuildings:** 1  
**Further Description of Building Features and Associated Resources on Continuation Page:**  

**Other**  
**Current Owner/Address:**  
**Form Prepared By (Name and Org.):** Rosin Preservation, LLC  
**Survey Date:** 8/21/2014  
**Date of Revisions:**  
**Listed in Listed District:**  
**Pending Listing:**  
**Eligible (Individually):**  
**Eligible (District):**  
**Not Eligible:**  
**Not Determined:**
The one-and-one-half-story Craftsman house has a parged foundation, stucco cladding and an asphalt shingle, gable-front roof. Gabled dormers rise from the east and west slopes of the roof. Simple wood brackets adorn the eaves. A porch with scrolled metal posts and a metal rail projects from the center of the primary (south) elevation. This elevation has two bays. A historic wood cottage window fills Bay 1; a single door with sidelights fills Bay 3. Paired non-historic six-over-six vinyl windows pierce the gable end. Historic wood windows pierce the secondary elevations.

The house is set back from the street on the west side of the lot. Mature trees dot the rear portion of the lot. A concrete sidewalk and stairs access the porch. An open wood fence runs along the south boundary. A chain link and solid wood fence encloses the rear portion of the lot. A large one-story two-car garage fills the east half of the lot. It has stucco cladding and an asphalt shingle gable-front roof. A concrete driveway and two vehicular openings with paired hinged wood doors access the south elevation of the garage.


The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library. Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum: Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.
**Survey Name:** Boardinghouse Historic Resource Inventory

**3. County:** CLAY

**4. Address:** Benton Avenue

**5. City:** Excelsior Springs

**6. UTM OR LAT:** 39.341052

**7. Township/Range/Section:** T: 52 R: 30 S: 1

**8. Historic Name:**

**9. Present/Other Name:**

**10. Ownership:**

**11A. Historic Use:** Domestic: Single Dwelling

**11B. Current Use:** Domestic: Single Dwelling

**12. Construction Date:** c. 1899

**13. Significant Date/Period:**

**14. Area(s) of Significance:**

**15. Architect:**

**16. Builder/Contractor:**

**17. Original or Significant Owner:**

**18. Previously Surveyed:**

**19. On National Register:**

**20. National Register Eligible:**

**21. History and Significance on Continuation Page:**

**22. Sources of Information on Continuation Page:**

**23. Category of Property:** Building(s)

**24. Vernacular or Property Type:** Hip with Lower Cross-Gables

**25. Style:** Queen Anne elements

**26. Plan Shape:** Irregular

**27. No. of Stories:** 1 1/2

**28. No. of Bays (1st Story):** 4

**29. Roof Type:** Hip

**30. Roof Material:** Asphalt

**31. Chimney Placement:** N/A

**32. Structural System:** Frame

**33. Exterior Wall Cladding:** Asbestos Siding

**34. Foundation Material:** Stone

**35. Basement Type:** Unknown

**36. Front Porch Type/Placement:** Side-Wrap, Open Porch

**37. Windows:**

**38. Acreage (Rural):**

**39. Changes (Describe in Box 41 cont.):**

**40. No of Outbuildings (Describe in Box 40 cont.):**

**41. Further Description of Building Features and Associated Resources on Continuation:**

**42. Current Owner/Address:**

**43. Form Prepared By (Name and Org.):** Rosin Preservation, LLC

**44. Survey Date:** 8/21/2014

**45. Date of Revisions:**

**For SHPO Use:**

**Date Entered in Inventory:** Level of Survey

**National Register Status:**

**Other:**
The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The 1917 City Directories shows C.A. Peck at the address and Chas. Terry in 1922. [Boardinghouse Historic District Survey, 1994]

The house is set back from the street at the center of the lot. Mature trees dot the property. A concrete sidewalk and stairs access the porch. A prefabricated metal shed with a gambrel roof is located at the rear of the property. The non-historic shed would be non-contributing to a potential historic district.

The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The 1917 City Directories shows C.A. Peck at the address and Chas. Terry in 1922. [Boardinghouse Historic District Survey, 1994]

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--city Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
Survey number: CL-AS-015-009  
2. SURVEY NAME: Boardinghouse Historic Resource Inventory  
3. COUNTY: CLAY  
4. ADDRESS (STREET NO.): 423  
5. CITY: Excelsior Springs  
6. UT M OR LAT: 39.341  
7. TOWNSHIP/RANGE/SECTIO N: T: 52 R: 30 S: 1  
8. HISTORIC NAME (IF KNOWN): Kenmore Rooming House  
9. PRESENT/OTHER NAME (IF KNOWN):  
10. OWNERSHIP:  
   [ ] PRIVATE  
   [ ] PUBLIC  
11A. HISTORIC USE (IF KNOWN): Hotel  
11B. CURRENT USE (IF KNOWN): Multiple Dwelling  
12. CONSTRUCTION DATE: c. 1900  
13. SIGNIFICANT DATE/PERIOD:  
14. AREA(S) OF SIGNIFICANCE:  
15. ARCHITECT:  
16. BUILDER/CONTRACTOR:  
17. ORIGINAL OR SIGNIFICANT OWNER:  
18. PREVIOUSLY SURVEYED?  
19. ON NATIONAL REGISTER?  
20. NATIONAL REGISTER ELIGIBLE?  
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.  
22. SOURCES OF INFORMATION ON CONTINUATION PAGE.  
23. CATEGORY OF PROPERTY:  
   [ ] BUILDING(S)  
   [ ] SITE  
   [ ] STRUCTURE  
   [ ] OBJECT  
24. VERNACULAR OR PROPERTY TYPE: Colonial Revival  
25. STYLE:  
26. PLAN SHAPE: Irregular  
27. NO. OF STORIES: 2  
28. NO. OF BAYS (1ST STORY): 3  
29. ROOF TYPE: Hip  
30. ROOF MATERIAL: Asphalt  
31. CHIMNEY PLACEMENT: Rear Slope, Offset Right  
32. STRUCTURAL SYSTEM: Frame  
33. EXTERIOR WALL CLADDING: Asbestos Siding  
34. FOUNDATION MATERIAL: Stone  
35. BASEMENT TYPE: Full  
36. FRONT PORCH TYPE/PLACEMENT: Full-Width, Veranda  
37. WINDOWS:  
   [ ] HISTORIC  
   [ ] REPLACEMENT  
   [ ] PANE ARRANGEMENT: 1/1  
38. ACREAGE (RURAL):  
   [ ] VISIBLE FROM PUBLIC ROAD?  
39. CHANGES (DESCRIBE IN BOX 41 CONT.):  
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):  
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.  
42. CURRENT OWNER/ADDRESS: Lauren Rieke  
   Rosin Preservation, LLC  
   215 W. 18th Street #150  
   Kansas City, MO 64108  
   816-472-4950 Lauren@rosinpreservation.com  
43. FORM PREPARED BY (NAME AND ORG.):  
   Rosin Preservation, LLC  
   Lauren Rieke  
44. SURVEY DATE: 8/21/2014  
45. DATE OF REVISIONS:  
FOR SHPO USE  
DATE ENTERED IN INVENTORY:  
   [ ] RECONNAISSANCE  
   [ ] INTENSIVE  
   [ ] YES  
   [ ] NO  
ADDITIONAL RESEARCH NEEDED?  
NATIONAL REGISTER STATUS:  
   [ ] LISTED  
   [ ] IN LISTED DISTRICT  
   [ ] PENDING LISTING  
   [ ] ELIGIBLE (INDIVIDUALLY)  
   [ ] ELIGIBLE (DISTRICT)  
   [ ] NOT ELIGIBLE  
   [ ] NOT DETERMINED  
780-2125 (09-12)
The two-story house has a stone foundation, asbestos siding and an asphalt shingle hip roof with a center cross gable. Multiple large one-story hipped wings project from the south elevation. A brick chimney rises from the south slope of the roof. A porch with round wood columns and a center gable spans the primary (north) elevation. This elevation has three bays. Bays 1 and 3 have a single window on each story; Bay 2 has an offset door on the first story, paired windows on the second story, and a small fixed window in the gable end. Historic one-over-one wood windows pierce each elevation.

The house is set back from the street at the center of the lot. Mature trees dot the property. A wood fence defines the east boundary. A concrete sidewalk and wood stairs access the porch. The non-historic shed would be non-contributing to a historic district.

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.
**Survey number:** CL-AS-015-010  
**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

**3. COUNTY:** CLAY  
**4. ADDRESS (STREET NO.):** 426  
**STREET (NAME):** Benton Avenue

**5. CITY:** Excelsior Springs  
**8. HISTORIC NAME (IF KNOWN):**  
**9. PRESENT/OFFER NAME (IF KNOWN):**

**10. OWNERSHIP**  
- [ ] PRIVATE  
- [ ] PUBLIC

**11A. HISTORIC USE IF KNOWN:** DOMESTIC: Single Dwelling

**11B. CURRENT USE:**  
- [ ] DOMESTIC: Single Dwelling

**HISTORICAL INFORMATION**

12. CONSTRUCTION DATE: c. 1899

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT:

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED? [ ]

19. ON NATIONAL REGISTER? [ ]

20. NATIONAL REGISTER ELIGIBLE?  
- [ ] INDIVIDUALLY ELIGIBLE  
- [ ] DISTRICT POTENTIAL  
- [ ] C  
- [ ] NC  
- [ ] NOT ELIGIBLE  
- [ ] NOT DETERMINED

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

**ARCHITECTURAL INFORMATION**

23. CATEGORY OF PROPERTY:  
- [ ] BUILDING(S)  
- [ ] SITE  
- [ ] STRUCTURE  
- [ ] OBJECT

24. VERNACULAR OR PROPERTY TYPE:

25. STYLE: Queen Anne

26. PLAN SHAPE: Irregular

27. NO. OF STORIES: 1

28. NO. OF BAYS (1ST STORY): 3

29. ROOF TYPE: Truncated Hip

30. ROOF MATERIAL: Asphalt

31. CHIMNEY PLACEMENT: N/A

32. STRUCTURAL SYSTEM: Frame

33. EXTERIOR WALL CLADDING: Asbestos Siding

34. FOUNDATION MATERIAL: Stone

35. BASEMENT TYPE: Full

36. FRONT PORCH TYPE/PLACEMENT: Side-Wrap, Veranda

37. WINDOWS:  
- [ ] HISTORIC  
- [ ] REPLACEMENT

38. ACREAGE (RURAL):  
- [ ] VISIBLE FROM PUBLIC ROAD

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

40. NO OF OUTBUILDINGS:  
- [ ] DESCRIPTION IN BOX 40 CONT.

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION

**OTHER**

42. CURRENT OWNER/ADDRESS: PINGEL, JOAN A TRUST  
14921 SALEM RD  
EXCELSIOR SPRINGS MO 64024

43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC  
Lauren Rieke

44. SURVEY DATE: 8/21/2014

45. DATE OF REVISIONS:

**FOR SHPO USE**

DATE ENTERED IN INVENTORY:  
- [ ] RECONNAISSANCE  
- [ ] INTENSIVE

ADDITIONAL RESEARCH NEEDED?  
- [ ] YES  
- [ ] NO

NATIONAL REGISTER STATUS:  
- [ ] LISTED  
- [ ] IN LISTED DISTRICT

NAME:  
- [ ] PENDING LISTING  
- [ ] ELIGIBLE (INDIVIDUALLY)  
- [ ] ELIGIBLE (DISTRICT)  
- [ ] NOT ELIGIBLE  
- [ ] NOT DETERMINED

780-2125 (09-12)
41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-story Queen Anne house has a stone foundation, asbestos siding and an asphalt shingle truncated hip roof. A gabled wing projects from the south elevation. A hip wing projects from the west elevation. A brick chimney rises from the center of the roof. A side-wrap porch with limestone piers and square wood columns spans the primary (south) and east elevations. This elevation has three bays. Single doors fill Bays 1 and 3; a single window fills Bay 2. Historic one-over-one wood windows pierce each elevation.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the center of the lot. A wood fence encloses the rear portion of the property. A concrete sidewalk and stairs access the porch.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show Dr. Ernest Lowrey at the address in 1917 and J.W. Stockwell as owner/occupant in 1922., [Boardinghouse Historic District Survey, 1994]
Survey number: CL-AS-015-011

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 427 STREET (NAME): Benton Avenue

5. CITY: Excelsior Springs Vicinity

6. UTM OR LAT: 39.34105 / -94.218333

7. TOWNSHIP/RANGE/SECCTION: T: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN):

9. PRESENT/OTHER NAME (IF KNOWN):

10. OWNERSHIP: ☑ PRIVATE ☐ PUBLIC

11A. HISTORIC USE IF KNOWN: DOMESTIC: Multiple Dwelling

11B. CURRENT USE: DOMESTIC: Multiple Dwelling

12. CONSTRUCTION DATE: c. 1899

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT:

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED? ☑

19. ON NATIONAL REGISTER:

20. NATIONAL REGISTER ELIGIBLE?

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION

22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

23. CATEGORY OF PROPERTY:

24. Vernacular or Property Type:

25. Style:

26. PLAN SHAPE:

27. NO. OF STORIES:

28. NO. OF BAYS (1ST STORY):

29. ROOF TYPE:

30. ROOF MATERIAL:

31. CHIMNEY PLACEMENT:

32. STRUCTURAL SYSTEM:

33. EXTERIOR WALL CLADDING:

34. FOUNDATION MATERIAL:

35. BASEMENT TYPE:

36. FRONT PORCH TYPE/PLACEMENT:

37. WINDOWS:

38. ACREAGE (RURAL):

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

OTHER

42. CURRENT OWNER/ADDRESS:

43. FORM PREPARED BY (NAME AND ORG.):

44. SURVEY DATE:

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:

LEVEL OF SURVEY: ☑ RECONNAISSANCE ☐ INTENSIVE

ADDITIONAL RESEARCH NEEDED?

ADD TO LISTED [☐] IN LISTED DISTRICT [☐]

NAME:

PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY) ☑ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE

OTHER:

780-2125 (09-12)
The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show W.F. Cook, Amos Cook and Audrey Cook at the address in 1917 and W.F. Cook as owner/occupant in 1922. The 1940 phone book lists William Cook at the address. [Boardinghouse Historic District Survey, 1994]

The house is set back from the street on the north side of the lot. Mature trees dot the rear of the property. A vinyl and wood fence lines portions of the N, W and S boundaries. A wood picket fence spans the E boundary. Three outbuildings are located at the rear of the lot. A 1-story garage has metal cladding and a gable-front metal roof. A 1-story shed has corrugated metal cladding and a flat metal roof. A 1-story coop has vinyl and wood siding and a shed roof. All are non-historic and would be non-contributing to a potential historic district.

The one-and-one-half-story house has a stone foundation and an asphalt shingle truncated hip roof with a center cross gable. Historic wood siding is visible beneath asbestos siding. A gabled wing with shed additions projects from the south elevation. A parged chimney rises from the center of the roof. A porch with square wood posts spans the primary (north) elevation. This elevation has four bays. A single historic one-over-one wood window fills Bay 1; single doors fill Bays 2 and 3; a small single replacement one-over-one vinyl window in a larger, infilled opening fills Bay 4. A single historic one-over-one wood window pierces the gable end.

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.
### Survey Name: Boardinghouse Historic Resource Inventory

#### County: CLAY

#### Address (Street No. and Street Name):
- Benton Avenue

#### City:
- Excelsior Springs

#### Historic Name (If Known):

#### Present/Other Name (If Known):
- Private

#### Ownership:
- ✔️ Private
- □ Public

#### Historic Use (If Known):
- Domestic: Single Dwelling

#### Ownership:
- Domestic: Single Dwelling

#### Construction Date:
- c. 1900

#### Significant Date/Period:

#### Area(s) of Significance:

#### Architect:

#### Builder/Contractor:

#### Previously Surveyed:
- ✔

#### On National Register:
- Cite survey name in box 22 cont.

#### Significant Date/Period:

#### Area(s) of Significance:

#### Original or Significant Owner:

#### National Register Eligible?
- District Potential

#### History and Significance on Continuation Page:
- ✔️

#### Sources of Information on Continuation Page:
- ✔️

### Architectural Information

#### Category of Property:
- ✔️ Building(s)
- □ Site
- □ Structure
- □ Object

#### Vernacular or Property Type:
- Classical Revival

#### Style:
- Classical Revival

#### Plan Shape:
- Irregular

#### No. of Stories:
- 1

#### No. of Bays (1st Story):
- 3

#### Roof Type:
- Truncated Hip

#### Roof Material:
- Asphalt

#### Chimney Placement:
- Center

#### Structural System:
- Frame

#### Exterior Wall Cladding:
- Asbestos Siding

#### Foundation Material:
- Stone

#### Baseline Type:
- Unknown

#### Front Porch Type/Placement:
- Full-Width, Open Porch

#### Windows:
- Historic

#### Structural System:
- Frame

#### Exterior Wall Cladding:
- Asbestos Siding

#### Foundation Material:
- Stone

#### Baseline Type:
- Unknown

#### Front Porch Type/Placement:
- Full-Width, Open Porch

#### Acreage (Rural):

#### Changes (Describe in Box 41 Cont.):

#### Endangered By:

#### No. of Outbuildings (Describe in Box 40 Cont.):
- 2

#### Further Description of Building Features and Associated Resources on Continuation:
- ✔️

### Other

#### Current Owner/Address:
- McMahon, Virginia E
- 430 Benton Ave
- Excelsior Springs, MO 64024

#### Form Prepared By (Name and Org.):
- Rosin Preservation, LLC
- Lauren Rieke
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950
- Lauren@rosinpreservation.com

#### Survey Date:
- 8/21/2014

#### Date of Revisions:

### For SHPO Use

#### Date Entered in Inventory:
- ✔️ Reconnaissance
- □ Intensive

#### Additional Research Needed?
- Yes
- No

#### National Register Status:
- Listed
- In Listed District

#### Name:
- PENDING LISTING
- Eligible (Individually)
- Eligible (District)
- Not Eligible
- Not Determined

---

**Survey Number:** CL-AS-015-012

**Date:** 780-2125 (09-12)
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had a large north (rear) addition sometime between 1913 and 1926 (possibly 1917, when the home was vacant). The City Directories show the house as vacant in 1917 and J.A. DeHoff as owner/occupant in 1922. The 1940 phone book lists Mrs. Alice DeHoff at the address. [Boardinghouse Historic District Survey, 1994]

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house is set back from the street at the center of the lot. Mature trees and shrubs dot the front of the property. A chain link fence forms the east boundary; a wood fence forms the west boundary. Two outbuildings are located at the rear of the property. A carport has square wood posts and a gable-front metal roof. A one-story shed has wood siding and a side-gable asphalt shingle roof. Both buildings are non-historic and would be non-contributing.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The one-story Classical Revival house has a stone foundation, asbestos siding and an asphalt shingle truncated hip roof. A hipped wing projects from the north elevation. A brick chimney rises from the center of the roof. A porch with round wood columns and a wood picket rail spans the primary (south) elevation. This elevation has three bays. Tall, narrow single windows fill bays 1 and 3. A single door with a transom fills Bay 2. Historic one-over-one wood windows pierce each elevation.

ELIGIBILITY STATEMENT:
The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-011
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
Survey number: CL-AS-015-013

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 434 STREETS (NAME): Benton Avenue

5. CITY: Excelsior Springs

6. UTM OR LAT: 39.341398 LONG: -94.218159

7. TOWNSHIP/RANGE/SECTOR: T: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN): Minister's Residence

9. PRESENT/OTHER NAME (IF KNOWN): PRIVATE

10. OWNERSHIP: PRIVATE

11A. HISTORIC USE IF KNOWN: DOMESTIC: Single Dwelling

11B. CURRENT USE: DOMESTIC: Single Dwelling

12. CONSTRUCTION DATE: 1906

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT: 

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED? YES

19. ON NATIONAL REGISTER: C

20. NATIONAL REGISTER ELIGIBLE?

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

23. CATEGORY OF PROPERTY: BUILDING(S)

24. VERNACULAR OR PROPERTY TYPE: National Folk/Gable-Front

25. STYLE: Rectangular

26. PLAN SHAPE: Rectangular

27. NO. OF STORIES: 1 1/2

28. NO. OF BAYS (1ST STORY): 3

29. ROOF TYPE: Gable-Front

30. ROOF MATERIAL: Asphalt

31. CHIMNEY PLACEMENT: Straddle Ridge

32. STRUCTURAL SYSTEM: Frame

33. EXTERIOR WALL CLADDING: Asbestos Siding

34. FOUNDATION MATERIAL: Stone

35. BASEMENT TYPE: Unknown

36. FRONT PORCH TYPE/PLACEMENT: Full-Width, Open Porch

37. WINDOWS: HISTORIC

38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? YES

39. CHANGES (DESCRIBE IN BOX 41 CONT.)

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

42. CURRENT OWNER/ADDRESS: MCELWEE, EARL J & MARGARET A

43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke

44. SURVEY DATE: 8/21/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY: LEVEL OF SURVEY: RECONNAISSANC INTENSIVE

ADDITIONAL RESEARCH NEEDED: YES NO

NATIONAL REGISTER STATUS:

LISTED IN LISTED DISTRICT

NAME:

PENDING LISTING ELIGIBLE (INDIVIDUALLY)

ELIGIBLE (DISTRICT) NOT ELIGIBLE

NOT DETERMINED

780-2125 (09-12)
The house was built in 1906 on land platted in 1887. This construction date comes from a church history booklet titled "75th Anniversary Year Book - Barbee Memorial Presbyterian Church" [undated], which states that the house was built in 1906. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The 1908 Excelsior Springs Blue Book lists Rev. F.A. Bradshaw, Resident Minister, at the address. The City Directories show Rev. D.K. Ferguson at the address in 1917 and Rev. C.G. Partridge there in 1922. The 1940 phone book lists Rev. Pat N. Easterling at the address. [Boardinghouse Historic District Survey, 1994]

The house is set back from the street at the center of the lot. A chain link fence encloses the rear of the lot. An outbuilding at the northwest corner has asbestos siding and an asphalt shingle gable-front roof. The historic building retains integrity and would be contributing.

The one-and-one-half-story Gable-Front house has a stone foundation, asbestos siding and an asphalt shingle roof. A one-story addition spans the (rear) north elevation. A brick chimney rises from the ridge. A porch with a center pediment, round columns and a cut-out wood railing spans the primary (south) elevation. This elevation has three bays. Bay 1 has a cantilever with a single window on each side; Bay 2 has a single door; Bay 3 has a single window. An angled bay window projects from the center of the second story. Single one-over-one wood windows pierce each elevation.

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC: CL-AS-014-013
Survey number: CL-AS-015-014
2. SURVEY NAME: Boardinghouse Historic Resource Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 435 STREET (NAME): Benton Avenue
5. CITY: Excelsior Springs Vicinity
6. UTM OR LAT: 39.341049 LONG: -94.218122 T: 52 R: 30 S: 1
7. TOWNSHIP/RANGE/SECTIO: T: 52 R: 30 S: 1
8. HISTORIC NAME (IF KNOWN):
9. PRESENT/OTHER NAME (IF KNOWN):
10. OWNERSHIP: PRIVATE PUBLIC
11A. HISTORIC USE (IF KNOWN): DOMESTIC: Single Dwelling
11B. CURRENT USE: DOMESTIC: Multiple Dwelling

HISTORICAL INFORMATION
12. CONSTRUCTION DATE: c. 1900
13. SIGNIFICANT DATE/PERIOD:
14. AREA(S) OF SIGNIFICANCE:
15. ARCHITECT:
16. BUILDER/CONTRACTOR:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. PREVIOUSLY SURVEYED? YES
19. ON NATIONAL REGISTER? NOT ELIGIBLE
20. NATIONAL REGISTER ELIGIBLE? NOT DETERMINED

ARCHITECTURAL INFORMATION
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.
22. SOURCES OF INFORMATION ON CONTINUATION PAGE.
23. CATEGORY OF PROPERTY: BUILDING(S) SITE STRUCTURE OBJECT
24. VERNACCULAR OR PROPERTY TYPE: Colonial Revival/American Foursquare
25. STYLE: Colonial Revival/American Foursquare
26. PLAN SHAPE: Irregular
27. NO. OF STORIES: 2 1/2
28. NO. OF BAYS (1ST STORY): 3
29. ROOF TYPE: Pyramidal
30. ROOF MATERIAL: Asphalt
31. CHIMNEY PLACEMENT: Exterior, Right
32. STRUCTURAL SYSTEM: Frame
33. EXTERIOR WALL CLADDING: Vinyl Siding
34. FOUNDATION MATERIAL: Stone
35. BASEMENT TYPE: Full
36. FRONT PORCH TYPE/PLACEMENT: Partial-Width, Center, Open Porch
37. WINDOWS:
38. ACREAGE (RURAL):
39. CHANGES (DESCRIBE IN BOX 41 CONT.):
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

OTHER
42. CURRENT OWNER/ADDRESS: BIRDSONG, CHAD M 405 BIRCH ST
EXCELSIOR SPRINGS MO 64024
43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke
215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 Lauren@rosinpreservation.com
44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE
DATE ENTERED IN INVENTORY: LEVEL OF SURVEY: RECONNAISSANC INTENSIVE
ADDITIONAL RESEARCH NEEDED: YES NO
NATIONAL REGISTER STATUS:
LISTED IN LISTED DISTRICT
NAME:
PENDING LISTING ELIGIBLE (INDIVIDUALLY)
ELIGIBLE (DISTRICT) NOT ELIGIBLE
NOT DETERMINED

780-2125 (09-12)
The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. However, the Sanborn maps indicate that the home was used as a rooming house beginning sometime between 1913 and 1926 and continued as such no later than 1942. It should be noted that no other evidence of this home being used as a rooming house has yet been found in any of the resource materials. The City Directories show John Judd and Lucy Judd at the address in 1917 and John Judd as owner/occupant in 1922. The 1940 phone book lists John Judd at the address. [Boardinghouse Historic District Survey, 1994]

The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. However, the Sanborn maps indicate that the home was used as a rooming house beginning sometime between 1913 and 1926 and continued as such until no later than 1942. It should be noted that no other evidence of this home being used as a rooming house has yet been found in any of the resource materials. The City Directories show John Judd and Lucy Judd at the address in 1917 and John Judd as owner/occupant in 1922. The 1940 phone book lists John Judd at the address. [Boardinghouse Historic District Survey, 1994]

Despite alterations to the siding and some of the windows, the historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
### Survey Name: Boardinghouse Historic Resource Inventory

- **County:** Clay
- **Address (Street No.):** 437
- **Street (Name):** Benton Avenue
- **City:** Excelsior Springs
- **Historic Name (If Known):** The Crawford Boarding House
- **Present/Other Name (If Known):** Private

### Historical Information

<table>
<thead>
<tr>
<th>12. Construction Date:</th>
<th>15. Architect:</th>
</tr>
</thead>
<tbody>
<tr>
<td>c. 1900</td>
<td>CitE Survey Name in Box 22 Cont. (Page 2)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. Significant Date/Period:</th>
<th>16. Builder/Contractor:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14. Area(s) of Significance:</th>
<th>17. Original or Significant Owner:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Architectural Information

<table>
<thead>
<tr>
<th>23. Category of Property:</th>
<th>30. Roof Material:</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Building(s)</td>
<td>Asphalt</td>
</tr>
<tr>
<td>[ ] Site</td>
<td></td>
</tr>
<tr>
<td>[ ] Vernacular or Property Type:</td>
<td></td>
</tr>
<tr>
<td>[ ] Structure</td>
<td></td>
</tr>
<tr>
<td>[ ] Object</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24. Vernacular or Property Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colonial Revival elements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>25. Style:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colonial Revival elements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26. Plan Shape:</th>
<th>32. Structural System:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Irregular</td>
<td>Frame</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>27. No. of Stories:</th>
<th>34. Foundation Material:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 1/2</td>
<td>Stone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>28. No. of Bays (1st Story):</th>
<th>35. Basement Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Full</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>29. Roof Type:</th>
<th>36. Front Porch Type/Placement:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Truncated Hip</td>
<td>Full-Width, Veranda</td>
</tr>
</tbody>
</table>

### Other

<table>
<thead>
<tr>
<th>42. Current Owner/Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAFRENZ, RICHARD STEVEN</td>
</tr>
<tr>
<td>13812 SCOTTIE CIR KEARNEY MO 64060</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>43. Form Prepared By (Name and Org.):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosin Preservation, LLC</td>
</tr>
<tr>
<td>Lauren Rieke</td>
</tr>
<tr>
<td>215 W. 18th Street #150</td>
</tr>
<tr>
<td>Kansas City, MO 64108</td>
</tr>
<tr>
<td>816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
</tbody>
</table>

### For SHPO Use

<table>
<thead>
<tr>
<th>Date Entered in Inventory:</th>
<th>Level of Survey:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ReConnaissance</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>National Register Status:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Listed</td>
</tr>
<tr>
<td>In Listed District</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pending Listing:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eligible (Individual)</td>
</tr>
</tbody>
</table>

### Additional Research Needed?

- [ ] Yes
- [ ] No

### Survey Date:

- 8/21/2014

### Date of Revisions:

- 780-2125 (09-12)
The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had a small addition to its rear (south) facade sometime between 1913 and 1926. The 1909 and 1913 Sanborn maps show this home as a single family dwelling, while the 1926 Sanborn map lists this home as the "Crawford Rooming House." The 1922 City Directory lists the home as "The Crawford" and the post-1933 "Official Map of Excelsior Springs" lists Mrs. W.E. Crawford, rooming, with 5 rooms renting for $4-$7 per week. The City Directories show Benj. Switzer, A.P. Ferril, Mrs. C.A. Barbee and Alberta Bullins at the address in 1917. The 1940 phone book lists Mrs. Grace Schriver at the address. [Boardinghouse Historic District Survey, 1994]

Despite alterations to the siding and some of the windows, the historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.
<table>
<thead>
<tr>
<th><strong>2. SURVEY NAME:</strong> Boardinghouse Historic Resource Inventory</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3. COUNTY:</strong> CLAY</td>
<td></td>
</tr>
<tr>
<td><strong>4. ADDRESS (STREET NO.):</strong> 438</td>
<td><strong>STREET (NAME):</strong> Benton Avenue</td>
</tr>
<tr>
<td><strong>5. CITY:</strong> Excelsior Springs</td>
<td><strong>Vicinity:</strong></td>
</tr>
<tr>
<td><strong>6. UTM OR LAT:</strong></td>
<td><strong>LONG:</strong> 39.341438</td>
</tr>
<tr>
<td><strong>7. TOWNSHIP/RANGE/SECTIO:</strong> T: 52</td>
<td><strong>R:</strong> 30</td>
</tr>
<tr>
<td><strong>8. HISTORIC NAME (IF KNOWN):</strong> Barbee Memorial Presbyterian Church</td>
<td><strong>9. PRESENT/OTHER NAME (IF KNOWN):</strong> Siloam Baptist Chapel</td>
</tr>
<tr>
<td><strong>10. OWNERSHIP:</strong> PRIVATE</td>
<td><strong>11A. HISTORIC USE (IF KNOWN):</strong> Religious Facility</td>
</tr>
<tr>
<td><strong>12. CONSTRUCTION DATE:</strong> 1902</td>
<td><strong>15. ARCHITECT:</strong></td>
</tr>
<tr>
<td><strong>13. SIGNIFICANT DATE/PERIOD:</strong></td>
<td><strong>19. ON NATIONAL REGISTER?</strong></td>
</tr>
<tr>
<td><strong>14. AREA(S) OF SIGNIFICANCE:</strong></td>
<td><strong>21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE:</strong></td>
</tr>
<tr>
<td><strong>17. ORIGINAL OR SIGNIFICANT OWNER:</strong></td>
<td><strong>23. CATEGORY OF PROPERTY:</strong> BUILDING(S)</td>
</tr>
<tr>
<td><strong>24. VERNACULAR OR PROPERTY TYPE:</strong> Gothic Revival</td>
<td><strong>30. ROOF MATERIAL:</strong> Asphalt</td>
</tr>
<tr>
<td><strong>25. STYLE:</strong> Gothic Revival</td>
<td><strong>31. CHIMNEY PLACEMENT:</strong> N/A</td>
</tr>
<tr>
<td><strong>26. PLAN SHAPE:</strong> Rectangular</td>
<td><strong>32. STRUCTURAL SYSTEM:</strong> Frame</td>
</tr>
<tr>
<td><strong>27. NO. OF STORIES:</strong> 1</td>
<td><strong>33. EXTERIOR WALL CLADDING:</strong> Aluminum Siding</td>
</tr>
<tr>
<td><strong>28. NO. OF BAYS (1ST STORY):</strong> 4</td>
<td><strong>34. FOUNDATION MATERIAL:</strong> Stone</td>
</tr>
<tr>
<td><strong>29. ROOF TYPE:</strong> Cross-Gable</td>
<td><strong>35. BASEMENT TYPE:</strong> Full</td>
</tr>
<tr>
<td><strong>30. ROOF MATERIAL:</strong> Asphalt</td>
<td><strong>36. FRONT PORCH TYPE/PLACEMENT:</strong> N/A</td>
</tr>
</tbody>
</table>
| **31. CHIMNEY PLACEMENT:** N/A | **37. WINDOWS:** 
**HISTORIC** | **REPLACEMENT** |
| **32. STRUCTURAL SYSTEM:** Frame | **38. ACREAGE (RURAL):** | **PANE ARRANGEMENT:** Lancet Arch Stained Glass |
| **33. EXTERIOR WALL CLADDING:** Aluminum Siding | **39. CHANGES (DESCRIBE IN BOX 41 CONT):** | **ADDITION(S) DATE(S):** 1947, 1954 |
| **34. FOUNDATION MATERIAL:** Stone | **40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT):** | **ALTERED DATE(S):** 1911, 1938 |
| **35. BASEMENT TYPE:** Full | **41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION:** | **MOVED DATE(S):** |
| **36. FRONT PORCH TYPE/PLACEMENT:** N/A | **42. CURRENT OWNER/ADDRESS:** | **OTHER DATE(S):** |
| **43. FORM PREPARED BY (NAME AND ORG.):** Rosin Preservation, LLC | **44. SURVEY DATE:** 8/21/2014 |
| **44. SURVEY DATE:** 8/21/2014 | **45. DATE OF REVISIONS:** | **46. SURVEY DATE:** |

**FOR SHPO USE**

| **DATE ENTERED IN INVENTORY:** | **LEVEL OF SURVEY:** RECONNAISSANCE | **INTENSIVE** |
| **ADDITIONAL RESEARCH NEEDED:** YES | **NO** |

**NATIONAL REGISTER STATUS:**

- LISTED
- IN LISTED DISTRICT
- NAME:
  - PENDING LISTING
  - ELIGIBLE (INDIVIDUALLY)
  - ELIGIBLE (DISTRICT)
  - NOT ELIGIBLE
  - NOT DETERMINED
The Barbee Memorial Presbyterian Church was built in 1902 on land platted in 1887. According to a church history booklet titled "75th Anniversary Year Book - Barbee Memorial Presbyterian Church [undated], the church was raised and a basement was dug in 1911, providing space for a new coal furnace, kitchen, pastor's study and Sunday School room. In January of 1938, the church was heavily damaged by fire, but was faithfully restored. The north addition, consisting of a single story of brick construction, was built in 1947 and later expanded with a second story in 1954. The front steps were rebuilt to their current configuration in 1954. [Boardinghouse Historic District Survey, 1994]

The church is set back slightly from the street and fills nearly the entire lot. At the southeast corner, concrete stairs with a metal pipe rail and stone cheek walls access the vestibule. A separate concrete sidewalk accesses a secondary entrance the church on the east elevation. Concrete steps with a metal pipe rail and limestone cheek walls access the addition on the east elevation.

The Barbee Memorial Presbyterian Church was built in 1902 on land platted in 1887. According to a church history booklet titled "75th Anniversary Year Book - Barbee Memorial Presbyterian Church [undated], the church was raised and a basement was dug in 1911, providing space for a new coal furnace, kitchen, pastor's study and Sunday School room. In January of 1938, the church was heavily damaged by fire, but was faithfully restored. The north addition, consisting of a single story of brick construction, was built in 1947 and later expanded with a second story in 1954. The front steps were rebuilt to their current configuration in 1954. [Boardinghouse Historic District Survey, 1994]

The historic church retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
Survey number: CL-AS-015-017
2. SURVEY NAME: Boardinghouse Historic Resource Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 503 STREET (NAME): Benton Avenue
5. CITY: Excelsior Springs Vicinity
6. UTM OR LAT: 39.341102 LONG: -94.217636
7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1
8. HISTORIC NAME (IF KNOWN):
9. PRESENT/OTHER NAME (IF KNOWN):
10. OWNERSHIP:
   - PRIVATE
   - PUBLIC
11A. HISTORIC USE (IF KNOWN):
   - DOMESTIC: Single Dwelling
11B. CURRENT USE (IF KNOWN):
   - DOMESTIC: Single Dwelling
12. CONSTRUCTION DATE:
   - c. 1905
13. SIGNIFICANT DATE/PERIOD:
14. AREA(S) OF SIGNIFICANCE:
15. ARCHITECT:
16. BUILDER/CONTRACTOR:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. PREVIOUSLY SURVEYED:
   - YES
19. ON NATIONAL REGISTER:
   - INDIVIDUAL
   - DISTRICT
20. NATIONAL REGISTER ELIGIBLE:
   - INDIVIDUALLY ELIGIBLE
   - DISTRICT POTENTIAL
   - C
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE:
22. SOURCES OF INFORMATION ON CONTINUATION PAGE:

ARCHITECTURAL INFORMATION
23. CATEGORY OF PROPERTY:
   - BUILDING(S)
   - SITE
   - STRUCTURE
   - OBJECT
24. VERNACULAR OR PROPERTY TYPE:
   - Queen Anne/Hip Roof w/ Lower Cross Gable
25. STYLE:
   - Irregular
26. PLAN SHAPE:
   - Irregular
27. NO. OF STORIES:
   - 1 1/2
28. NO. OF BAYS (1ST STORY):
   - 3
29. ROOF TYPE:
   - Truncated Hip
30. ROOF MATERIAL:
   - Asphalt
31. CHIMNEY PLACEMENT:
   - Front Slope, Center
32. STRUCTURAL SYSTEM:
   - Frame
33. EXTERIOR WALL CLADDING:
   - Aluminum Siding
34. FOUNDATION MATERIAL:
   - Stone
35. BASEMENT TYPE:
   - Full
36. FRONT PORCH TYPE/PLACEMENT:
   - Side-Wrap, Open Porch
37. WINDOWS:
   - HISTORIC
   - REPLACEMENT PANE ARRANGEMENT:
   - 1/1
38. ACREAGE (RURAL):
   - VISIBLE FROM PUBLIC ROAD:
39. CHANGES (DESCRIBE IN BOX 41 CONT.):
   - ADDITION(S) DATE(S):
   - ALTERED DATE(S):
   - MOVED DATE(S): c. 1920
   - OTHER DATE(S):
   - ENDANERGED BY:
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
   - 2
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION:

OTHER
42. CURRENT OWNER/ADDRESS:
   - MCMLLAN, GUY C & MARY L
   - 503 BENTON AVE
   - EXCELSIOR SPRINGS MO 64024
43. FORM PREPARED BY (NAME AND ORG.):
   - Rosin Preservation, LLC
   - Lauren Rieke
   - 816-472-4950 Lauren@rosinpreservation.com
44. SURVEY DATE:
   - 8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE
DATE ENTERED IN INVENTORY:
   - Yes
LEVEL OF SURVEY:
   - RECONNAISSANCE
   - INTENSIVE
ADDITIONAL RESEARCH NEEDED:
   - YES
   - NO

NATIONAL REGISTER STATUS:
   - LISTED
   - IN LISTED DISTRICT
NAME:
   - PENDING LISTING
   - ELIGIBLE (INDIVIDUALLY)
   - ELIGIBLE (DISTRICT)
   - NOT ELIGIBLE
   - NOT DETERMINED

780-2125 (09-12)
### ADDITIONAL INFORMATION

#### 41. DESCRIPTION OF PRIMARY RESOURCE

The one-and-one-half-story house has a stone foundation, aluminum siding and an asphalt shingle hip roof with lower cross gables. Gabled wings project from each elevation. A brick chimney rises from the north slope of the roof. A side-wrap porch with and angled corner projects from the north and west elevations. It has limestone piers, square columns and a concrete kneewalls. The south portion of the porch has been enclosed. Located on a corner, the primary elevations face north and west. The north elevation has two bays with a single window in each. A single window pierces the canted northwest corner. The west elevation has three bays. A single door fills Bay 1; a single window fills Bay 2; five single windows fill the enclosed porch in Bay 3. Two single windows pierce the gable end above Bay 2. All windows are historic one-over-one wood windows.

#### 40. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS

The house is set back from the street on the north side of the lot. Mature shrubs and trees dot the property. A concrete sidewalk and stairs access the porch. Two outbuildings are located on the property. A historic one-story garage has wood siding and an asphalt shingle hip roof. It retains integrity and would be contributing to a potential historic district. A prefabricated shed has panel walls and an asphalt shingle gambrel roof. The non-historic shed would be non-contributing to a potential historic district.

#### 21. HISTORY AND SIGNIFICANCE

The house was built c.1905 on land platted in 1887. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had a small addition to its rear (south) facade sometime between 1913 and 1926. The City Directories show the home vacant in 1917 and S.M. McIver as owner/occupant in 1922. The 1940 phone book lists Sallie McIver at the address. [Boardinghouse Historic District Survey, 1994]

### ELIGIBILITY STATEMENT:

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

#### 22. SOURCES OF INFORMATION

Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum; Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.
### Survey Information

**Survey Number:** CL-AS-015-018  
**Survey Name:** Boardinghouse Historic Resource Inventory

| 3. County: | CLAY  |
| 4. Address (Street No.): | 504  |
| Street (Name): | Benton Avenue  |
| 5. City: | Excelsior Springs  |
| Vicinity: |  |
| 6. UTM / OR LAT: |  |
| Long: | -94.217612  |
| 7. Township/Range/Section: | T: 52  
R: 30  
S: 1  |

### Ownership
- **Ownership:** PRIVATE & PUBLIC
- **Historic Name (if known):**  
**Present/Other Name (if known):**  

### Historical Information

- **Construction Date:** c. 1905
- **Significant Date/Period:**  
- **Area(s) of Significance:**  
- **Original or Significant Owner:**  

### Architectural Information

- **Category of Property:** BUILDING(S)  
** Vernacular or Property Type:** Side-Gable Form
- **Style:**  
** Plan Shape:** Irregular
- **No. of Stories:** 1
- **No. of Bays (1st story):** 5
- **Roof Type:** Side-Gable
- **Roof Material:** Asphalt
- **Chimney Placement:** N/A
- **Structural System:** Frame
- **Exterior Wall Cladding:** Fiberboard
- **Foundation Material:** Parged Stone
- **Basement Type:** Unknown
- **Front Porch Type/Placement:** Partial, Left Side, Open Porch
- **Windows:**  
**Roof Material:** Asphalt

### Other

- **Current Owner/Address:**  
**Form Prepared by (Name and Org.):** Rosin Preservation, LLC  
**Survey Date:** 8/21/2014

### For SHPO Use

- **Date Entered in Inventory:**  
**Level of Survey:** RECONNAISSANCE

### National Register Status
- **Listed**  
**Pending Listing**  
**Eligible (Individually)**  
**Eligible (District)**  
**Not Eligible**  
**Not Determined**
### ADDITIONAL INFORMATION

#### 41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-story Side-Gable house has a parged stone foundation, fiberboard siding and an asphalt shingle roof. Multiple gabled wings projects from the north and south elevations. A porch with square wood columns and a wood picket rail projects from the west side of the primary (south) elevation. This elevation has five bays. Single windows fill Bays 1, 4 and 5; a single door fills Bay 2; a non-historic sliding window fills Bay 3. Replacement one-over-one vinyl windows pierce each elevation.

#### 40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the center of the lot. Mature trees and a chain link fence enclose the property. A concrete sidewalk and stairs on the west elevation access the porch.

#### 21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1905 on land platted in 1910. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. However the 1909 and 1913 Sanborn maps show two attached one story dwellings. Although the 1926 Sanborn map shows this home as a single rooming house, it must be stated that these were, at one time, probably separate structures. The City Directories show C.A. Curtis and F.D. Curtis at 504 Benton and Mrs. Harriet Jones at 508 Benton in 1917 and Ella Alder at 504 Benton and Mrs. Harriet Jones, owner/occupant, at 508 Benton in 1922. [Boardinghouse Historic District Survey, 1994]

#### ELIGIBILITY STATEMENT:

The alterations to the siding, porch and windows compromise the historic character of the house and would render it non-contributing to a potential historic district.

#### 22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

Previous Survey Name: Boardinghouse Historic District Survey, 1994; CL-AS-007-017
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

Local Register District Name: Boardinghouse Historic District
Local Register Designation Date: 2010
Local Register District C or NC: Boardinghouse Historic District
Survey number: CL-AS-015-019

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO./STREET NAME): 509 Benton Avenue

5. CITY: Excelsior Springs Vicinity

6. UTM OR LAT: 39.341096 LONG: -94.217415

7. TOWNSHIP/RANGE/SECTOR: T: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN): PRIVATE

9. PRESENT/OTHER NAME (IF KNOWN): PUBLIC

10. OWNERSHIP: PRIVATE

11A. HISTORIC USE (IF KNOWN): DOMESTIC: Single Dwelling

11B. CURRENT USE: DOMESTIC: Single Dwelling

12. CONSTRUCTION DATE: c. 1900

13. SIGNIFICANT DATE/PERIOD: 16. BUILDER/CONTRACTOR: 

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT: 

16. BUILDER/CONTRACTOR: 

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED? √

19. ON NATIONAL REGISTER? 

20. NATIONAL REGISTER ELIGIBLE? 

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. ✓

22. SOURCES OF INFORMATION ON CONTINUATION PAGE. ✓

23. CATEGORY OF PROPERTY: BUILDING(S) SITE STRUCTURE

24. VERNACULAR OR PROPERTY TYPE: Folk Victorian

25. STYLE: Rectangular

26. PLAN SHAPE: Rear Slope, Center

27. NO. OF STORIES: 1

28. NO. OF BAYS (1ST STORY): 3

29. ROOF TYPE: Truncated Hip

30. ROOF MATERIAL: Asphalt

31. CHIMNEY PLACEMENT: 

32. STRUCTURAL SYSTEM: Frame

33. EXTERIOR WALL CLADDING: Asbestos Siding

34. FOUNDATION MATERIAL: Stone, CMU

35. BASEMENT TYPE: Full

36. FRONT PORCH TYPE/PLACEMENT: Partial-Width, Center, Veranda

37. WINDOWS: ✓

38. ACREAGE (RURAL): 

39. CHANGES (DESCRIBE IN BOX 41 CONT.): ENDANGERED BY:

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION. ✓

42. CURRENT OWNER/ADDRESS: ATKINSON, GARY L & BARBARA A TRUST

43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke

45. DATE OF REVISIONS:

44. SURVEY DATE: 8/21/2014

FOR SHPO USE

DATE ENTERED IN INVENTORY: ✓

LEVEL OF SURVEY: RECONNAISSANCE

ADDITIONAL RESEARCH NEEDED? YES NO

NATIONAL REGISTER STATUS:

LISTED IN LISTED DISTRICT

PENDING LISTING ELIGIBLE (INDIVIDUALLY)

ELIGIBLE (DISTRICT) NOT ELIGIBLE

NOT DETERMINED

780-2125 (09-12)
**PHOTOGRAPHS**

<table>
<thead>
<tr>
<th>PHOTOGRAPHER</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brad Finch, F-Stop Photography</td>
<td>8/21/2014</td>
<td>North and east elevations, view southwest.</td>
</tr>
</tbody>
</table>

**ADDITIONAL INFORMATION**

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show Mrs. M.D. Howlett at the address in 1917 and G.A. Cusworth in 1922. [Boardinghouse Historic District Survey, 1994]

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the center of the lot. Mature trees dot the property. A concrete sidewalk and wood stairs access the porch. A one-story shed is located at the rear of the lot. It has asbestos siding and a gable-front asphalt shingle roof. The historic shed retains integrity and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-018
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
### Survey Name: Boardinghouse Historic Resource Inventory

#### General Information
- **Survey Number:** CL-AS-015-020
- **County:** Clay
- **Address:** 513 Benton Avenue
- **City:** Excelsior Springs
- **UTM OR LAT:** 39.3411, -94.217284
- **Township/Range/Section:** T: 52 R: 30 S:

#### Ownership
- **Ownership:** Private

#### Historical Information
- **Construction Date:** c. 1905
- **Previous Surveyed:** Yes
- **Architect:**
- **Builder/Contractor:**
- **Original Owner:**

#### Architectural Information
- **Category of Property:** Building(S)
- **Vernacular or Property Type:** American Foursquare
- **Style:**
- **Plan Shape:** Irregular
- **No. of Stories:** 2 1/2
- **No. of Bays (1st Story):**
- **Roof Type:** Pyramidal
- **Roof Material:** Asphalt
- **Chimney Placement:** N/A
- **Structural System:** Frame
- **Exterior Wall Cladding:** Asbestos Siding
- **Foundation Material:** Stone
- **Basement Type:** Full
- **Front Porch Type/Placement:** Full-Width, Two-Story
- **Windows:**
- **Windows Pane Arrangement:** 1/1
- **Acreage (Rural):**
- **Endangered by:**
- **Changes:**

#### Other
- **Survey Date:** 8/21/2014
- **Date of Revisions:**
- **Listed in Listed District:**
- **Pending Listing:**
- **Eligible (Individually):**
- **Eligible (District):**
- **Not Eligible:**
- **Not Determined:**

#### Source
- **Prepared By:** Lauren Rieke
- **Address:** 215 W. 18th Street #150
- **City:** Kansas City
- **State:** MO
- **Zip Code:** 64108
- **Phone:** 816-472-4950
- **Email:** Lauren@rosinpreservation.com
PHOTOGRAPHS

PHOTOGRAPHER: Brad Finch, F-Stop Photography
DATE: 8/21/2014
DESCRIPTION: North and west elevations, view southeast.

ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The two-and-one-half-story American Foursquare house has a brick foundation, asbestos siding and an asphalt shingle pyramidal roof. A two-story gabled wing projects from the south elevation. A hipped dormer rises from the north slope of the roof. A two-story porch spans the primary (north) elevation. It has brick piers with square wood columns on the first story and a wood picket rail on the second story. The primary elevation has two bays. On the first story, Bay 1 has an angled bay window with paired windows on the front and single windows on the sides; Bay 2 has a single door. On the second story, single windows fill each bay. Paired historic fixed wood windows pierce the dormer. Historic one-over-one wood windows pierce each elevation.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the center of the lot. Mature trees dot the property. A wood fence encloses the rear portion of the lot. A concrete sidewalk and wood stairs access the porch.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1905 on land platted in 1887. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had its southwest (rear) corner enclosed sometime between 1913 and 1926. The City Directories show Dr. W.D. Greason and A.W. Greason at the address in 1917 and W.B. Greason as owner/occupant in 1922. The 1940 phone book lists Elgin Leila Jesse at the address. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:
The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-019
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
Survey number: CL-AS-015-021
2. SURVEY NAME: Boardinghouse Historic Resource Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 514
   STREET (NAME): Benton Avenue
5. CITY: Excelsior Springs Vicinity
6. UTM OR LAT: 39.341452
   LONG: -94.217292
7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1
8. HISTORIC NAME (IF KNOWN):
9. PRESENT/OTHER NAME (IF KNOWN):
   PRIVATE
   PUBLIC
10. OWNERSHIP
11A. HISTORIC USE IF KNOWN: DOMESTIC: Hotel
   11B. CURRENT USE: DOMESTIC: Single Dwelling

HISTORICAL INFORMATION
12. CONSTRUCTION DATE: c. 1905
13. SIGNIFICANT DATE/PERIOD:
14. AREA(S) OF SIGNIFICANCE:
15. ARCHITECT:
16. BUILDER/CONTRACTOR:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. PREVIOUSLY SURVEYED?
19. ON NATIONAL REGISTER?
   INDIVIDUAL
   DISTRICT
20. NATIONAL REGISTER ELIGIBLE?
   INDIVIDUALLY ELIGIBLE
   DISTRICT POTENTIAL
   NOT ELIGIBLE
   NOT DETERMINED
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION
22. SOURCES OF INFORMATION ON CONTINUATION PAGE.
23. CATEGORY OF PROPERTY:
   □ BUILDING(S)  □ SITE
   □ STRUCTURE  □ OBJECT
24. VERNACULAR OR PROPERTY TYPE:
   Gable-Front Form
25. STYLE:
26. PLAN SHAPE:
   Irregular
27. NO. OF STORIES:
   1 1/2
28. NO. OF BAYS (1ST STORY):
   5
29. ROOF TYPE:
   Cross-Gable
30. ROOF MATERIAL:
   Asphalt
31. CHIMNEY PLACEMENT:
   N/A
32. STRUCTURAL SYSTEM:
   Frame
33. EXTERIOR WALL CLADDING:
   Asbestos Siding
34. FOUNDATION MATERIAL:
   Stone
35. BASEMENT TYPE:
   Full
36. FRONT PORCH TYPE/PLACEMENT:
   Right Side-Wrap, Open Porch
37. WINDOWS:
   □ HISTORIC  □ REPLACEMENT
   PANE ARRANGEMENT:
   1/1
38. ACREAGE (RURAL):
   VISIBLE FROM PUBLIC ROAD?
39. CHANGES (DESCRIBE IN BOX 41 CONT.):
   □ ADDITION(S)  DATE(S):
   □ ALTERED  DATE(S):
   □ MOVED  DATE(S):
   □ OTHER  DATE(S):
   ENDANGERED BY:
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

OTHER
42. CURRENT OWNER/ADDRESS:
   Lauren Rieke
   Rosin Preservation, LLC
   215 W. 18th Street #150
   Kansas City, MO 64108
   816-472-4950  Lauren@rosinpreservation.com
43. FORM PREPARED BY (NAME AND ORG.):
44. SURVEY DATE:
   8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE
DATE ENTERED IN INVENTORY:
LEVEL OF SURVEY
□ RECONNAISSANC  □ INTENSIVE
ADDITIONAL RESEARCH NEEDED?
□ YES  □ NO
NATIONAL REGISTER STATUS:
□ LISTED  □ IN LISTED DISTRICT
NAME:
□ PENDING LISTING  □ ELIGIBLE (INDIVIDUALLY)
□ ELIGIBLE (DISTRICT)  □ NOT ELIGIBLE
□ NOT DETERMINED
780-2125 (09-12)
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house was built c.1905 on land platted in 1910. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. However the 1926 Sanborn map shows this home as a rooming house, indicating that sometime between 1913 and 1926 the owners began to use the home as a boarding house. It should be stated that no other evidence of this has yet been found in any of the reference materials. The City Directories show S.J. Mrs. I.G. Brand and Rebecca Tarwater at the address in 1917 and Mrs. F.E. Shermerhorn as owner/occupant in 1922. The 1940 phone book lists Paul Singer at the address. [Boardinghouse Historic District Survey, 1994]

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house is set back from the street at the center of the lot. Mature trees dot the property. A wire and chain link fence encloses the front portion of the lot. A concrete sidewalk and stairs access the porch.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-020
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey number:** CL-AS-015-022

**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

**3. COUNTY:** CLAY

**4. ADDRESS (STREET NO.):** 515

**STREET (NAME):** Benton Avenue

**5. CITY:** Excelsior Springs

**6. UTM OR LAT:** 39.341068

**LONG:** -94.217151

**7. TOWNSHIP/RANGE/SECTION:** T: 52 R: 30 S: 1

**8. HISTORIC NAME (IF KNOWN):**

**9. PRESENT/OTHER NAME (IF KNOWN):**

**PRIVATE**  PUBLIC

**10. OWNERSHIP:**

**11A. HISTORIC USE (IF KNOWN):**

**11B. CURRENT USE:**

DOMESTIC: Single Dwelling

**12. CONSTRUCTION DATE:**

c. 1900

**13. SIGNIFICANT DATE/PERIOD:**

**14. AREA(S) OF SIGNIFICANCE:**

**15. ARCHITECT:**

**16. BUILDER/CONTRACTOR:**

**17. ORIGINAL OR SIGNIFICANT OWNER:**

**18. PREVIOUSLY SURVEYED?**

☐ YES  ☑ NO

CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)

**19. ON NATIONAL REGISTER?**

□ INDIVIDUAL  □ DISTRICT

CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)

**20. NATIONAL REGISTER ELIGIBLE?**

□ INDIVIDUALLY ELIGIBLE  ☑ DISTRICT POTENTIAL  □ C  □ NC

□ NOT ELIGIBLE  □ NOT DETERMINED

**21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.**

**22. SOURCES OF INFORMATION ON CONTINUATION PAGE.**

**ARCHITECTURAL INFORMATION**

**23. CATEGORY OF PROPERTY:**

☑ BUILDING(S)  □ SITE  □ STRUCTURE  □ OBJECT

**24. VERNACULAR OR PROPERTY TYPE:**

Queen Anne and Dutch Colonial

**25. STYLE:**

Queen Anne and Dutch Colonial

**26. PLAN SHAPE:**

Rectangular

**27. NO. OF STORIES:**

2

**28. NO. OF BAYS (1ST STORY):**

2

**29. ROOF TYPE:**

Gambrel

**30. ROOF MATERIAL:**

Asphalt

**31. CHIMNEY PLACEMENT:**

Rear Slope, Offset Right

**32. STRUCTURAL SYSTEM:**

Frame

**33. EXTERIOR WALL CLADDING:**

Wood Siding

**34. FOUNDATION MATERIAL:**

Stone

**35. BASEMENT TYPE:**

Unknown

**36. FRONT PORCH TYPE/PLACEMENT:**

Full-Width, Open Porch

**37. WINDOWS:**

☑ HISTORIC  □ REPLACEMENT PANE ARRANGEMENT:

1/1

**38. ACREAGE (RURAL):**

□ VISIBLE FROM PUBLIC ROAD? ☑

**39. CHANGES (DESCRIBE IN BOX 41 CONT.):**

□ ADDITION(S) DATE(S): c. 1920

□ ALTERED DATE(S):

□ MOVED DATE(S):

□ OTHER DATE(S):

□ ENDANGERED BY:

**40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):**

1

**41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.**

**OTHER**

**42. CURRENT OWNER/ADDRESS:**

Lauren Rieke  Rosin Preservation, LLC

215 W. 18th Street #150

Kansas City, MO 64108

816-472-4950  Lauren@rosinpreservation.com

**43. FORM PREPARED BY (NAME AND ORG.):**

Rosin Preservation, LLC  Lauren Rieke

215 W. 18th Street #150

Kansas City, MO 64108

816-472-4950  Lauren@rosinpreservation.com

**44. SURVEY DATE:**

8/21/2014

**45. DATE OF REVISIONS:**

**FOR SHPO USE**

**DATE ENTERED IN INVENTORY:**

**LEVEL OF SURVEY:**

☑ RECONNAISSANCE  □ INTENSIVE

**ADDITIONAL RESEARCH NEEDED?**

□ YES  □ NO

**NATIONAL REGISTER STATUS:**

□ LISTED  □ IN LISTED DISTRICT

NAME:

☑ PENDING LISTING  □ ELIGIBLE (INDIVIDUALLY)

☑ ELIGIBLE (DISTRICT)  □ NOT ELIGIBLE

□ NOT DETERMINED

**780-2125 (09-12)**
The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had addition to its main façade that eliminated a projecting bay or tower sometime between 1913 and 1926. The City Directories show C.S. Wilcox and R.L. Wilcox at the address in 1917 and J.W. Coen as owner/occupant in 1922. The 1940 phone book lists Dr. Buell L. Ashmore at the address. [Boardinghouse Historic District Survey, 1994]

The house is set back from the street at the center of the lot. Mature trees dot the rear of the property. A wood fence encloses the rear portion of the lot. A concrete sidewalk and wood stairs access the porch. A one-story shed with historic wood siding and an asphalt shingle gable-front roof is located at the rear of the property. The historic shed retains integrity and would be contributing to a potential historic district.

The two-story house has a stone foundation, historic wood siding and an asphalt shingle cross-gambrel roof. The house has a mix of Queen Anne and Dutch Colonial Revival elements. Historic wood fishscale shingles and an open curved bargeboard ornament the peak of the gambrel end. A brick chimney rises from the south slope of the roof. A porch with limestone piers, round wood columns and a wood picket rail spans the primary (north) elevation. This elevation has two bays. Bay 1 has an angled bay window with a single window on each side; Bay 2 has a single door. Paired windows pierce the center of the second story. Historic one-over-one double-hung wood windows fill each window opening on this elevation.

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum: Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.
Survey number: CL-AS-015-023  
2. SURVEY NAME: Boardinghouse Historic Resource Inventory  
3. COUNTY: CLAY  
4. ADDRESS (STREET NO.): 517  
5. CITY: Excelsior Springs  
6. UTM OR LAT: 39.341087   
7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1  
8. HISTORIC NAME (IF KNOWN):  
9. PRESENT/OTHER NAME (IF KNOWN):  
10. OWNERSHIP:  
11A. HISTORIC USE IF KNOWN: DOMESTIC: Single Dwelling  
11B. CURRENT USE: DOMESTIC: Single Dwelling  
12. CONSTRUCTION DATE: c. 1898  
13. SIGNIFICANT DATE/PERIOD:  
14. AREA(S) OF SIGNIFICANCE:  
15. ARCHITECT:  
16. BUILDER/CONTRACTOR:  
17. ORIGINAL OR SIGNIFICANT OWNER:  
18. PREVIOUSLY SURVEYED?  
19. ON NATIONAL REGISTER?  
20. NATIONAL REGISTER ELIGIBLE?  
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.  
22. SOURCES OF INFORMATION ON CONTINUATION PAGE.  
23. CATEGORY OF PROPERTY:  
24. VERNACULAR OR PROPERTY TYPE: Hip Form with Center Gable, 2 Story  
25. STYLE:  
26. PLAN SHAPE: Rectangular  
27. NO. OF STORIES: 2  
28. NO. OF BAYS (1ST STORY): 5  
29. ROOF TYPE: Hip  
30. ROOF MATERIAL: Asphalt  
31. CHIMNEY PLACEMENT: N/A  
32. STRUCTURAL SYSTEM: Frame  
33. EXTERIOR WALL CLADDING: Wood Siding  
34. FOUNDATION MATERIAL: Stone  
35. BASEMENT TYPE: Unknown  
36. FRONT PORCH TYPE/PLACEMENT: Right Side-Wrap, Open Porch  
37. WINDOWS:  
38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD?  
39. CHANGES (DESCRIBE IN BOX 41 CONT.):  
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):  
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.  
42. CURRENT OWNER/ADDRESS: Lauren Rieke  
43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC  
44. SURVEY DATE: 8/21/2014  
45. DATE OF REVISIONS:  
FOR SHPO USE  
DATE ENTERED IN INVENTORY:  
LEVEL OF SURVEY:  
ADDITIONAL RESEARCH NEEDED?  
NATIONAL REGISTER STATUS:  
LISTED  IN LISTED DISTRICT  
NAME:  
PENDING LISTING  ELIGIBLE (INDIVIDUALLY)  
ELIGIBLE (DISTRICT)  NOT ELIGIBLE  
NOT DETERMINED  
780-2125 (09-12)
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1898 on land platted in 1887. The date of 1898 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show S.T. Perkins and Nellie Perkins at the address in 1917 and Mrs. Julia Moomaw as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the center of the lot. Mature trees dot the property. A wood picket fences defines the east boundary. A wire fence encloses the rear portion of the lot. A concrete sidewalk and wood stairs access the porch.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The two-story Queen Anne house has a stone foundation, historic wood siding and an asphalt shingle hip roof with lower cross gables. Historic wood fishscale shingle fill the peaks of the cross gables. A one-story wing projects from the south elevation. A side-wrap porch with square wood columns and a lattice rail spans the primary (north) and east elevations. This elevation has five bays on the first story. Single windows fill Bays 1 and 4; single doors fill Bays 2, 3 and 5. Single windows pierce Bays 1 and 4 on the second story. Historic one-over-one wood windows fill each window opening on this elevation.

ELIGIBILITY STATEMENT:

The historic house retains excellent historic character and clearly communicates association with potential areas of significance and would be contributing to a potential historic district.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
HISTORICAL INFORMATION

12. CONSTRUCTION DATE:
c. 1905

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT:

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED?

19. ON NATIONAL REGISTER?

20. NATIONAL REGISTER ELIGIBLE?

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY:

24. VERNACULAR OR PROPERTY TYPE:

Hip Form, Two-Story

25. STYLE:

Queen Anne elements

26. PLAN SHAPE:

Rectangular

27. NO. OF STORIES:

2

28. NO. OF BAYS (1ST STORY):

3

29. ROOF TYPE:

Hip

30. ROOF MATERIAL:

Asphalt

31. CHIMNEY PLACEMENT:

Left Slope, Offset

32. STRUCTURAL SYSTEM:

Frame

33. EXTERIOR WALL CLADDING:

Vinyl Siding

34. FOUNDATION MATERIAL:

Stone

35. BASEMENT TYPE:

Full

36. FRONT PORCH TYPE/PLACEMENT:

Full-Width, Open Porch

37. WINDOWS:

38. ACREAGE (RURAL):

VISIBLE FROM PUBLIC ROAD?

39. CHANGES (DESCRIBE IN BOX 41 CONT.): ENDANGERED BY:

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

OTHER

42. CURRENT OWNER/ADDRESS:

Lauren Rieke
Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com

43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke

44. SURVEY DATE:

8/21/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:

LEVEL OF SURVEY:

RECONNAISSANCE INTENSIVE

ADDITIONAL RESEARCH NEEDED?

YES NO

NATIONAL REGISTER STATUS:

LISTED IN LISTED DISTRICT

NAME:

PENDING LISTING ELIGIBLE (INDIVIDUALLY)

ELIGIBLE (DISTRICT) NOT ELIGIBLE

NOT DETERMINED

780-2125 (09-12)
The house was built c.1905 on land platted in 1910. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show J.Q. Craven, Frances Craven and E.S. McMurrey at the address in 1917 and J.Q. Craven as owner/occupant in 1922. The 1940 phone book lists Ed. Hockensmith at the address. [Boardinghouse Historic District Survey, 1994]
### Historical Information

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey Name</td>
<td>Boardinghouse Historic Resource Inventory</td>
</tr>
<tr>
<td>County</td>
<td>CLAY</td>
</tr>
<tr>
<td>Address (Street No.)</td>
<td>520 Benton Avenue</td>
</tr>
<tr>
<td>City</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>Township/Range/Section</td>
<td>T: 52  R: 30  S: 1</td>
</tr>
<tr>
<td>Historic Name (if known)</td>
<td></td>
</tr>
<tr>
<td>Current/Other Name (if known)</td>
<td></td>
</tr>
<tr>
<td>Ownership</td>
<td>PRIVATE</td>
</tr>
<tr>
<td>Historic Use (if known)</td>
<td>Single Dwelling</td>
</tr>
<tr>
<td>Ownership</td>
<td>PUBLIC</td>
</tr>
<tr>
<td>Construction Date</td>
<td>c. 1900</td>
</tr>
<tr>
<td>Significant Date/Period</td>
<td></td>
</tr>
<tr>
<td>Area(s) of Significance</td>
<td></td>
</tr>
<tr>
<td>Original or Significant Owner</td>
<td></td>
</tr>
<tr>
<td>On National Register</td>
<td>YES</td>
</tr>
<tr>
<td>Previously Surveyed</td>
<td>YES</td>
</tr>
<tr>
<td>National Register Eligible</td>
<td>YES</td>
</tr>
<tr>
<td>History and Significance on Continuation Page</td>
<td></td>
</tr>
</tbody>
</table>

### Architectural Information

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category of Property</td>
<td>BUILDING(S)</td>
</tr>
<tr>
<td>Vernacular or Property Type</td>
<td>Cross-Gable Form</td>
</tr>
<tr>
<td>Style</td>
<td>Late Victorian Elements</td>
</tr>
<tr>
<td>Plan Shape</td>
<td>Rectangular</td>
</tr>
<tr>
<td>No. of Stories</td>
<td>2</td>
</tr>
<tr>
<td>No. of Bays (1st Story)</td>
<td>3</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Cross-Gable</td>
</tr>
<tr>
<td>Roof Material</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Chimney Placement</td>
<td>N/A</td>
</tr>
<tr>
<td>Structural System</td>
<td>Frame</td>
</tr>
<tr>
<td>Exterior Wall Cladding</td>
<td>Wood Siding</td>
</tr>
<tr>
<td>Foundation Material</td>
<td>Stone</td>
</tr>
<tr>
<td>Basement Type</td>
<td>Full</td>
</tr>
<tr>
<td>Front Porch Type/Placement</td>
<td>Full-Width, Open Porch</td>
</tr>
<tr>
<td>Windows</td>
<td>1/1</td>
</tr>
<tr>
<td>Acreage (Rural)</td>
<td></td>
</tr>
<tr>
<td>Visible from Public Road</td>
<td></td>
</tr>
<tr>
<td>Changes (Describe in Box 41 Continuation)</td>
<td></td>
</tr>
<tr>
<td>Endangered by</td>
<td></td>
</tr>
<tr>
<td>No of Outbuildings (Describe in Box 40 Continuation)</td>
<td>1</td>
</tr>
<tr>
<td>Further Description of Building Features and Associated Resources</td>
<td></td>
</tr>
</tbody>
</table>

### Other

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Owner/Address</td>
<td></td>
</tr>
<tr>
<td>Form Prepared By (Name and Org.)</td>
<td></td>
</tr>
<tr>
<td>Survey Date</td>
<td>8/21/2014</td>
</tr>
<tr>
<td>Date of Revisions</td>
<td></td>
</tr>
<tr>
<td>National Register Status</td>
<td></td>
</tr>
<tr>
<td>Listed</td>
<td></td>
</tr>
<tr>
<td>Pending Listing</td>
<td></td>
</tr>
<tr>
<td>Eligible (Individually)</td>
<td></td>
</tr>
<tr>
<td>Eligible (District)</td>
<td></td>
</tr>
<tr>
<td>Not Eligible</td>
<td></td>
</tr>
<tr>
<td>Not Determined</td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td></td>
</tr>
<tr>
<td>Additional Research Needed</td>
<td></td>
</tr>
<tr>
<td>Levels of Survey</td>
<td></td>
</tr>
</tbody>
</table>

#### FOR SHPO USE

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Entered in Inventory</td>
<td></td>
</tr>
<tr>
<td>Level of Survey</td>
<td>RECONNAISSANC</td>
</tr>
</tbody>
</table>

#### Other

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Details for Additional Research Needed</td>
<td></td>
</tr>
</tbody>
</table>

---

Survey number: CL-AS-015-025

---

780-2125 (09-12)
PHOTOGRAPHS

PHOTOGRAPHER: Brad Finch, F-Stop Photography  
DATE: 8/21/2014  
DESCRIPTION: South and east elevations, view northwest.

ADDITIONAL INFORMATION

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the center of the lot. Mature trees dot the property. A chain link fence encloses the front portion of the lot. A concrete sidewalk and wood stairs access the front porch. A large garage with asbestos siding and a side-gable asphalt shingle roof extends along the north side of the property. Sliding wood doors access the garage on the north elevation. Constructed within the period of significance, the historic garage retains integrity and would be contributing to a potential historic district.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The two-story Cross-Gable house has a stone foundation, historic wood siding and an asphalt shingle roof. The gable ends have eave returns and historic fish scale shingles at the peaks. A porch with CMU piers, square columns and a wood picket rail spans the primary (south) elevation. This elevation has three bays. Single windows fill Bays 1 and 3; a single door with a replacement storm door fills bay 2. Two single windows pierce the center of the second story. Replacement one-over-one vinyl windows fill each opening on this elevation.

42. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1900 on land platted in 1910. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had its northwest (rear) corner enclosed sometime between 1913 and 1926. The City Directories show S.J. Huey and Marguerite Paul at the address in 1917 and J.F. Clark as owner/occupant in 1922. The 1940 phone book lists D. Jos. Stanard at the address. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:
The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-024
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
### HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. SURVEY NAME</td>
<td>Boardinghouse Historic Resource Inventory</td>
</tr>
<tr>
<td>3. COUNTY</td>
<td>CLAY</td>
</tr>
<tr>
<td>4. ADDRESS (STREET NO.)</td>
<td>525</td>
</tr>
<tr>
<td>STREET (NAME)</td>
<td>Benton Avenue</td>
</tr>
<tr>
<td>5. CITY</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>6. UTM OR LAT</td>
<td>39.341082</td>
</tr>
<tr>
<td>LONG</td>
<td>-94.216719</td>
</tr>
<tr>
<td>7. TOWNSHIP/RANGE/SECTION T</td>
<td>52</td>
</tr>
<tr>
<td>R</td>
<td>30</td>
</tr>
<tr>
<td>S</td>
<td>1</td>
</tr>
<tr>
<td>8. HISTORIC NAME (IF KNOWN)</td>
<td>Dr. O.C. O'Kell Home</td>
</tr>
<tr>
<td>9. PRESENT/OTHER NAME (IF KNOWN)</td>
<td>PRIVATE</td>
</tr>
<tr>
<td>10. OWNERSHIP</td>
<td></td>
</tr>
<tr>
<td>11A. HISTORIC USE (IF KNOWN)</td>
<td>DOMESTIC: Single Dwelling</td>
</tr>
<tr>
<td>11B. CURRENT USE (IF KNOWN)</td>
<td>DOMESTIC: Multiple Dwelling</td>
</tr>
<tr>
<td>12. CONSTRUCTION DATE</td>
<td>c. 1895</td>
</tr>
<tr>
<td>13. SIGNIFICANT DATE/PERIOD</td>
<td></td>
</tr>
<tr>
<td>14. AREA(S) OF SIGNIFICANCE</td>
<td></td>
</tr>
<tr>
<td>15. ARCHITECT</td>
<td></td>
</tr>
<tr>
<td>16. BUILDER/CONTRACTOR</td>
<td></td>
</tr>
<tr>
<td>17. ORIGINAL OR SIGNIFICANT OWNER</td>
<td></td>
</tr>
<tr>
<td>18. PREVIOUSLY SURVEYED?</td>
<td>✔</td>
</tr>
<tr>
<td>19. ON NATIONAL REGISTER?</td>
<td></td>
</tr>
<tr>
<td>20. NATIONAL REGISTER ELIGIBLE?</td>
<td></td>
</tr>
<tr>
<td>21. HISTORY AND SIGNIFICANCE</td>
<td>ON CONTINUATION PAGE</td>
</tr>
<tr>
<td>22. SOURCES OF INFORMATION</td>
<td>ON CONTINUATION PAGE</td>
</tr>
</tbody>
</table>

### ARCHITECTURAL INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>23. CATEGORY OF PROPERTY</td>
<td>BUILDING(S)</td>
</tr>
<tr>
<td>24. VERNACULAR OR PROPERTY TYPE</td>
<td>Cross-Gable Form</td>
</tr>
<tr>
<td>25. STYLE</td>
<td></td>
</tr>
<tr>
<td>26. PLAN SHAPE</td>
<td>Irregular</td>
</tr>
<tr>
<td>27. NO. OF STORIES</td>
<td>1</td>
</tr>
<tr>
<td>28. NO. OF BAYS (1ST STORY)</td>
<td>2</td>
</tr>
<tr>
<td>29. ROOF TYPE</td>
<td>Cross-Gable</td>
</tr>
<tr>
<td>30. ROOF MATERIAL</td>
<td>Asphalt</td>
</tr>
<tr>
<td>31. CHIMNEY PLACEMENT</td>
<td>Right Slope, Center</td>
</tr>
<tr>
<td>32. STRUCTURAL SYSTEM</td>
<td>Frame</td>
</tr>
<tr>
<td>33. EXTERIOR WALL CLADDING</td>
<td>Asbestos Siding</td>
</tr>
<tr>
<td>34. FOUNDATION MATERIAL</td>
<td>Stone</td>
</tr>
<tr>
<td>35. BASEMENT TYPE</td>
<td>Full</td>
</tr>
<tr>
<td>36. FRONT PORCH TYPE/PLACEMENT</td>
<td>Two Stoops, Offset</td>
</tr>
<tr>
<td>37. WINDOWS</td>
<td></td>
</tr>
<tr>
<td>38. ACREAGE (RURAL)</td>
<td>VISIBLE FROM PUBLIC ROAD</td>
</tr>
<tr>
<td>39. CHANGES (DESCRIBE IN BOX 41 CONT.)</td>
<td></td>
</tr>
<tr>
<td>40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.)</td>
<td></td>
</tr>
<tr>
<td>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION</td>
<td>✔</td>
</tr>
</tbody>
</table>

### OTHER

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>42. CURRENT OWNER/ADDRESS</td>
<td>Lauren Rieke Rosin Preservation, LLC 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
<tr>
<td>43. FORM PREPARED BY (NAME AND ORG.)</td>
<td>Rosin Preservation, LLC Lauren Rieke 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
<tr>
<td>44. SURVEY DATE</td>
<td>8/21/2014</td>
</tr>
<tr>
<td>45. DATE OF REVISIONS</td>
<td></td>
</tr>
</tbody>
</table>

### FOR SHPO USE

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE ENTERED IN INVENTORY</td>
<td>LEVEL OF SURVEY</td>
</tr>
<tr>
<td>✔ RECONNAISSANCE</td>
<td>INTENSIVE</td>
</tr>
<tr>
<td>NATIONAL REGISTER STATUS</td>
<td>LISTED</td>
</tr>
<tr>
<td>OTHER</td>
<td></td>
</tr>
</tbody>
</table>

780-2125 (09-12)
### ADDITIONAL INFORMATION

**41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The one-story Cross-Gable house has a stone foundation, asbestos siding and an asphalt shingle roof. A one-story addition projects from the west elevation. A brick chimney rises from the south slope of the roof. Located on a corner, the primary elevations face north and east. The north elevation has two bays. A single door fills the recessed Bay 1; a single window fills Bay 2. The east elevation has six bays. Single windows fill Bays 1, 2, 4 and 6; single doors fill Bays 3 and 5. Separate wood stoops with wood picket rails access the entrances in Bays 3 and 5. Fixed diamond windows pierce the gable ends on each elevation. Historic one-over-one wood windows fill each window opening on these elevations. This house has been sub-divided into apartments. A side-wrap porch on the north and west elevations was removed sometime between 1994 and 2014.

**40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The house is set back from the street at the corner of the lot. Mature trees dot the property. A wood picket fence enclosed the west and south portions of the lot. Wood stairs access the public concrete sidewalks in front of the two stoops.

**21. (CONT.) HISTORY AND SIGNIFICANCE EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The house was built c.1895 on land platted in 1887. The date of 1895 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. However, the house is pictured in the 1903 "Picturesque Excelsior Springs" as the home of Dr. O.C. O'Kell. According to the Sanborn Fire Insurance Maps, this home has had a small addition to its rear (south) façade sometime between 1909 and 1913, and again sometime between 1913 and 1926. The City Directories show Dr. O.C. O'Kell at the address in 1917 and again as owner/occupant in 1922. See 1994 Survey for more historical information.

**ELIGIBILITY STATEMENT:**

The removal of the porch alters the form and compromises the historic character of the house. This alteration would render it non-contributing to a potential historic district.

**22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-025

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** CLAY  
**Address:** 526 Benton Avenue  
**City:** Excelsior Springs  
**UTM OR LAT:** 39.34141 -94.216776  
**Township/Range/Section:** T: 52 R: 30 S: 1

**Ownership:**  
- [ ] Private  
- [x] Public

**Historical Information**

- **Historic Name (if known):**  
- **Present/Other Name (if known):**  

**Constructions Date:** c. 1900  
**Significant Date/Period:**

**Area(s) of Significance:**

**Original or Significant Owner:**

**On National Register?**

**National Register Eligible?**

**History and Significance on Continuation Page.**

**Architectural Information**

- **Category of Property:**  
- **Vernacular or Property Type:** Cross-Gable Form  
- **Style:**

- **Plan Shape:** Rectangular  
- **No. of Stories:** 1 1/2

- **No. of Bays (1st Story):** 2  
- **Roof Type:** Gable-Front

- **Roof Material:** Asphalt  
- **Chimney Placement:** Straddle Ridge  
- **Structural System:** Frame  
- **Exterior Wall Cladding:** Stucco  
- **Foundation Material:** Stone  
- **Basement Type:** Full  
- **Front Porch Type/Placement:** Recessed, Open Porch

**Windows:**

**Roof Material:** Asphalt  
**Chimney Placement:** Straddle Ridge  
**Structural System:** Frame  
**Exterior Wall Cladding:** Stucco  
**Foundation Material:** Stone  
**Basement Type:** Full  
**Front Porch Type/Placement:** Recessed, Open Porch

**Changes (Describe in Box 41 Cont.):**

**Endangered By:**

**No. of Outbuildings (Describe in Box 40 Cont.):**

**Further Description of Building Features and Associated Resources on Continuation Page.**

**Other**

- **Current Owner/Address:** Lauren Rieke  
  Rosin Preservation, LLC  
  215 W. 18th Street #150  
  Kansas City, MO 64108  
  816-472-4950  
  Lauren@rosinpreservation.com

**Survey Date:** 8/21/2014

**Form Prepared By (Name and Org.):**

**National Register Status:**

- [x] Listed  
- [ ] In Listed District  
- [ ] Pending Listing  
- [ ] Eligible (Individually)  
- [x] Eligible (District)  
- [ ] Not Eligible  
- [ ] Not Determined
### ADDITIONAL INFORMATION

**41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The one-and-one-half-story Cross-Gable house has a stone foundation, historic stucco cladding and an asphalt shingle roof with lower cross-gables. The gable end has eave returns and a boxed peak. A brick chimney rises from the ridge. A one-story addition projects from the north elevation. A recessed full-width porch with limestone piers and stucco columns and knee walls spans the primary (south) elevation. Non-historic wood stairs access the porch. This elevation has two bays. A window fills Bay 1; an entrance with a replacement storm door fills Bay 2. Three windows pierce the gable end. Historic one-over-one double hung wood windows fill each window opening on this elevation.

**40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The house is set back from the street at the center of the lot. Mature trees fill the rear of the lot. A chain link fence runs along the west boundary. A concrete sidewalk and wood stairs access the porch. A one-story outbuilding has vertical wood siding and an asphalt shingle front-gable roof. The outbuilding is located at the rear of the property and difficult to see from the public right-of-way. A complete assessment of its potential eligibility and property type was not possible at this time.

**21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The house was built c.1900 on land platted in 1910. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had a rear (north façade) addition sometime between 1913 and 1926. The City Directories show R.W. Pack, C.F. McKinney and Byron Pack at the address in 1917 and R.W. Pack as owner/occupant in 1922. The 1940 phone book lists Mrs. R.W. Pack at the address. [Boardinghouse Historic District Survey, 1994]

**ELIGIBILITY STATEMENT:**

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district. The alteration of the original cladding material through the application of stucco may be historic.

**22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-027

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:** 2010

**LOCAL REGISTER DISTRICT C OR NC:**
## HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th>2. SURVEY NAME:</th>
<th>Boardinghouse Historic Resource Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. COUNTY:</td>
<td>CLAY</td>
</tr>
<tr>
<td>4. ADDRESS (STREET NO.):</td>
<td>528 STREET (NAME): Benton Avenue</td>
</tr>
<tr>
<td>5. CITY:</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>6. UTM OR LAT:</td>
<td>/ / OR LAT: 39.341412</td>
</tr>
<tr>
<td>7. TOWNSHIP/RANGE/SECTION:</td>
<td>T: 52 R: 30 S: 1</td>
</tr>
<tr>
<td>8. HISTORIC NAME (IF KNOWN):</td>
<td></td>
</tr>
<tr>
<td>9. PRESENT/OTHER NAME (IF KNOWN):</td>
<td>Private/Public</td>
</tr>
<tr>
<td>10. OWNERSHIP:</td>
<td>Private/Public</td>
</tr>
<tr>
<td>11A. HISTORIC USE IF KNOWN:</td>
<td>Domestic: Hotel</td>
</tr>
<tr>
<td>11B. CURRENT USE:</td>
<td>Domestic: Single Dwelling</td>
</tr>
</tbody>
</table>

### 12. CONSTRUCTION DATE:
- c. 1900

### 15. ARCHITECT:
- |

### 18. PREVIOUSLY SURVEYED?
- Yes

### 19. ON NATIONAL REGISTER?
- |

### 17. ORIGINAL OR SIGNIFICANT OWNER:
- |

### 20. NATIONAL REGISTER ELIGIBLE?
- |

## ARCHITECTURAL INFORMATION

### 23. CATEGORY OF PROPERTY:
- Building(S)
- Site
- Structure
- Object

### 30. ROOF MATERIAL:
- Asphalt

### 37. WINDOWS:
- HISTORIC
- Replacement Pane Arrangement:
- 1/1

### 24. VERNACULAR OR PROPERTY TYPE:
- Gable-Front Form

### 31. CHIMNEY PLACEMENT:
- Straddle Ridge

### 38. ACREAGE (RURAL):
- Visible from public road?
- Yes

### 25. STYLE:
- Prairie Style elements

### 32. STRUCTURAL SYSTEM:
- Frame

### 39. CHANGES (DESCRIBE IN BOX 41 CONT.): |

### 26. PLAN SHAPE:
- Rectangular

### 33. EXTERIOR WALL CLADDING:
- Asbestos Siding

### 40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
- 1

### 27. NO. OF STORIES:
- 2 1/2

### 34. FOUNDATION MATERIAL:
- Stone

### 41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION

### 28. NO. OF BAYS (1ST STORY):
- 2

### 35. BASEMENT TYPE:
- Full

### 42. CURRENT OWNER/ADDRESS:
- Lauren Rieke
- Rosin Preservation, LLC
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950 Lauren@rosinpreservation.com

### 29. ROOF TYPE:
- Gable-Front

### 36. FRONT PORCH TYPE/PLACEMENT:
- Full-Width, Open Porch

### 44. SURVEY DATE:
- 8/21/2014

### 45. DATE OF REVISIONS:
- |

## FOR SHPO USE

### DATE ENTERED IN INVENTORY:
- |

### LEVEL OF SURVEY:
- Reconnaissance
- Intensive

### ADDITIONAL RESEARCH NEEDED?
- Yes
- No

### NATIONAL REGISTER STATUS:
- Listed
- In Listed District

### NAME:
- |

### PENDING LISTING:
- |

### ELIGIBLE (INDIVIDUALLY):
- |

### ELIGIBLE (DISTRICT):
- |

### NOT ELIGIBLE:
- |

### NOT DETERMINED:
- |

780-2125 (09-12)
### ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The two-and-one-half-story Gable-Front house has a stone foundation, asbestos siding and an asphalt shingle gable-front roof with flared eaves. It has some Prairie Style elements. A one-story wing spans the north elevation. A porch with limestone piers, round wood columns and a wood picket rail spans the primary (south) elevation. This elevation has two bays. On the first story, a single door and a small fixed window fill Bay 1; a single window fills Bay 2. Single windows fill each bay on the second story. A stylized Palladian window piers the gable peak. Historic one-over-one wood windows fill each window opening on this elevation.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the center of the lot. Mature trees fill the rear of the lot. A dirt driveway extends along the east side of the lot. A large, non-historic wood wheelchair ramp and stairs access the porch. An outbuilding at the northwest corner of the lot has a front-gable asphalt shingle roof. The outbuilding is located at the rear of the property and difficult to see from the public right-of-way. A complete assessment of its potential eligibility and property type was not possible at this time.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-026
Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum: Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO. STREET (NAME)): 604 Benton Avenue

5. CITY: Excelsior Springs

6. UTM OR LAT: 39.341423 LONG: -94.21645

7. TOWNSHIP/RANGE/SECTIO: T: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN):

9. PRESENT/OTHER NAME (IF KNOWN): PRIVATE

10. OWNERSHIP:

11A. HISTORIC USE IF KNOWN: DOMESTIC: Single Dwelling

11B. CURRENT USE: DOMESTIC: Single Dwelling

12. CONSTRUCTION DATE: c. 1905

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT:

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED? ✔

19. ON NATIONAL REGISTER?

20. NATIONAL REGISTER ELIGIBLE?

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

23. CATEGORY OF PROPERTY: ✔ BUILDING(S) SITE

24. VERNACULAR OR PROPERTY TYPE: Cross-Gable Form

25. STYLE:

26. PLAN SHAPE: Irregular

27. NO. OF STORIES: 2 1/2

28. NO. OF BAYS (1ST STORY): 4

29. ROOF TYPE: Cross-Gable

30. ROOF MATERIAL: Asphalt

31. CHIMNEY PLACEMENT: Front Slope, Offset Left

32. STRUCTURAL SYSTEM: Frame

33. EXTERIOR WALL CLADDING: Asbestos Siding

34. FOUNDATION MATERIAL: Stone

35. BASEMENT TYPE: Full

36. FRONT PORCH TYPE/PLACEMENT: Full-Width, Open Porch

37. WINDOWS:

38. ACREAGE (RURAL):

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

42. CURRENT OWNER/ADDRESS:

43. FORM PREPARED BY (NAME AND ORG.):

44. SURVEY DATE:

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY: LEVEL OF SURVEY ADDITIONAL RESEARCH NEEDED?

RECONNAISSANCE INTENSIVE YES NO

LISTED IN LISTED DISTRICT NAME:

PENDING LISTING ELIGIBLE (INDIVIDUALLY)

ELIGIBLE (DISTRICT) NOT ELIGIBLE

NOT DETERMINED OTHER:

780-2125 09-12
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house was built c.1905 on land platted in 1910. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show S.J. Lundgren and Paula White at the address in 1917 and J.H. Mereness as owner/occupant in 1922. The 1940 phone book lists Raymond Lett at the address. [Boardinghouse Historic District Survey, 1994]

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-028
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
Survey number: CL-AS-015-030
2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 608 STREET (NAME): Benton Avenue

5. CITY: Excelsior Springs Vicinity
6. UTM OR LAT: 39.341428 LONG: -94.216227
7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1
8. HISTORIC NAME (IF KNOWN):
9. PRESENT/OTHER NAME (IF KNOWN):
10. OWNERSHIP: PUBLIC
11A. HISTORIC USE (IF KNOWN): DOMESTIC: Single Dwelling
11B. CURRENT USE (IF KNOWN): DOMESTIC: Single Dwelling

12. CONSTRUCTION DATE: c. 1900
13. SIGNIFICANT DATE/PERIOD:
14. AREA(S) OF SIGNIFICANCE:
15. ARCHITECT:
16. BUILDER/CONTRACTOR:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. ON NATIONAL REGISTER?
19. NATIONAL REGISTER ELIGIBLE?
20. HISTORICAL INFORMATION

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE: YES
22. SOURCES OF INFORMATION ON CONTINUATION PAGE: YES

23. CATEGORY OF PROPERTY: BUILDING(S) SITE STRUCTURE OBJECT
24. VERNACULAR OR PROPERTY TYPE: Hip with Lower Cross-Gables
25. STYLE: Irregular
26. PLAN SHAPE: Irregular
27. NO. OF STORIES: 1
28. NO. OF BAYS (1ST STORY): 3
29. ROOF TYPE: Hip with lower cross gables
30. ROOF MATERIAL: Asphalt
31. CHIMNEY PLACEMENT: N/A
32. STRUCTURAL SYSTEM: Frame
33. EXTERIOR WALL CLADDING: Vinyl Siding, Asbestos Siding
34. FOUNDATION MATERIAL: Stone covered with Permastone
35. BASEMENT TYPE: Unknown
36. FRONT PORCH TYPE/PLACEMENT: Full-Width, Open Porch
37. WINDOWS:
38. ACREAGE (RURAL):
39. CHANGES (DESCRIBE IN BOX 41 CONT.):
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION: YES

42. CURRENT OWNER/ADDRESS:
Lauren Rieke Rosin Preservation, LLC
215 W. 18th Street #150 Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com

43. FORM PREPARED BY (NAME AND ORG.):
Rosin Preservation, LLC  Lauren Rieke
215 W. 18th Street #150 Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com

44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:
LEVEL OF SURVEY: RECONNAISSANCE INTENSIVE
ADDITIONAL RESEARCH NEEDED: YES NO

NATIONAL REGISTER STATUS:
LISTED IN LISTED DISTRICT
NAME:
PENDING LISTING ELIGIBLE (INDIVIDUALLY)
ELIGIBLE (DISTRICT) NOT ELIGIBLE
NOT DETERMINED

OTHER:

780-2125 (09-12)
The house was built c.1900 on land platted in 1910. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show F.W. Mitchell at the address in 1917 and W.H. Albright as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

The house is set back from the street at the center of the lot. A wooded area fills the rear of the property and mature trees dot the front. A gravel drive runs along the west side of the lot; a stone retaining wall runs along the east side. A concrete sidewalk and wood stairs access the porch.

The one-story Hip with Cross-Gable Form house has a stone foundation, vinyl siding and an asphalt shingle hip roof with lower cross gables. A porch with non-historic wood posts and a wood picket rail spans the primary (south) elevation. It has synthetic stone skirting. This elevation has three bays. Single non-historic nine-over-nine and one-over-one vinyl windows fill Bays 1 and 3; a single non-historic vinyl door fills Bay 2. Changes since the 1994 survey include the application of vinyl siding, covering a square window in the gable end and opening the enclosed porch with the wood railing and posts.

ELIGIBILITY STATEMENT:

The alterations to the porch, siding and windows compromise the historic character of the house and would render it non-contributing to a potential historic district.

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-029
Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum: Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey number:** CL-AS-015-031  
**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

<table>
<thead>
<tr>
<th>3. COUNTY:</th>
<th>CLAY</th>
<th>4. ADDRESS (STREET NO.)</th>
<th>625</th>
<th>STREET (NAME)</th>
<th>Benton Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. TOWNSHIP/ RANGE/ SECTION:</td>
<td>T: 52 R: 30 S: 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. HISTORIC NAME (IF KNOWN):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. PRESENT/OFFER NAME (IF KNOWN):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. OWNERSHIP:</td>
<td>☐ PRIVATE</td>
<td>☐ PUBLIC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11A. HISTORIC USE (IF KNOWN):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11B. CURRENT USE:</td>
<td>☑ DOMESTIC: Single Dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**HISTORICAL INFORMATION**

| 12. CONSTRUCTION DATE: | c. 1910 |
| 13. SIGNIFICANT DATE/PERIOD: |  |
| 14. AREA(S) OF SIGNIFICANCE: |  |
| 15. ARCHITECT: |  |
| 16. BUILDER/CONTRACTOR: |  |
| 17. ORIGINAL OR SIGNIFICANT OWNER: |  |
| 18. PREVIOUSLY SURVEYED?: | ☑ |
| 19. ON NATIONAL REGISTER?: |  |
| 20. NATIONAL REGISTER ELIGIBLE?: | ☑ DISTRICT POTENTIAL |
| 21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.: | ☑ |
| 22. SOURCES OF INFORMATION ON CONTINUATION PAGE.: | ☑ |

**ARCHITECTURAL INFORMATION**

| 23. CATEGORY OF PROPERTY: | ☑ BUILDING(S) ☐ SITE ☐ STRUCTURE ☐ OBJECT |
| 24. VERNACULAR OR PROPERTY TYPE: | Pyramidal Hip Form |
| 25. STYLE: |  |
| 26. PLAN SHAPE: | Rectangular |
| 27. NO. OF STORIES: | 1 |
| 28. NO. OF BAYS (1ST STORY): | 3 |
| 29. ROOF TYPE: | Truncated Hip |
| 30. ROOF MATERIAL: | Asphalt |
| 31. CHIMNEY PLACEMENT: | Center |
| 32. STRUCTURAL SYSTEM: | Frame |
| 33. EXTERIOR WALL CLADDING: | Vinyl Siding |
| 34. FOUNDATION MATERIAL: | Concrete |
| 35. BASEMENT TYPE: | Full |
| 36. FRONT PORCH TYPE/PLACEMENT: | Partial, Center, Deck |
| 37. WINDOWS: | ☑ HISTORIC ☑ REPLACEMENT PANE ARRANGEMENT: 1/1 Wood, 1/1 Vinyl |
| 38. ACREAGE (RURAL): |  |
| 39. CHANGES (DESCRIBE IN BOX 41 CONT): |  |
| 40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT): | 1 |
| 41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION: | ☑ |

**OTHER**

| 42. CURRENT OWNER/ADDRESS: |  |
| 43. FORM PREPARED BY (NAME AND ORG.): | Rosin Preservation, LLC Lauren Rieke |
| 44. SURVEY DATE: | 8/21/2014 |
| 45. DATE OF REVISIONS: |  |

**FOR SHPO USE**

| 46. DATE ENTERED IN INVENTORY: |  |
| 47. LEVEL OF SURVEY: | ☑ RECONNAISSANCE |
| 48. ADDITIONAL RESEARCH NEEDED?: | ☑ YES ☐ NO |
| 49. NATIONAL REGISTER STATUS: | ☑ LISTED ☑ IN LISTED DISTRICT |
| 50. NAME: |  |
| 51. PENDING LISTING: | ☑ ELIGIBLE (INDIVIDUALLY) |
| 52. ELIGIBLE (DISTRICT): | ☑ NOT ELIGIBLE |
| 53. NOT DETERMINED: |  |

780-2125 (09-12)
PHOTOGRAPHS

PHOTOGRAPHER: Brad Finch, F-Stop Photography
DATE: 8/21/2014
DESCRIPTION: North and west elevations, view southeast.

ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The one-story Pyramidal Hip Form house has a stone foundation, vinyl siding and an asphalt shingle truncated hip roof. The basement level is fully exposed on the west and south elevations. A hipped wing projects from the east elevation. A wood deck with a wood rail projects from the primary (north) elevation. The west elevation faces the street. This elevation has three bays. Single windows fill Bays 1 and 3; a single door fills Bay 2. Historic one-over-one wood windows and replacement one-over-one vinyl windows fill each window opening on this elevation. Changes since the 1994 Survey, include the application of vinyl siding, enclosing two openings at the basement level, and the replacement deck.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The wooded lot slopes down steeply to the south and slightly to the west. Mature trees fill the property. The house is set far back from the street at the northeast corner of the lot. A gravel driveway with a stone retaining wall on the north side accesses the house. A full wood staircase leads from the driveway to the porch. A carport with metal columns and a metal gambrel roof is located at the west end of the driveway. The non-historic carport would be non-contributing to a potential historic district.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house was built c.1910 on land platted in 1887. The date of 1910 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area. The City Directories show Lenna Munkirs, Rachel Munkirs and Redmond Munkirs at the address in 1917 and Mrs. Lenna Munkirs as owner/occupant in 1922. The 1940 phone book lists Claude Zimmerman at the address. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:
The alterations to the siding and windows compromise the historic character of the house and would render it non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-030
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC: 
**Survey number:** CL-AS-015-032  
**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

| 3. COUNTY: | CLAY |
| 4. ADDRESS (STREET NO.): | 300 |
| STREET (NAME): | East Broadway Avenue |
| 5. CITY: | Excelsior Springs |
| Vicinity: | (N) |
| 6. UTM OR LAT: | 39.342886 |
| LONG: | -94.220381 |
| 7. TOWNSHIP/RANGE/SECTION: | T: 52 R: 30 S: 1 |

| 8. HISTORIC NAME (IF KNOWN): |
| 9. PRESENT/OTHER NAME (IF KNOWN): | PRIVATE |

**HISTORICAL INFORMATION**

| 10. OWNERSHIP: | PRIVATE |
| 11A. HISTORIC USE IF KNOWN: | DOMESTIC: Multiple Dwelling |
| 11B. CURRENT USE: | COMMERCE: Business |

**ARCHITECTURAL INFORMATION**

| 12. CONSTRUCTION DATE: | 2013 |
| 13. SIGNIFICANT DATE/PERIOD: |
| 14. AREA(S) OF SIGNIFICANCE: |
| 15. ARCHITECT: |
| 16. BUILDER/CONTRACTOR: |
| 17. ORIGINAL OR SIGNIFICANT OWNER: |
| 18. PREVIOUSLY SURVEYED: |
| 19. ON NATIONAL REGISTER: |
| 20. NATIONAL REGISTER ELIGIBLE: |
| 21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE: |
| 22. SOURCES OF INFORMATION ON CONTINUATION PAGE: |

| 23. CATEGORY OF PROPERTY: | BUILDING(S) |
| 24. VERNACULAR OR PROPERTY TYPE: | One-Part Commercial Block |
| 25. STYLE: | Rectangular |
| 26. PLAN SHAPE: | Rectangular |
| 27. NO. OF STORIES: | 1 |
| 28. NO. OF BAYS (1ST STORY): | 3 |
| 29. ROOF TYPE: | Flat |
| 30. ROOF MATERIAL: | Unknown |
| 31. CHIMNEY PLACEMENT: | N/A |
| 32. STRUCTURAL SYSTEM: | Frame |
| 33. EXTERIOR WALL CLADDING: | Brick |
| 34. FOUNDATION MATERIAL: | Concrete |
| 35. BASEMENT TYPE: | Unknown |
| 36. FRONT PORCH TYPE/PLACEMENT: | N/A |
| 37. WINDOWS: |
| 38. ACREAGE (RURAL): |
| 39. CHANGES (DESCRIBE IN BOX 41 CONT.): |
| 40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): |
| 41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION: |

**OTHER**

| 42. CURRENT OWNER/ADDRESS: | Lauren Rieke, Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950 Lauren@rosinpreservation.com |
| 43. FORM PREPARED BY (NAME AND ORG.): |
| 44. SURVEY DATE: | 8/21/2014 |
| 45. DATE OF REVISIONS: |

**FOR SHPO USE**

| DATE ENTERED IN INVENTORY: |
| LEVEL OF SURVEY: |
| RECONNAISSANCE | INTENSIVE |
| ADDITIONAL RESEARCH NEEDED: |
| YES | NO |

**NATIONAL REGISTER STATUS:**

- LISTED: NO
- IN LISTED DISTRICT: NO
- PENDING LISTING: NO
- ELIGIBLE (INDIVIDUALLY): NO
- ELIGIBLE (DISTRICT): NO
- NOT ELIGIBLE: NO
- NOT DETERMINED: NO
### ADDITIONAL INFORMATION

#### 41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-story one-part commercial block building has a concrete foundation, brick cladding and a flat roof with a stepped parapet. A concrete stoop spans the primary (south) elevation. This elevation has three symmetrical bays covered by a single fabric awning. Fixed windows fill Bays 1 and 3; a single glazed aluminum frame door fills Bay 2.

#### 40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The building is set back from the street at the center of the corner lot. A paved parking lot fills the rear of the property. Concrete stairs with a metal rail access the stoop.

#### 21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

A one-story side-gable form duplex occupied this lot in the Boardinghouse Historic District Survey, 1994. Its address it listed as 326 East Broadway. It was demolished at a recent, unknown date. This new building was constructed in 2013 as offices for the surrounding new housing development.

#### ELIGIBILITY STATEMENT:

The building is less than fifty years of age and would be non-contributing to a potential historic district.

#### 22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

**PREVIOUS SURVEY NAME:** Boardinghouse Historic District Survey, 1994; CL-AS-007-031

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:** 2010

**LOCAL REGISTER DISTRICT C OR NC:**

---

**PHOTOGRAPHS**

<table>
<thead>
<tr>
<th>PHOTOGRAPHER</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brad Finch, F-Stop Photography</td>
<td>8/21/2014</td>
<td>South and west elevations, view northeast.</td>
</tr>
</tbody>
</table>
**Survey number:** CL-AS-015-033  
**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

3. **COUNTY:** CLAY  
4. **ADDRESS (STREET NO.):** 328  
5. **ADDRESS (STREET NAME):** East Broadway Street

6. **CITY:** Excelsior Springs  
7. **UTM OR LAT:** 39.34249  
8. **LONG:** -94.22022

9. **TOWNSHIP/RANGE/SECTION:** T: 52  
   R: 30  
   S: 1

10. **HISTORIC NAME (IF KNOWN):** Colonial Apartments  
11. **PRESENT/OTHER NAME (IF KNOWN):** Colonial Hotel

12. **OWNERSHIP:**  
   - PRIVATE  
   - PUBLIC

13. **HISTORIC USE (IF KNOWN):**  
   - DOMESTIC: Multiple Dwelling

14. **PRESENT/OTHER USE (IF KNOWN):**  
   - DOMESTIC: Multiple Dwelling

15. **CONSTRUCTION DATE:** c. 1924

16. **SIGNIFICANT DATE/PERIOD:**

17. **AREA(S) OF SIGNIFICANCE:**

18. **ARCHITECT:**

19. **BUILDER/CONTRACTOR:**

20. **PREVIOUSLY SURVEYED?** ☑
   CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)

21. **ON NATIONAL REGISTER?**
   CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)

22. **NATIONAL REGISTER ELIGIBLE?**  
   - INDIVIDUALLY ELIGIBLE  
   - DISTRICT POTENTIAL  
   - NOT ELIGIBLE  
   - NOT DETERMINED

23. **CATEGORY OF PROPERTY:**  
   - BUILDING(S)  
   - SITE  
   - STRUCTURE  
   - OBJECT

24. **VERNACULAR OR PROPERTY TYPE:**  
   Colonnaded Apartment Building

25. **STYLE:**

26. **PLAN SHAPE:**
   - Rectangular

27. **NO. OF STORIES:**
   - 3

28. **NO. OF BAYS (1ST STORY):**
   - 3

29. **ROOF TYPE:**
   - Flat

30. **ROOF MATERIAL:**

31. **CHIMNEY PLACEMENT:**

32. **STRUCTURAL SYSTEM:**
   - Frame

33. **EXTERIOR WALL CLADDING:**
   - Brick

34. **FOUNDATION MATERIAL:**
   - Stone

35. **BASEMENT TYPE:**
   - Full

36. **FRONT PORCH TYPE/PLACEMENT:**
   - Full-Width, Three-Story, Open Porch

37. **WINDOWS:**
   - HISTORIC  
   - REPLACEMENT PANES
   - PANE ARRANGEMENT:
   - 4/1

38. **ACREAGE (RURAL):**
   - VISIBLE FROM PUBLIC ROAD?

39. **ENDANGERED BY:**

40. **NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):**

41. **FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION**  
   ☑

42. **CURRENT OWNER/ADDRESS:**
   - Lauren Rieke  
   - Rosin Preservation, LLC  
   - 215 W. 18th Street #150  
   - Kansas City, MO 64108  
   - 816-472-4950  
   - Lauren@rosinpreservation.com

43. **FORM PREPARED BY (NAME AND ORG.):**
   - Rosin Preservation, LLC  
   - Lauren Rieke

44. **SURVEY DATE:**
   - 8/21/2014

45. **DATE OF REVISIONS:**

---

**FOR SHPO USE**

DATE ENTERED IN INVENTORY:  
LEVEL OF SURVEY:  
RECONNAISSANCE  
INTENSIVE  
ADDITIONAL RESEARCH NECESSARY?  
YES  
NO

**NATIONAL REGISTER STATUS:**

- LISTED  
- IN LISTED DISTRICT

**NAME:**

- PENDING LISTING  
- ELIGIBLE (INDIVIDUALLY)  
- ELIGIBLE (DISTRICT)  
- NOT ELIGIBLE  
- NOT DETERMINED
The building was built c.1924 on land platted in 1881. The date of 1924 is an estimation based partly on the Sanborn Fire Insurance Maps and City Directories. The 1913 Sanborn maps do not show this home, but the 1926 map does. Also, the 1922 City Directory does not list this address. The post-1933 "Official Map of Excelsior Springs‘ lists the Colonial Apartments with 18 rooms renting for $3-$8 per week. The 1940 Classified Telephone Directory lists The Colonial Hotel at the address. [Boardinghouse Historic District Survey, 1994]

The building nearly fills the lot. Concrete steps with brick cheekwalls access the porch.

The building was built c.1924 on land platted in 1881. The date of 1924 is an estimation based partly on the Sanborn Fire Insurance Maps and City Directories. The 1913 Sanborn maps do not show this home, but the 1926 map does. Also, the 1922 City Directory does not list this address. The post-1933 "Official Map of Excelsior Springs‘ lists the Colonial Apartments with 18 rooms renting for $3-$8 per week. The 1940 Classified Telephone Directory lists The Colonial Hotel at the address. [Boardinghouse Historic District Survey, 1994]

The historic apartment building was listed in the National Register of Historic Places on June 24, 2010.
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** CLAY  
**Address:** 329 East Broadway Street  
**City:** Excelsior Springs Vicinity  
**UTM OR LAT:** 39.342151 LONG: -94.220382  
**Township/Range/Section:** T: 52 R: 30 S: 1  
**Historic Name (if known):** Dr. S.D. Henry Office; Bath House; The Sterling  
**Present/Other Name (if known):** PRIVATE  
**Ownership:** PRIVATE  
**Historic Use (if known):** COMMERCE: Business  
**Construction Date:** c. 1911  
**Significant Date/Period:**  
**Area(s) of Significance:**  
**Original or Significant Owner:**  
**On National Register?** YES  
**Previously Surveyed?** YES  
**Consortium/Institution:** Rosin Preservation, LLC  
**Survey Date:** 8/21/2014  

### Architectural Information

- **Category of Property:** Building(s)  
- **Vernacular or Property Type:** Parking Lot  
- **Style:** N/A  
- **Plan Shape:** N/A  
- **No. of Stories:** N/A  
- **No. of Bays (1st story):** N/A  
- **Roof Type:** N/A  
- **Roof Material:** N/A  
- **Chimney Placement:** N/A  
- **Exterior Wall Cladding:** N/A  
- **Foundation Material:** N/A  
- **Roof Material:** N/A  
- **Front Porch Type/Placement:** N/A  
- **Windows:**  
- **Roof Material:** N/A  
- **Chimney Placement:** N/A  
- **Exterior Wall Cladding:** N/A  
- **Foundation Material:** N/A  
- **Roof Material:** N/A  
- **Front Porch Type/Placement:** N/A  

### Other

- **Current Owner/Address:** Lauren Rieke  
- **Survey Date:** 8/21/2014  
- **Date of Revisions:**  

### For SHPO Use

- **Date Entered in Inventory:**  
- **Level of Survey:** RECONNAISSANCE  
- **Additional Research Needed:** NO  
- **National Register Status:** NOT LISTED  
- **Pending Listing:** NO  
- **Eligible (Individually):** NO  
- **Eligible (District):** YES  
- **Not Eligible:** NO  
- **Not Determined:** NO  

---

**FOR SHPO USE**

**DATE ENTERED IN INVENTORY:**  
**LEVEL OF SURVEY:** RECONNAISSANCE  
**ADDITIONAL RESEARCH NEEDED:** NO  
**NATIONAL REGISTER STATUS:** NOT LISTED  
**PENDING LISTING:** NO  
**ELIGIBLE (INDIVIDUALLY):** NO  
**ELIGIBLE (DISTRICT):** YES  
**NOT ELIGIBLE:** NO  
**NOT DETERMINED:** NO  

---

**Survey Number:** CL-AS-015-034  
**Historical Information:**

- **Construction Date:** c. 1911  
- **Significant Date/Period:**  
- **Area(s) of Significance:**  
- **Original or Significant Owner:**  
- **National Register Eligible:** NO  
- **Previously Surveyed:** YES  
- **On National Register:** YES  
- **Historic Replacement Pane Arrangement:**  
- **Acreage (Rural):**  
- **Changes (Describe in Box 41 cont.):**  
- **Endangered By:**  
- **No of Outbuildings (Describe in Box 40 cont.):**  
- **Further Description of Building Features and Associated Resources on Continuation:** YES  

---

**Sources of Information on Continuation Page:**

**Sources of Information on Continuation Page:**
### ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

A two-story two-part commercial block building occupied the lot in the Boardinghouse Historic District Survey, 1994. It was demolished at a recent, unknown date.

---

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-033

---

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC: 
<table>
<thead>
<tr>
<th>Survey number:</th>
<th>CL-AS-015-035</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. SURVEY NAME:</td>
<td>Boardinghouse Historic Resource Inventory</td>
</tr>
<tr>
<td>3. COUNTY:</td>
<td>CLAY</td>
</tr>
<tr>
<td>4. ADDRESS (STREET NO.)</td>
<td>332 East Broadway</td>
</tr>
<tr>
<td>5. CITY:</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>6. LAT:</td>
<td>39.342489</td>
</tr>
<tr>
<td>7. LONG:</td>
<td>-94.219557</td>
</tr>
<tr>
<td>8. TOWNSHIP/ RANGE/ SECTI</td>
<td></td>
</tr>
<tr>
<td>9. HISTORICAL NAME (IF KNOWN):</td>
<td></td>
</tr>
<tr>
<td>10. OWNERSHIP:</td>
<td>PRIVATE</td>
</tr>
<tr>
<td>11A. HISTORIC USE IF KNOWN:</td>
<td>COMMERCIAL: Business</td>
</tr>
<tr>
<td>11B. PRESENT/OTHER NAME (IF KNOWN):</td>
<td></td>
</tr>
<tr>
<td>12. CONSTRUCTION DATE:</td>
<td>2013</td>
</tr>
<tr>
<td>13. SIGNIFICANT DATE/PERIOD:</td>
<td></td>
</tr>
<tr>
<td>14. AREA(S) OF SIGNIFICANCE:</td>
<td></td>
</tr>
<tr>
<td>15. ARCHITECT:</td>
<td></td>
</tr>
<tr>
<td>16. BUILDER/CONTRACTOR:</td>
<td></td>
</tr>
<tr>
<td>17. ORIGINAL OR SIGNIFICANT OWNER:</td>
<td></td>
</tr>
<tr>
<td>18. PREVIOUSLY SURVEYED?</td>
<td>✓</td>
</tr>
<tr>
<td>19. ON NATIONAL REGISTER?</td>
<td></td>
</tr>
<tr>
<td>20. NATIONAL REGISTER ELIGIBLE?</td>
<td></td>
</tr>
<tr>
<td>21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.</td>
<td>✓</td>
</tr>
<tr>
<td>22. SOURCES OF INFORMATION ON CONTINUATION PAGE.</td>
<td>✓</td>
</tr>
<tr>
<td>23. CATEGORY OF PROPERTY:</td>
<td>BUILDING(S)</td>
</tr>
<tr>
<td>24. VERNACULAR OR PROPERTY TYPE:</td>
<td>New Craftsman</td>
</tr>
<tr>
<td>25. STYLE:</td>
<td></td>
</tr>
<tr>
<td>26. PLAN SHAPE:</td>
<td>Rectangular</td>
</tr>
<tr>
<td>27. NO. OF STORIES:</td>
<td>1 1/2</td>
</tr>
<tr>
<td>28. NO. OF BAYS (1ST STORY):</td>
<td>3</td>
</tr>
<tr>
<td>29. ROOF TYPE:</td>
<td>Side-Gable</td>
</tr>
<tr>
<td>30. ROOF MATERIAL:</td>
<td>Asphalt</td>
</tr>
<tr>
<td>31. CHIMNEY PLACEMENT:</td>
<td>N/A</td>
</tr>
<tr>
<td>32. STRUCTURAL SYSTEM:</td>
<td>Frame</td>
</tr>
<tr>
<td>33. EXTERIOR WALL CLADDING:</td>
<td>Fiberboard</td>
</tr>
<tr>
<td>34. FOUNDATION MATERIAL:</td>
<td>Concrete</td>
</tr>
<tr>
<td>35. BASEMENT TYPE:</td>
<td>Unknown</td>
</tr>
<tr>
<td>36. FRONT PORCH TYPE/PLACEMENT:</td>
<td>Recessed, Offset Left, Open Porch</td>
</tr>
<tr>
<td>37. WINDOWS:</td>
<td>✓ HISTORIC ✓ REPLACEMENT PANE ARRANGEMENT: 4/1</td>
</tr>
<tr>
<td>38. ACREAGE (RURAL):</td>
<td></td>
</tr>
<tr>
<td>39. CHANGES (DESCRIBE IN BOX 41 CONT.):</td>
<td></td>
</tr>
<tr>
<td>40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):</td>
<td></td>
</tr>
<tr>
<td>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION</td>
<td>✓</td>
</tr>
<tr>
<td>42. CURRENT OWNER/ADDRESS:</td>
<td>Lauren Rieke Rosin Preservation, LLC 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
<tr>
<td>43. FORM PREPARED BY (NAME AND ORG.):</td>
<td>Rosin Preservation, LLC Lauren Rieke 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
<tr>
<td>44. SURVEY DATE:</td>
<td>8/21/2014</td>
</tr>
<tr>
<td>45. DATE OF REVISIONS:</td>
<td></td>
</tr>
<tr>
<td>NEUTRAL REGISTER STATUS:</td>
<td>✓ RECONNAISSANCE</td>
</tr>
<tr>
<td>LEVEL OF SURVEY:</td>
<td>INTENSIVE</td>
</tr>
<tr>
<td>ADDITIONAL RESEARCH NEEDED?:</td>
<td>NO</td>
</tr>
<tr>
<td>LISTED IN LISTED DISTRICT:</td>
<td></td>
</tr>
<tr>
<td>NAME:</td>
<td></td>
</tr>
<tr>
<td>PENDING LISTING:</td>
<td></td>
</tr>
<tr>
<td>ELIGIBLE (INDIVIDUALLY):</td>
<td></td>
</tr>
<tr>
<td>ELIGIBLE (DISTRICT):</td>
<td>✓</td>
</tr>
<tr>
<td>NOT ELIGIBLE:</td>
<td></td>
</tr>
<tr>
<td>NOT DETERMINED:</td>
<td></td>
</tr>
</tbody>
</table>

780-2125 (09-12)
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The existing structure was built in 2013. The former building associated with this address filled this parcel and the adjacent parcel to the west. It was built c.1924 on land platted in 1881. The one-story filling station had a concrete block foundation, concrete block and stucco walls and a low-pitched hip roof with side gable wing. The roof eaves widely overhung the front facade. Double doors were centered in the west bay and a large single pane window was centered in the east bay. Squared pilasters resting on brick piers flanked the window. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:

The building is less than fifty years of age and would be non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

Previous Survey Name: Boardinghouse Historic District Survey, 1994; CL-AS-007-034
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey Number:** CL-AS-015-036  
**Survey Name:** Boardinghouse Historic Resource Inventory

**County:** CLAY  
**Address:** East Broadway Street  
**City:** Excelsior Springs  
**Historic Name (if known):**  
**Present/Other Name (if known):** PRIVATE  
**Ownership:**

### HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey Name</td>
<td>Boardinghouse Historic Resource Inventory</td>
</tr>
<tr>
<td>County</td>
<td>CLAY</td>
</tr>
<tr>
<td>Address</td>
<td>East Broadway Street</td>
</tr>
<tr>
<td>City</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>UTM OR LAT</td>
<td>39.342498</td>
</tr>
<tr>
<td>T</td>
<td>52</td>
</tr>
<tr>
<td>R</td>
<td>30</td>
</tr>
<tr>
<td>S</td>
<td>1</td>
</tr>
<tr>
<td>Historic Use</td>
<td>Commerce: Business</td>
</tr>
<tr>
<td>Current Use</td>
<td>Domestic: Single Dwelling</td>
</tr>
<tr>
<td>Construction Date</td>
<td>2013</td>
</tr>
<tr>
<td>Significant Date/Period</td>
<td></td>
</tr>
<tr>
<td>Area(s) of Significance</td>
<td></td>
</tr>
<tr>
<td>Original or Significant Owner</td>
<td></td>
</tr>
<tr>
<td>Previously Surveyed</td>
<td>Yes</td>
</tr>
<tr>
<td>On National Register</td>
<td>Not Eligible</td>
</tr>
<tr>
<td>National Register Eligible</td>
<td>Not Determined</td>
</tr>
<tr>
<td>History and Significance</td>
<td>On Continuation Page</td>
</tr>
<tr>
<td>Sources of Information</td>
<td>On Continuation Page</td>
</tr>
</tbody>
</table>

### ARCHITECTURAL INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category of Property</td>
<td>Building(s) Site</td>
</tr>
<tr>
<td>Vernacular or Property Type</td>
<td>New Traditional Craftsman</td>
</tr>
<tr>
<td>Style</td>
<td></td>
</tr>
<tr>
<td>Plan Shape</td>
<td>Rectangular</td>
</tr>
<tr>
<td>No. of Stories</td>
<td>1</td>
</tr>
<tr>
<td>No. of Bays (1st Story)</td>
<td>3</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Gable-Front</td>
</tr>
<tr>
<td>Roof Material</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Chimney Placement</td>
<td>N/A</td>
</tr>
<tr>
<td>Exterior Wall Cladding</td>
<td>Fiberboard</td>
</tr>
<tr>
<td>Foundation Material</td>
<td>Concrete</td>
</tr>
<tr>
<td>Basement Type</td>
<td>Unknown</td>
</tr>
<tr>
<td>Front Porch Type/Placement</td>
<td>Recessed, Offset Right, Open Porch</td>
</tr>
<tr>
<td>Windows</td>
<td></td>
</tr>
<tr>
<td>Roof Material</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Chimney Placement</td>
<td>N/A</td>
</tr>
<tr>
<td>Exterior Wall Cladding</td>
<td>Fiberboard</td>
</tr>
<tr>
<td>Foundation Material</td>
<td>Concrete</td>
</tr>
<tr>
<td>Basement Type</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

### OTHER

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
</table>
| Current Owner/Address | Lauren Rieke  
Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950 Lauren@rosinpreservation.com |
| Survey Date | 8/21/2014 |
| Date of Revisions |  |

### FOR SHPO USE

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Entered in Inventory</td>
<td></td>
</tr>
<tr>
<td>Level of Survey</td>
<td>Reconnaissance Intensive</td>
</tr>
<tr>
<td>Additional Research Needed</td>
<td>Yes</td>
</tr>
<tr>
<td>National Register Status</td>
<td>Listed in Listed District</td>
</tr>
<tr>
<td>Name</td>
<td></td>
</tr>
<tr>
<td>Pending Listing</td>
<td>Not Eligible</td>
</tr>
<tr>
<td>Eligible (Individually)</td>
<td></td>
</tr>
<tr>
<td>Eligible (District)</td>
<td></td>
</tr>
<tr>
<td>Date of Ehirnement</td>
<td></td>
</tr>
</tbody>
</table>

780-2125 (09-12)
This building was constructed in 2013. The former building on this site was listed as 336 East Broadway Avenue. It was built c.1922 on land platted in 1881. The 1926 Sanborn map shows it as a rooming house. The City Directories list the Paul Shepard at the address in 1917 and again in 1922. The 1940 phone book lists Mrs. Ethel Jean Forman at the address. The 2-story rooming house had a limestone foundation, plywood siding and a low-pitched hipped roof. The 3/4, off-center, double tiered porch was recessed, and supported by two square posts at the first and second stories. It had a simple wooden balustrade. The steps to the porch were centered on the main facade, as is the main entrance. Ribbons of three windows were located on the first and second stories in the west bay. A 1-story building with a full length porch was attached to the rear of the main building. [Boardinghouse Historic District Survey, 1994]

The house nearly fills the corner lot. Concrete stairs access the porch.

This building was constructed in 2013. The former building on this site was listed as 336 East Broadway Avenue. It was built c.1922 on land platted in 1881. The 1926 Sanborn map shows it as a rooming house. The City Directories list the Paul Shepard at the address in 1917 and again in 1922. The 1940 phone book lists Mrs. Ethel Jean Forman at the address. The 2-story rooming house had a limestone foundation, plywood siding and a low-pitched hipped roof. The 3/4, off-center, double tiered porch was recessed, and supported by two square posts at the first and second stories. It had a simple wooden balustrade. The steps to the porch were centered on the main facade, as is the main entrance. Ribbons of three windows were located on the first and second stories in the west bay. A 1-story building with a full length porch was attached to the rear of the main building. [Boardinghouse Historic District Survey, 1994]

The building is less than fifty years of age and would be non-contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library. Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
Boardinghouse Historic Resource Inventory

**Survey Name:** Boardinghouse Historic Resource Inventory

**County:** CLAY

**Address:** 335 East Broadway Street

**City:** Excelsior Springs

**Historic Use:**
- **Private**
- **Public**

**Significance:**
- **Historic Name:**
- **Present/Other Name:**

**Ownership:**
- **Private**
- **Public**

**Construction Date:** c. 1990

**Significant Date/Period:**

**Historic Use:**
- **Known:**
- **Current Use:** Domestic: Multiple Dwelling

**Construction:**
- **Date:**

**Significant Dates/Periods:**

**Area of Significance:**

**Architect:**

**Builder/Contractor:**

**Original or Significant Owner:**

**Previously Surveyed?:** Yes

**On National Register?:**

**National Register Eligible?:**
- **Eligible (Individual):**
- **Eligible (District):**
- **Eligible (Individually):**
- **Eligible (District Potential):**
- **Not Eligible:**
- **Not Determined:**

**Historical Information:**

**Category of Property:**
- **Building(S):**
- **Site:**
- **Structure:**
- **Object:**

**Roof Material:** Asphalt

**Chimney Placement:** N/A

**Style:** L-Shaped Apartment Building, Three-Story

**Plan Shape:** L-Shape

**No. of Stories:** 3

**No. of Bays (1st Story):** 6

**Roof Type:** Hip

**Front Porch Type/Placement:** Recessed, Offset Left, Veranda

**Architectural Information:**

**Windows:**
- **Historic:**
- **Replacement Pane Arrangement:** 6/6

**Exterior Wall Cladding:** Brick

**Foundation Material:** Unknown

**Foundation Type:**

**Foundation Date:**

**Level of Survey:** Reconnaissance

**Survey Date:** 8/21/2014

**Sources of Information on Continuation Page:**

**Alternate Dates:**

**Endangered by:**

**Outbuildings:**

**Further Description of Building Features and Associated Resources on Continuation Page:**

**Current Owner/Address:**
- Lauren Rieke
- Rosin Preservation, LLC
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950  Lauren@rosinpreservation.com

**Form Prepared By:**
- Rosin Preservation, LLC
- Lauren Rieke
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950  Lauren@rosinpreservation.com

**Date Entered in Inventory:**

**Level of Survey:** Reconnaissance

**Additional Research Needed:**
- **Yes**
- **No**

**National Register Status:**
- **Listed**
- **In Listed District**

**Name:**
- **Pending Listing**
- **Eligible (Individually)**
- **Eligible (District)**
- **Not Eligible**
- **Not Determined**
41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The three-story, angled L-shaped apartment building has brick cladding and an asphalt shingle hip roof. A recessed porch with a square brick column fills the northeast corner on the primary (north) elevation. This elevation has six bays. A continuous glazed aluminum vestibule fills the first story of Bays 1 and 2 in the recessed porch. On the second and third stories, a single window fills Bay 1; paired windows fill Bay 2. From the first through the third stories, Bays 3 and 6 have paired windows; Bays 4 and 5 have single windows. All windows are six-over-six double-hung vinyl windows.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The building is set back from the street on the west side of the irregular shaped lot. A concrete parking lot fills the east side of the lot. Concrete sidewalk access entrances on each elevation.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE


ELIGIBILITY STATEMENT:

The building is less than fifty years of age and would be non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey number:** CL-AS-015-038  
**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory  
**3. COUNTY:** CLAY  
**4. ADDRESS (STREET NO.):** 339 East Broadway Street  
**5. CITY:** Excelsior Springs  
**6. UTM OR LAT:** 39.342155  
**7. TOWNSHIP/RANGE/SECTION:** T: 52 R: 30 S: 1  
**8. HISTORIC NAME (IF KNOWN):** Carnegie Public Library, Saratoga Springs pavilion  
**9. PRESENT/OTHER NAME (IF KNOWN):** PRIVATE  
**10. OWNERSHIP:** PUBLIC  
**11A. HISTORIC USE (IF KNOWN):** EDUCATION: Library; HEALTH CARE: Resort  
**11B. CURRENT USE:** COMMERCE: Business  

### HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th>12. CONSTRUCTION DATE:</th>
<th>15. ARCHITECT:</th>
<th>18. PREVIOUSLY SURVEYED?</th>
<th>19. ON NATIONAL REGISTER?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1916</td>
<td>Bates, Cook and Wilson</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. SIGNIFICANT DATE/PERIOD:</th>
<th>16. BUILDER/CONTRACTOR:</th>
<th>17. ORIGINAL OR SIGNIFICANT OWNER:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14. AREA(S) OF SIGNIFICANCE:</th>
<th>17. ORIGINAL OR SIGNIFICANT OWNER:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ARCHITECTURAL INFORMATION

<table>
<thead>
<tr>
<th>23. CATEGORY OF PROPERTY:</th>
<th>30. ROOF MATERIAL:</th>
<th>37. WINDOWS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING(S)</td>
<td>Asphalt</td>
<td>✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24. VERNACULAR OR PROPERTY TYPE:</th>
<th>31. CHIMNEY PLACEMENT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classical Revival</td>
<td>Exterior, Right</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>25. STYLE:</th>
<th>32. STRUCTURAL SYSTEM:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classical Revival</td>
<td>Brick Bearing Walls</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26. PLAN SHAPE:</th>
<th>33. EXTERIOR WALL CLADDING:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square</td>
<td>Brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>27. NO. OF STORIES:</th>
<th>34. FOUNDATION MATERIAL:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Stone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>28. NO. OF BAYS (1ST STORY):</th>
<th>35. BASEMENT TYPE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Full</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>29. ROOF TYPE:</th>
<th>36. FRONT PORCH TYPE/PLACEMENT:</th>
<th>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pyramidal</td>
<td>N/A</td>
<td>✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>37. WINDOWS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ HISTORIC</td>
</tr>
</tbody>
</table>

### OTHER

<table>
<thead>
<tr>
<th>42. CURRENT OWNER/ADDRESS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lauren Rieke</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>43. FORM PREPARED BY (NAME AND ORG.):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosin Preservation, LLC</td>
</tr>
<tr>
<td>Lauren Rieke</td>
</tr>
<tr>
<td>215 W. 18th Street #150</td>
</tr>
<tr>
<td>Kansas City, MO 64108</td>
</tr>
<tr>
<td>816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
</tbody>
</table>

### FOR SHPO USE

<table>
<thead>
<tr>
<th>44. SURVEY DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/21/2014</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>45. DATE OF REVISIONS:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>46. DATE ENTERED IN INVENTORY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Referred to List</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>47. LEVEL OF SURVEY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>RECONNAISSANCE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>48. ADDITIONAL RESEARCH NEEDED?:</th>
</tr>
</thead>
<tbody>
<tr>
<td>YES</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>49. NATIONAL REGISTER STATUS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>LISTED</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>50. IN LISTED DISTRICT:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>51. NAME:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>52. PENDING LISTING:</th>
</tr>
</thead>
<tbody>
<tr>
<td>YES</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>53. ELIGIBLE (INDIVIDUALLY):</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOT ELIGIBLE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>54. ELIGIBLE (DISTRICT):</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOT ELIGIBLE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>55. NOT DETERMINED:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>56. OTHER:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

780-2125 (09-12)
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
This building is listed on the local Register of Historic Places. It was formerly listed at 345 East Broadway Avenue. The building was built in 1916 with a $10,000 grant from the Carnegie Foundation, through the efforts of the Civic Improvement Association to establish a library and reading room in Excelsior Springs. Prior to the purchase of the lot, a local committee had corresponded with George Kessler, landscape architect for the Excelsior Springs park system, in hopes that he would find a suitable spot for the library within Siloam Park. Kessler did not feel that there was a proper spot within the park, and his letter indicates that he really did not want to get involved with the controversy which was arising. Two groups of citizens then tried to promote and purchase lots in different locations. See Boardinghouse Historic District Survey, 1994, for more information.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
### HISTORICAL INFORMATION

#### 12. Construction Date:

#### 13. Significant Date/Period:

#### 14. Area(s) of Significance:

#### 15. Architect:

#### 16. Builder/Contractor:

#### 17. Original or Significant Owner:

#### 18. Previously Surveyed?

CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)

#### 19. On National Register?

CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)

#### 20. National Register Eligible?

INDIVIDUALLY ELIGIBLE
DISTRICT POTENTIAL
C
NC

#### 21. History and Significance on Continuation Page.

#### 22. Sources of Information on Continuation Page.

### ARCHITECTURAL INFORMATION

#### 23. Category of Property:

BUILDING(S)  SITE

STRUCTURE  OBJECT

#### 24. Vernacular or Property Type:

N/A

#### 25. Style:

N/A

#### 26. Plan Shape:

N/A

#### 27. No. of Stories:

N/A

#### 28. No. of Bays (1st Story):

N/A

#### 29. Roof Type:

N/A

#### 30. Roof Material:

N/A

#### 31. Chimney Placement:

N/A

#### 32. Structural System:

N/A

#### 33. Exterior Wall Cladding:

N/A

#### 34. Foundation Material:

N/A

#### 35. Basement Type:

N/A

#### 36. Front Porch Type/Placement:

N/A

#### 37. Windows:

HISTORIC  REPLACEMENT PANE ARRANGEMENT:

#### 38. Acreage (Rural):

VISIBLE FROM PUBLIC ROAD?

#### 39. Changes (Describe in Box 41 Cont.):

ADDITION(S)  DATE(S):

ALTEDERED  DATE(S):

MOVED  DATE(S):

OTHER  DATE(S):

#### 40. No of Outbuildings (Describe in Box 40 Cont.):

#### 41. Further Description of Building Features and Associated Resources on Continuation.

#### 42. Current Owner/Address:

Lauren Rieke
Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com

#### 43. Form Prepared By (Name and Org.):

Rosin Preservation, LLC  Lauren Rieke
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com

#### 44. Survey Date:

8/21/2014

#### 45. Date of Revisions:

### FOR SHPO USE

DATE ENTERED IN INVENTORY:

LEVEL OF SURVEY:

RECONNAISSANCE  INTENSIVE

ADDITIONAL RESEARCH NEEDED?

YES  NO

### NATIONAL REGISTER STATUS:

LISTED  IN LISTED DISTRICT

NAME:

PENDING LISTING  ELIGIBLE (INDIVIDUALLY)

ELIGIBLE (DISTRICT)  NOT ELIGIBLE

NOT DETERMINED

780-2125 (09-12)
This is the site of the Anderson Cottage, a former boardinghouse. The one-and-one-half story Side-Gable Form house had gabled wings at each end of the primary (north) elevation. A shed roof porch spanned this elevation between the wings. The Anderson Cottage was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.

Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.
Survey number: CL-AS-015-040
2. SURVEY NAME: Boardinghouse Historic Resource Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 402 East Broadway Street
6. CITY: Excelsior Springs Vicinity
8. HISTORIC NAME (IF KNOWN): The Jones Boarding House
9. PRESENT/OTHER NAME (IF KNOWN): PRIVATE
11A. HISTORIC USE IF KNOWN: Hotel
11B. CURRENT USE: MULTIPLE DWELLING

HISTORICAL INFORMATION

10. OWNERSHIP: PRIVATE PUBLIC

12. CONSTRUCTION DATE: c. 1897
13. SIGNIFICANT DATE/PERIOD:
14. AREA(S) OF SIGNIFICANCE:
15. ARCHITECT:
16. BUILDER/CONTRACTOR:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. PREVIOUSLY SURVEYED?
19. ON NATIONAL REGISTER?

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: BUILDING(S) SITE STRUCTURE OBJECT
24. VERNACULAR OR PROPERTY TYPE: HIP WITH LOWER CROSS-GABLES
25. STYLE: CRAFTSMAN AND QUEEN ANNE ELEMENTS
26. PLAN SHAPE: IRREGULAR
27. NO. OF STORIES: 1
28. NO. OF BAYS (1ST STORY): 5
29. ROOF TYPE: HIP
30. ROOF MATERIAL: ASPHALT
31. CHIMNEY PLACEMENT: STRADDLE RIDGE
32. STRUCTURAL SYSTEM: FRAME
33. EXTERIOR WALL CLADDING: ASPHALT SIDING
34. FOUNDATION MATERIAL: STONE
35. BASEMENT TYPE: UNKNOWN
36. FRONT PORCH TYPE/PLACEMENT: PARTIAL-WIDTH, OPEN PORCH
37. WINDOWS:
38. ACREAGE (RURAL):
39. CHANGES (DESCRIBE IN BOX 41 CONT.):
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION

OTHER

42. CURRENT OWNER/ADDRESS: Lauren Rieke
Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com
43. FORM PREPARED BY (NAME AND ORG.):
44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY: LEVEL OF SURVEY ADDITIONAL RESEARCH NEEDED?
RECONNAISSANCE INTENSIVE YES NO
NATIONAL REGISTER STATUS:
LISTED IN LISTED DISTRICT
PENDING LISTING ELIGIBLE (INDIVIDUALLY)
ELIGIBLE (DISTRICT) NOT ELIGIBLE
NOT DETERMINED
The house was built c.1897. The date of 1897 is an estimation based on the Sanborn Fire Insurance Maps. The 1894 Sanborn map does not show this house, but the 1900 map does. According to the Maps, this home has had large north (rear) and west additions, nearly covering the entire lot, sometime between 1913 and 1926. The 1926 Sanborn map also shows this home as a rooming house, indicating that during the same time period the home came into use as a boarding house. The City Directories show Robert Smith at the address in 1917 and simply "The Jones Apartments" in 1922. A typed list called "Hotels - Apartments - Rooms" dated March 1, 1925, shows the Jones Apartments with two rooms renting for $10-$12 per week. The 1940 phone book shows Alvin Payne at the address. [Boardinghouse Historic District Survey, 1994]

The one-story house has a stone foundation, asbestos siding and an asphalt shingle hip roof with lower cross gables. It has a Queen Anne form with Craftsman elements. Three gabled wings project from the west elevation. A brick chimney rises from the center of the ridge. A porch with limestone pilasters, tapered square wood columns and a metal rail projects from the primary (south) elevation. This elevation has five bays. Single one-over-one double-hung vinyl windows fill Bays 1, 2 and 5; single doors with replacement storm doors fill Bay 3 and the canted Bay 4. Historic wood windows are extant on the secondary elevations. Alterations since the 1994 Survey include the replacement of fishscale shingles in the gable end with vinyl siding.
**Survey Number:** CL-AS-015-041  
**Survey Name:** Boardinghouse Historic Resource Inventory

### Historical Information

<table>
<thead>
<tr>
<th>2. Survey Name:</th>
<th>Boardinghouse Historic Resource Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. County:</td>
<td>CLAY</td>
</tr>
<tr>
<td>4. Address:</td>
<td>404 East Street (Name) Broadway Avenue</td>
</tr>
<tr>
<td>5. City:</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>6. UTM or Lat:</td>
<td>/</td>
</tr>
<tr>
<td>7. Township/R:</td>
<td>52 T</td>
</tr>
<tr>
<td>8. Historic Name (If Known):</td>
<td></td>
</tr>
<tr>
<td>9. Present/Other Name (If Known):</td>
<td></td>
</tr>
<tr>
<td>10. Ownership:</td>
<td>PRIVATE PUBLIC</td>
</tr>
<tr>
<td>11A. Historic Use If Known:</td>
<td>Domestic: Single Dwelling</td>
</tr>
<tr>
<td>11B. Current Use Vacant:</td>
<td></td>
</tr>
</tbody>
</table>

### Architectural Information

<table>
<thead>
<tr>
<th>23. Category of Property:</th>
<th>30. Roof Material:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Site</td>
<td>Site</td>
</tr>
<tr>
<td>Structure</td>
<td>Structure</td>
</tr>
<tr>
<td>Object</td>
<td>Object</td>
</tr>
<tr>
<td>Vernacular or Property Type:</td>
<td>Vernacular or Property Type:</td>
</tr>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Style</td>
<td>Style</td>
</tr>
<tr>
<td>Plan Shape</td>
<td>Plan Shape</td>
</tr>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>No. of Stories:</td>
<td>No. of Stories:</td>
</tr>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>No. of Bays (1st Story):</td>
<td>No. of Bays (1st Story):</td>
</tr>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Roof Type</td>
</tr>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Other

<table>
<thead>
<tr>
<th>42. Current Owner/Address:</th>
<th>43. Form Prepared By (Name and Org.):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosin Preservation, LLC</td>
<td>Lauren Rieke</td>
</tr>
<tr>
<td>215 W. 18th Street #150</td>
<td><a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
<tr>
<td>Kansas City, MO 64108</td>
<td>816-472-4950</td>
</tr>
</tbody>
</table>

### For SHPO Use

<table>
<thead>
<tr>
<th>Date Entered in Inventory:</th>
<th>Level of Survey:</th>
</tr>
</thead>
<tbody>
<tr>
<td>780-2125 (09-12)</td>
<td>Reconnaissance</td>
</tr>
<tr>
<td>National Register Status:</td>
<td>Intensive</td>
</tr>
<tr>
<td>Listed</td>
<td>Yes</td>
</tr>
<tr>
<td>In Listed District</td>
<td>No</td>
</tr>
</tbody>
</table>

Endangered by:

- Addition(s) Date(s):
- Altered Date(s):
- Moved Date(s):
- Other Date(s):
- Visible from Public Road:
- Endangered by:

Further Description of Building Features and Associated Resources on Continuation:

- Further Description of Building Features and Associated Resources on Continuation:

National Register Eligibility:

- District Potential (C)
- Not Eligible
- Not Determined

- District Eligible (C)
- Individual Eligible
- Individual Eligible
- Not Eligible
- Not Determined

- District Eligible
- District Eligible
- Individual Eligible
- Individual Eligible
- Not Eligible
- Not Determined

- National Register Eligible
- Not Eligible
- Not Determined
- National Register Eligible
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
This is the site of the Bonaventure Apartments, a former boardinghouse. The two-and-one-half-story Queen Anne style house had a hip roof with lower cross-gables. A two-story porch spanned the primary (south) elevation. It was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.

ELIGIBILITY STATEMENT:
Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-039

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
Survey number: CL-AS-015-042

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 406 East Broadway Street

5. CITY: Excelsior Springs

6. UTM OR LAT: 39.342471 LONG: -94.219252

7. TOWNSHIP/ RANGE/ SECTION: T: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN): 

9. PRESENT/OTHER NAME (IF KNOWN): 

10. OWNERSHIP: ☐ PRIVATE ☑ PUBLIC

11A. HISTORIC USE (IF KNOWN): Domestic: Single Dwelling

11B. CURRENT USE: Domestic: Single Dwelling

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: c. 1897

15. ARCHITECT: 

18. PREVIOUSLY SURVEYED? ☑

CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)

19. ON NATIONAL REGISTER?

☐ INDIVIDUAL ☑ DISTRICT

CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)

20. NATIONAL REGISTER ELIGIBLE?

☐ INDIVIDUALLY ELIGIBLE ☑ DISTRICT POTENTIAL ☑ C ☐ NC

☐ NOT ELIGIBLE ☐ NOT DETERMINED

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: ☑ BUILDING(S) ☐ SITE ☐ STRUCTURE ☐ OBJECT

30. ROOF MATERIAL: Asphalt

37. WINDOWS: ☑ REPLACEMENT PANE ARRANGEMENT: 1/1

24. VERNACULAR OR PROPERTY TYPE: Hip with Gable, One-Story

31. CHIMNEY PLACEMENT: N/A

38. ACREAGE (RURAL): ☑ VISIBLE FROM PUBLIC ROAD?

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

☐ ADDITION(S) DATE(S):

☐ ALTERED DATE(S):

☐ MOVED DATE(S):

☐ OTHER DATE(S):

ENDANGERED BY:

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.)

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ☑

OTHER

42. CURRENT OWNER/ADDRESS: Lauren Rieke

43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke

215 W. 18th Street #150

Kansas City, MO 64108

816-472-4950 Lauren@rosinpreservation.com

44. SURVEY DATE: 8/21/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:

LEVEL OF SURVEY: ☑ RECONNAISSANCE ☐ INTENSIVE

ADDITIONAL RESEARCH NEEDED?

☐ YES ☐ NO

NATIONAL REGISTER STATUS:

☐ LISTED ☐ IN LISTED DISTRICT

NAME:

☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY)

☑ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE

☐ NOT DETERMINED

780-2125 (09-12)
### ADDITIONAL INFORMATION

21. **HISTORY AND SIGNIFICANCE**

The house was built c.1897 on land platted in 1887. The date of 1897 is an estimation based on the Sanborn Fire Insurance Maps. The 1894 Sanborn map does not show this house, but the 1900 map does. According to the Sanborn Fire Insurance Maps, this house has not had any additions since 1900. The City Directories show Billy Rapson at the address in 1917 and Virgil Tripses in 1922. [Boardinghouse Historic District Survey, 1994]

22. **SOURCES OF INFORMATION**

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-040

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

### ELIGIBILITY STATEMENT

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.
Survey number: CL-AS-015-043
2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY
4. ADDRESS (STREET NO. STREET NAME): 407 East Broadway Street

5. CITY: Excelsior Springs
6. LAT: 39.342143
7. LONG: -94.219109
8. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1

9. HISTORIC NAME (IF KNOWN): Aldrich Boarding House
10. OWNERSHIP: PRIVATE
11A. HISTORIC USE IF KNOWN: Domestic: Hotel
11B. CURRENT USE/VACANT: PUBLIC

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: c. 1903
13. SIGNIFICANT DATE/PERIOD: Late Victorian elements
14. AREA(S) OF SIGNIFICANCE:
15. ARCHITECT:
16. BUILDER/CONTRACTOR:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. PREVIOUSLY SURVEYED? YES

ARCHITECTURAL INFORMATION

19. ON NATIONAL REGISTER?
NO
20. NATIONAL REGISTER ELIGIBLE?
YES
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.
YES
22. SOURCES OF INFORMATION ON CONTINUATION PAGE.
YES

23. CATEGORY OF PROPERTY:
BUILDING(S) SITE

24. VERNACULAR OR PROPERTY TYPE:
Truncated Hip with Cross-Gables, 1.5 Story

25. STYLE: Late Victorian elements

26. PLAN SHAPE: Irregular

27. NO. OF STORIES: 1 1/2

28. NO. OF BAYS (1ST STORY): 6

29. ROOF TYPE:
Truncated Hip with Cross-Gables

30. ROOF MATERIAL: Asphalt

31. CHIMNEY PLACEMENT: Center

32. STRUCTURAL SYSTEM: Frame

33. EXTERIOR WALL CLADDING: Asbestos Siding

34. FOUNDATION MATERIAL: Stone

35. BASEMENT TYPE: Unknown

36. FRONT PORCH TYPE/PLACEMENT: Full-Width, Open Porch

37. WINDOWS:

38. ACREAGE (RURAL):

39. CHANGES (DESCRIBE IN BOX 41 CONT.):
ADDITION(S) DATE(S): c. 1920
ALTERED DATE(S):
MOVED DATE(S):
OTHER DATE(S):

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
1

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.
YES

OTHER

42. CURRENT OWNER/ADDRESS:
Lauren Rieke
Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com

43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC
Lauren Rieke

44. SURVEY DATE: 8/21/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY: LEVEL OF SURVEY: RECONNAISSANCE
LEVEL OF RESEARCH

ADDITIONAL RESEARCH NEEDED: YES NO

NATIONAL REGISTER STATUS:
LISTED IN LISTED DISTRICT

NAME:
PENDING LISTING ELIGIBLE (INDIVIDUALLY)
ELIGIBLE (DISTRICT) NOT ELIGIBLE
NOT DETERMINED

780-2125 (09-12)
PHOTOGRAPHS

<table>
<thead>
<tr>
<th>PHOTOGRAPHER</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brad Finch, F-Stop Photography</td>
<td>8/21/2014</td>
<td>North and west elevations, view southeast.</td>
</tr>
</tbody>
</table>

ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The one-and-one-half-story Queen Anne apartment building has a stone foundation, asbestos siding and an asphalt shingle truncated hip roof with lower cross-gables on each elevation. A gabled wing projects from the south elevation. An exterior wood staircase on the west elevation accesses the second floor. A brick chimney rises from the center of the roof. A porch with square wood columns and a wood picket rail spans the primary (north) elevation. This elevation has six bays on the first story. Single windows fill Bays 1, 3 and 6; single historic wood panel doors fill Bays 2, 4 and 5. A single window pierces the gable end. Historic one-over-one double-hung wood windows fill each window opening on this elevation.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house is set back slightly from the street on the north side of the lot. Mature trees dot the property. A concrete sidewalk leads to the porch. A one-story shed with historic wood siding and a shed roof is located at the rear of the property. The historic garage retains integrity and would be contributing to a potential historic district.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house was built c.1903 on land platted in 1898. The date of 1903 is an estimation based on the Sanborn Fire Insurance Maps. According to the 1900 Sanborn map, this home had not yet been built. The 1905 map does show this house, however. The Sanborn maps also indicate that sometime between 1913 and 1926 there was a small southwest (rear) addition and the home began use as a rooming house. The City Directories show Minor Payne at the address in 1917 and again as owner/occupant in 1922. The post-1933 "Official Map of ~Excelsior Springs" lists Mrs. M.E. Aldrich, rooming house, at the address and the 1940 phone book lists M.E. Aldrich. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:
The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-041
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** CLAY  
**Address (Street No.):** 408 East Broadway Street  
**City:** Excelsior Springs  
**Historic Name:** Shelton Apartments  
**Ownership:**  
- [ ] Private  
- [X] Public  
**Historical Use:**  
- [ ] Domestic: Multiple Dwelling  
- [X] Current Use: Vacant  
**Construction Date:** c. 1909  
**Significant Date/Period:**  
**Area(s) of Significance:**  
**Original or Significant Owner:**  
**Previous Surveyed?** [X] Yes  
**On National Register?** [ ] Yes  
**National Register Eligible?** [ ] Yes  
**Additional Research Needed?** [ ] Yes  
**National Register Status:**  
- [ ] Listed  
- [ ] Pending Listing  
- [ ] Eligible (Individually)  
- [X] Eligible (District)  
- [ ] Not Eligible  
- [ ] Not Determined  

**Architectural Information**  
- **Category of Property:** Building(s)  
- **Vernacular or Property Type:** 3-Story, Brick Building with Flat Roof  
- **Style:** Rectangular  
- **No. of Stories:** 3  
- **Roof Type:** Flat  
- **Windows:** Diamond Pane Wood, 1/1 Vinyl  
- **Changes:** c.2000  

**Other**  
- **Current Owner/Address:**  
  Lauren Rieke  
  Rosin Preservation, LLC  
  215 W. 18th Street #150  
  Kansas City, MO 64108  
  816-472-4950 Lauren@rosinpreservation.com  
- **Survey Date:** 8/21/2014  

**For SHPO Use**  
- **Date Entered in Inventory:**  
- **Level of Survey:** [X] Reconnaissance  
- **Additional Research Needed?** [ ] Yes [ ] No  
- **National Register Status:**  
  - [ ] Listed  
  - [ ] In Listed District  
- **Pending Listing**  
- **Eligible (Individually)**  
- **Eligible (District)**  
- **Not Eligible**  
- **Not Determined**
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The building was built c.1909 on land platted in 1887. The date of 1909 is an estimation based on the Sanborn Fire Insurance Maps and a scrapbook of captioned photos called "Views of Excelsior Springs Missouri: The Park and Driveway System and Lands in the East, Southeast Section" stating that the Shelton opened in 1909. The 1905 Sanborn maps do not show this building, but the 1909 map does. According to the Sanborn Fire Insurance Maps, this building has not had any additions since 1909. The City Directories list The Shelton Apartments at the address in 1917 and again in 1922. However, the name appears to change by 1940. The 1940 phone book lists the building as Miller Manor, with Fred C. Pope and Carl T. Satterlee at the address. [Boardinghouse Historic District Survey, 1994]

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The building is set back from the street and nearly fills the lot. Railroad tie retaining walls span the south elevation. A paved driveway spans the east elevation. Concrete stairs access the porch.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The three-story apartment building has a stone foundation, brick cladding and a flat roof. Fiberboard clads the third story and a projecting angled bay window on the west elevation. White glazed brick quoins articulate the corners on the first and second stories; square wood panel pilasters define the third story corners. A wood cornice with a wide paneled frieze spans the south elevation; a band of dentil molding ornaments the roofline across each elevation. A concrete deck with a vinyl picket rail spans the primary (south) elevation. This elevation has three symmetrical bays. On the first story, Bays 1 and 3 have paired historic diamond-pane wood doors. Bay 2 and a single glazed historic wood door with a sidelight. Bays 1 and 3 have single replacement one-over-one double-hung windows set in larger openings, with fiberboard infill on the second story; and single replacement one-over-one double-hung windows flanked on the outside by diamond-shaped windows on the third story. Bay 2 has paired historic diamond pane-over-one double-hung wood windows on the second and third stories. Alterations since the 1994 survey include the removal of the two-story Classical Revival porch. It had two-story four Doric columns with a prominent frieze and wood picket rails across the first and second stories.

ELIGIBILITY STATEMENT:
The removal of the porch and alterations to the siding and windows compromise the historic character of the building and would render it non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-042
Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum: Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
### Survey Name: Boardinghouse Historic Resource Inventory

#### County: CLAY

#### Address: 409 East Broadway Street

#### City: Excelsior Springs

#### UTM OR LAT: 39.342124_long: -94.218955

#### Township/Range/Section: T: 52 R: 30 S: 1

#### Historic Name (if known): Grey Gables Boarding House

#### Ownership: PRIVATE

### HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>c. 1903</td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14. Area(s) of Significance:</th>
<th>17. Original or Significant Owner:</th>
<th>20. National Register Eligible?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ARCHITECTURAL INFORMATION

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING(S)</td>
<td>Asphalt</td>
<td>✓ HISTORIC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Colonial Revival with Victorian elements</td>
<td>Front Slope, Center</td>
<td>✓ VISIBLE FROM PUBLIC ROAD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Irregular</td>
<td>Frame</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26. Plan Shape:</th>
<th>33. Exterior Wall Cladding:</th>
<th>40. No of Outbuildings (Describe in Box 40 Cont.):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Irregular</td>
<td>Asbestos Siding</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>27. No. of Stories:</th>
<th>34. Foundation Material:</th>
<th>41. Further Description of Building Features and Associated Resources on Continuation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 1/2</td>
<td>Stone</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>28. No. of Bays (1st Story):</th>
<th>35. Basement Type:</th>
<th>42. Current Owner/Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Unknown</td>
<td>Rosin Preservation, LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>43. Form Prepared By (Name and Org.):</th>
<th>44. Survey Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lauren Rieke</td>
<td>8/21/2014</td>
</tr>
</tbody>
</table>

### For SHPO Use

<table>
<thead>
<tr>
<th>45. Date of Revisions:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

### National Register Status:

- Listed
- In Listed District
- Pending Listing
- Eligible (Individually)
- Eligible (District)
- Not Eligible
- Not Determined

| 46. Date Entered in Inventory: |
|--------------------------------|}

<table>
<thead>
<tr>
<th>47. Level of Survey:</th>
<th>48. Additional Research Needed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>RECONNAISSANCE</td>
<td>YES</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>49. Other:</th>
</tr>
</thead>
</table>
## ADDITIONAL INFORMATION

21. **HISTORY AND SIGNIFICANCE.**

The house was built c.1903 on land platted in 1898. The date of 1903 is an estimation based on the Sanborn Fire Insurance Maps. The 1900 Sanborn maps do not show this home, but the 1905 map does. Also, it should be noted that this home appears on the 1905 Sanborn map as a rooming house, indicating that unlike many other rooming houses in the area, this home was built for multi-family occupancy. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1905. The 1908 Excelsior Springs Blue Book lists the address as, Grey Gables, Cyrus Park, Prop. The City Directories list the Grey Gables, Mrs. M.E. Park and Jessie E. Park at the address in 1917 and simply "Grey Gables" in 1922. The post-1933 “Official Map of Excelsior Springs” lists the Grey Gables with 10 rooms renting for $3.50 and up per week. The 1940 phone book lists Mrs. Ella Wharton at the address. [Boardinghouse Historic District Survey, 1994]

40. **DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS.**

The house is set back from the street at the north side of the lot. Mature trees dot the rear of the property. A concrete sidewalk and stairs access the house. A one-story shed with vertical wood siding and an asphalt shingle gable-front roof is located at the rear of the property. The historic garage retains integrity and would be contributing to a potential historic district.

41. **DESCRIPTION OF PRIMARY RESOURCE.**

The two-and-one-half-story house has a stone foundation, asbestos siding and an asphalt shingle roof with lower cross-gables on each elevation. The Colonial Revival style house has Victorian elements. Historic fishscale shingles clad each of the gables. A one-story wing projects from the south elevation. A brick chimney rises from the north slope of the roof. A side-wrap porch with round wood columns and a wood picket rail spans the primary (north) and east elevations. The north elevation has three bays on the first story. Single windows fill Bays 1 and 3; a single door fills the offset Bay 2. Two single windows pierce the second story. A single window pierces the gable. Historic one-over-one double-hung wood windows fill each window opening on this elevation.

---

**ELIGIBILITY STATEMENT:**

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

---

22. **SOURCES OF INFORMATION.**

Sanborn Fire Insurance Maps, 1894-1940–Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books–Excelsior Springs Museum: Plats and Additions files–City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials–Excelsior Springs Museum.

---

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:** 2010

**LOCAL REGISTER DISTRICT C OR NC:**
**Survey number:** CL-AS-015-046  
**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

| 3. COUNTY: | CLAY |
| 4. ADDRESS (STREET NO.): | 410  
| STREET (NAME): | East Broadway Street |

| 5. CITY: | Excelsior Springs Vicinity |
| 6. UTM OR LAT: | 39.34249  
| LONG: | -94.218936 |

| 7. TOWNSHIP/RANGE/SECTIO: | T: 52  
| R: 30  
| S: 1 |

| 8. HISTORIC NAME (IF KNOWN): | The Alberta Cottage |
| 9. PRESENT/OTHER NAME (IF KNOWN): | PRIVATE |
| 10. OWNERSHIP: | PUBLIC |
| 11A. HISTORIC USE IF KNOWN: | DOMESTIC: Hotel  
| 11B. CURRENT USE: | DOMESTIC: Multiple Dwelling |

**HISTORICAL INFORMATION**

| 12. CONSTRUCTION DATE: | c. 1903 |
| 13. SIGNIFICANT DATE/PERIOD: |
| 14. AREA(S) OF SIGNIFICANCE: |
| 15. ARCHITECT: |
| 16. BUILDER/CONTRACTOR: |
| 17. ORIGINAL OR SIGNIFICANT OWNER: |
| 18. PREVIOUSLY SURVEYED: | ✔ |
| 19. ON NATIONAL REGISTER: |
| 20. NATIONAL REGISTER ELIGIBLE: |
| 21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE: | ✔ |

**ARCHITECTURAL INFORMATION**

| 22. SOURCES OF INFORMATION ON CONTINUATION PAGE: | ✔ |

| 23. CATEGORY OF PROPERTY: | ✔ BUILDING(S)  
| SITE | STRUCTURE | OBJECT |
| 30. ROOF MATERIAL: | Asphalt |
| 31. CHIMNEY PLACEMENT: | Center |
| 32. STRUCUTRAL SYSTEM: | Frame |
| 33. EXTERIOR WALL CLADDING: | Asbestos Siding |
| 34. FOUNDATION MATERIAL: | Stone, CMU |
| 35. BASEMENT TYPE: | Unknown |
| 36. ROOF TYPE: | Truncated Hip |
| 37. WINDOWS: |
| 38. ACREAGE (RURAL): |
| 39. CHANGES (DESCRIBE IN BOX 41 CONT.): |
| 40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): |
| 41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION: | ✔ |

**OTHER**

| 42. CURRENT OWNER/ADDRESS: | Lauren Rieke  
| Rosin Preservation, LLC  
| 215 W. 18th Street #150  
| Kansas City, MO 64108  
| 816-472-4950 Lauren@rosinpreservation.com |

| 43. FORM PREPARED BY (NAME AND ORG.): | Rosin Preservation, LLC  
| Lauren Rieke |
| 44. SURVEY DATE: | 8/21/2014 |
| 45. DATE OF REVISIONS: |

**FOR SHPO USE**

| 46. LEVEL OF SURVEY: | ✔ RECONNAISSANCE  
| INTENSIVE |
| 47. ADDITIONAL RESEARCH NEEDED: | ❑ YES  
| ❑ NO |
| 48. NATIONAL REGISTER STATUS: |
| 49. LISTED | IN LISTED DISTRICT |
| 50. PENDING LISTING | ELIGIBLE (INDIVIDUALLY) |
| ✔ ELIGIBLE (DISTRICT) | NOT ELIGIBLE  
| NOT DETERMINED |

© 780-2125 (09-12)
The house was built c.1903 on land platted in 1887. The date of 1903 is an estimation based on the Sanborn Fire Insurance Maps. The 1900 Sanborn maps do not show this home, but the 1905 map does, when it appears as a rooming house. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1905. A 1912 Newspaper clipping lists the Alberta Cottage as being owned by M.F. Swinney. The City Directories list the Alberta Cottage, Cornelius Layman at the address in 1917 and simply "The Alberta Cottage (owner occupied) in 1922. [Boardinghouse Historic District Survey, 1994]

The building is set back from the street at the center of the lot. A paved driveway defines the west boundary. Wood stairs with a wood rail access the porch.

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.
### Survey Name: Boardinghouse Historic Resource Inventory

#### County: CLAY

#### Address (Street No.): 414 East Broadway Avenue

#### City: Excelsior Springs

#### UTM OR LAT: 39.342496

#### LONG: -94.218806

#### Township/Range/Section: T: 52 R: 30 S: 1

#### Ownership: PRIVATE

#### Historic Use (If Known): Single Dwelling

#### Present/Other Name (If Known): PRIVATE

#### Ownership: PRIVATE

#### Historic Use (If Known): Single Dwelling

#### Present/Other Name (If Known): PRIVATE

#### History and Significance on Continuation Page: Yes

### Architectural Information

#### Category of Property: BUILDING(S)

#### Vernacular or Property Type: Vacant Lot

#### Style: N/A

#### Plan Shape: N/A

#### No. of Stories: N/A

#### No. of Bays (1st Story): N/A

#### Roof Type: N/A

#### Windows: N/A

#### Roof Material: N/A

#### Chimney Placement: N/A

#### Structural System: N/A

#### Exterior Wall Cladding: N/A

#### Foundation Material: N/A

#### Basement Type: N/A

#### Front Porch Type/Placement: N/A

#### Acreage (Rural): N/A

#### Historic Replacement Pane Arrangement:

#### Addition(s) Date(s):

#### Altered Date(s):

#### Moved Date(s):

#### Other Date(s):

#### Endangered By:

#### No of Outbuildings (Describe in Box 40 cont.):

#### Further Description of Building Features and Associated Resources on Continuation: Yes

### Other

#### Form Prepared By (Name and Org.): Rosin Preservation, LLC

#### Lauren Rieke

#### 215 W. 18th Street #150

#### Kansas City, MO 64108

#### 816-472-4950 Lauren@rosinpreservation.com

#### Survey Date: 8/21/2014

#### Date of Revisions:

### FOR SHPO USE

#### Date Entered in Inventory:

#### Level of Survey:

#### Additional Research Needed:

#### National Register Status:

#### Listed

#### In Listed District

#### Pending Listing

#### Eligible (Individually)

#### Eligible (District)

#### Not Eligible

#### Not Determined

---

780-2125 (09-12)
PHOTOGRAPHS

<table>
<thead>
<tr>
<th>PHOTOGRAPHER</th>
<th>Lauren Rieke</th>
<th>DATE</th>
<th>9/3/2014</th>
<th>DESCRIPTION: Vacant lot, view north.</th>
</tr>
</thead>
</table>

ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

This is the site of the Gavin Boarding House. The two-and-one-half-story Free Classical style house had brick cladding and a side-gable roof with lower cross-gables. A gabled porch projected from the primary (south) elevation. It was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.

ELIGIBILITY STATEMENT:

Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-045

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District

LOCAL REGISTER DESIGNATION DATE: 2010
**HISTORICAL INFORMATION**

<table>
<thead>
<tr>
<th>2. SURVEY NAME:</th>
<th>Boardinghouse Historic Resource Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. COUNTY:</td>
<td>CLAY</td>
</tr>
<tr>
<td>4. ADDRESS (STREET NO.)</td>
<td>415 East Broadway Street</td>
</tr>
<tr>
<td>5. CITY:</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>6. UTM OR LAT:</td>
<td>39.342149</td>
</tr>
<tr>
<td>7. TOWNSHIP/RANGE/SECTION</td>
<td>T: 52 R: 30 S: 1</td>
</tr>
<tr>
<td>8. HISTORIC NAME (IF KNOWN):</td>
<td>The Antlers Boarding House</td>
</tr>
<tr>
<td>9. PRESENT/OTHER NAME (IF KNOWN):</td>
<td>PRIVATE</td>
</tr>
<tr>
<td>10. OWNERSHIP:</td>
<td>PUBLIC</td>
</tr>
<tr>
<td>11A. HISTORIC USE IF KNOWN:</td>
<td>DOMESTIC: Hotel</td>
</tr>
<tr>
<td>11B. CURRENT USE:</td>
<td>DOMESTIC: Single Dwelling</td>
</tr>
<tr>
<td>12. CONSTRUCTION DATE:</td>
<td>c. 1898</td>
</tr>
<tr>
<td>13. SIGNIFICANT DATE/PERIOD:</td>
<td></td>
</tr>
<tr>
<td>14. AREA(S) OF SIGNIFICANCE:</td>
<td></td>
</tr>
<tr>
<td>15. ARCHITECT:</td>
<td></td>
</tr>
<tr>
<td>16. BUILDER/CONTRACTOR:</td>
<td></td>
</tr>
<tr>
<td>17. ORIGINAL OR SIGNIFICANT OWNER:</td>
<td></td>
</tr>
<tr>
<td>18. PREVIOUSLY SURVEYED?</td>
<td>✔</td>
</tr>
<tr>
<td>19. ON NATIONAL REGISTER?</td>
<td></td>
</tr>
<tr>
<td>20. NATIONAL REGISTER ELIGIBLE?</td>
<td></td>
</tr>
<tr>
<td>21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.</td>
<td>✔</td>
</tr>
<tr>
<td>22. SOURCES OF INFORMATION ON CONTINUATION PAGE.</td>
<td>✔</td>
</tr>
</tbody>
</table>

**ARCHITECTURAL INFORMATION**

<table>
<thead>
<tr>
<th>23. CATEGORY OF PROPERTY:</th>
<th>✔ BUILDING(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>24. VERNACULAR OR PROPERTY TYPE:</td>
<td>Prairie Style with Victorian elements</td>
</tr>
<tr>
<td>25. STYLE:</td>
<td></td>
</tr>
<tr>
<td>26. PLAN SHAPE:</td>
<td>Irregular</td>
</tr>
<tr>
<td>27. NO. OF STORIES:</td>
<td>2</td>
</tr>
<tr>
<td>28. NO. OF BAYS (1ST STORY):</td>
<td>3</td>
</tr>
<tr>
<td>29. ROOF TYPE:</td>
<td>Bellcast Hip</td>
</tr>
<tr>
<td>30. ROOF MATERIAL:</td>
<td>Asphalt</td>
</tr>
<tr>
<td>31. CHIMNEY PLACEMENT:</td>
<td>Center</td>
</tr>
<tr>
<td>32. STRUCTURAL SYSTEM:</td>
<td>Frame</td>
</tr>
<tr>
<td>33. EXTERIOR WALL CLADDING:</td>
<td>Wood Siding</td>
</tr>
<tr>
<td>34. FOUNDATION MATERIAL:</td>
<td>Stone</td>
</tr>
<tr>
<td>35. BASEMENT TYPE:</td>
<td>Partial</td>
</tr>
<tr>
<td>36. FRONT PORCH TYPE/PLACEMENT:</td>
<td>Two, Partial-Width, Offset, Open Porch</td>
</tr>
<tr>
<td>37. WINDOWS:</td>
<td></td>
</tr>
<tr>
<td>38. ACREAGE (RURAL):</td>
<td>YES</td>
</tr>
<tr>
<td>39. CHANGES (DESCRIBE IN BOX 41 CONT.)</td>
<td></td>
</tr>
<tr>
<td>40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT):</td>
<td>1</td>
</tr>
<tr>
<td>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION</td>
<td>✔</td>
</tr>
</tbody>
</table>

**OTHER**

| 42. CURRENT OWNER/ADDRESS: | Lauren Rieke  
Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950  
Lauren@rosinpreservation.com |
|-----------------------------|-------------------|
| 43. FORM PREPARED BY (NAME AND ORG.): | Rosin Preservation, LLC  
Lauren Rieke |
| 44. SURVEY DATE: | 8/21/2014 |
| 45. DATE OF REVISIONS: | |

**FOR SHPO USE**

<table>
<thead>
<tr>
<th>46. DATE ENTERED IN INVENTORY:</th>
<th>780-2125 (09-12)</th>
</tr>
</thead>
</table>
| 47. LEVEL OF SURVEY: | ✔ RECONNAISSANCE  
INTENSIVE |
| 48. ADDITIONAL RESEARCH NEEDED? | YES  
NO |
| 49. NATIONAL REGISTER STATUS: | |
| 50. LISTED | ☐ |
| 51. IN LISTED DISTRICT | ☐ |
| 52. NAME: | |
| 53. PENDING LISTING | ☐ |
| 54. ELIGIBLE (INDIVIDUALLY) | ☐ |
| 55. ELIGIBLE (DISTRICT) | ✔ |
| 56. NOT ELIGIBLE | ☐ |
| 57. NOT DETERMINED | ☐ |
The house was built c.1898 on land platted in 1898. The date of 1898 is an estimation based partly on the style of the home and on the Sanborn Fire Insurance Maps. According to the Sanborn Fire Insurance Maps, this home has had an addition to its northeast and southwest facades sometime between 1900 and 1905, leaving it with its current footprint. The 1909 Sanborn map shows the home as a rooming house, indicating a change in use beginning between 1905 and 1909. However, the 1926 Sanborn map shows the home as having returned to single family use. The 1908 Excelsior Springs Blue Book lists the address as, The Antlers, Mrs., Amanda Bales, Prop. The City Directories show T.E. Crawford and E.L. Craven at the address in 1917 and Dr. C.H. Suddarth as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

The house is set back from the street on the north side of the lot. Concrete sidewalks access each porch. An asphalt driveway spans the west boundary. A one-story garage with rubble stone walls and a shed roof is located at the rear of the property. The historic garage retains integrity and would be contributing to a potential historic district.

The two-story house has a stone foundation, historic wood siding and an asphalt shingle bellcast hip roof. The house has a Queen Anne style form with a Prairie style roof with flared roof and wide overhanging eaves. Hipped additions projects from each elevation. A brick chimney rises from the center of the roof. Two porches with limestone piers and kneewalls front the primary (north) elevation, on each side of the projecting wing. One runs along the east elevation of the wing. The other wraps the north and west elevations of the house. The north elevation has four bays. Single doors fill each story of the recessed Bay 1; single windows fill each story of Bay 2; a single door and a fixed window fill the first story of Bay 3; single windows pierce the second story of Bays 3 and 4. Historic one-over-one wood windows fill each window opening on this elevation.

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey number:** CL-AS-015-049  
**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory  
**3. COUNTY:** CLAY  
**4. ADDRESS (STREET NO.)** 417 East Broadway Avenue  
**5. CITY:** Excelsior Springs  
**6. LAT:** 39.342162 **7. LONG:** -94.21856  
**9. OWNERSHIP** [ ] PRIVATE  [ ] PUBLIC  
**10. OWNERSHIP** [ ] PRIVATE  [ ] PUBLIC  
**11A. HISTORIC USE IF KNOWN:** Single Dwelling  
**11B. CURRENT USE:** Vacant  
**12. CONSTRUCTION DATE:**  
**13. SIGNIFICANT DATE/PERIOD:**  
**14. AREA(S) OF SIGNIFICANCE:**  
**15. ARCHITECT:**  
**16. BUILDER/CONTRACTOR:**  
**17. ORIGINAL OR SIGNIFICANT OWNER:**  
**18. PREVIOUSLY SURVEYED?** [ ]  
**19. ON NATIONAL REGISTER?** [ ]  
**20. NATIONAL REGISTER ELIGIBLE?** [ ]  
**21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.** [ ]  
**22. SOURCES OF INFORMATION ON CONTINUATION PAGE.** [ ]  
**23. CATEGORY OF PROPERTY:** [ ] BUILDING(S)  [ ] STRUCTURE  [ ] OBJECT  
**24. VERNACULAR OR PROPERTY TYPE:** Vacant Lot  
**25. STYLE:** N/A  
**26. PLAN SHAPE:** N/A  
**27. NO. OF STORIES:** N/A  
**28. NO. OF BAYS (1ST STORY):** N/A  
**29. ROOF TYPE:** N/A  
**30. ROOF MATERIAL:** N/A  
**31. CHIMNEY PLACEMENT:** N/A  
**32. STRUCTURAL SYSTEM:** N/A  
**33. EXTERIOR WALL CLADDING:** N/A  
**34. FOUNDATION MATERIAL:** N/A  
**35. BASEMENT TYPE:** N/A  
**36. FRONT PORCH TYPE/PLACEMENT:** N/A  
**37. WINDOWS:** [ ] HISTORIC  [ ] REPLACEMENT PANE ARRANGEMENT:  
**38. ACREAGE (RURAL):**  
**39. CHANGES (DESCRIBE IN BOX 41 CONT.)**:  
**40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.)**:  
**41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION** [ ]  
**42. CURRENT OWNER/ADDRESS:** Lauren Rieke  
Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950 Lauren@rosinpreservation.com  
**43. FORM PREPARED BY (NAME AND ORG.):**  
**44. SURVEY DATE:** 8/21/2014  
**45. DATE OF REVISIONS:**  
**46. FOR SHPO USE:**

**DATE ENTERED IN INVENTORY:**  
**LEVEL OF SURVEY:** [ ] RECONNAISSANCE  [ ] INTENSIVE  
**ADDITIONAL RESEARCH NEEDED?** [ ]  
**NATIONAL REGISTER STATUS:** [ ] LISTED  [ ] IN LISTED DISTRICT  
**NAME:**  
[ ] PENDING LISTING  [ ] ELIGIBLE (INDIVIDUALLY)  
[ ] ELIGIBLE (DISTRICT)  [ ] NOT ELIGIBLE  
[ ] NOT DETERMINED
This is the site of the Kendall Boardinghouse. The two-and-one-half-story Craftsman house had stucco cladding and a front-gable roof. A porch with limestone columns and kneewalls spanned the primary (north) elevation. It was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.

Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.
## Boardinghouse Historic Resource Inventory

### Survey Name: Boardinghouse Historic Resource Inventory

**County:** CLAY  
**Address:** 418 East Broadway Street  
**City:** Excelsior Springs  
**UTM OR LAT:** 39.342458  
**LONG:** -94.218608  
**Township/Range/Section:** T: 52 R: 30 S: 1

### Ownership

- **Private**  
- **Public**

#### Historical Information

- **Construction Date:** c. 1896
- **Significant Date/Period:**
- **Area(s) of Significance:**
- **Original or Significant Owner:**
- **Previously Surveyed?** ✉
- **On National Register?**
- **National Register Eligible?**
- **Endangered by:**
- **No. of Outbuildings (Describe in Box 40 Cont.):**

#### Architectural Information

- **Category of Property:** Building(s)  
- **Vernacular or Property Type:** Pyramidal Hip Form  
- **Style:**
- **Plan Shape:** Irregular  
- **No. of Stories:** 2
- **No. of Bays (1st Story):** 3
- **Roof Type:** Truncated Hip  
- **Roof Material:** Asphalt  
- **Chimney Placement:** Left Slope, Center  
- **Structural System:** Frame  
- **Exterior Wall Cladding:** Asbestos Siding  
- **Foundation Material:** Stone  
- **Basement Type:** Full  
- **Front Porch Type/Placement:** Full-Width, Open Porch

#### Sources of Information on Continuation Page: ✉

---

**Survey Number:** CL-AS-015-050  
**Survey Date:** 8/31/2014

---

**Current Owner/Address:**

- **Name:** Lauren Rieke  
- **Address:** Rosin Preservation, LLC  
  215 W. 18th Street #150  
  Kansas City, MO 64108  
  816-472-4950  
  Lauren@rosinpreservation.com

---

**For SHPO Use:**

- **Date Entered in Inventory:**
- **Level of Survey:** Reconnaissance  
- **Additional Research Needed?**

---

**National Register Status:**

- **Listed**  
- **Pending Listing**  
- **Eligible (Individually)**  
- **Eligible (District)**  
- **Not Eligible**  
- **Not Determined**

---

**Specific Forms:**

- **Form Prepared By:**
- **Survey Date:** 8/21/2014
- **Date of Revisions:**
### ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1896 on land platted in 1898. The date of 1896 is an estimation based partly on the style of the home, and on previous research done by local historian Sonya Morgan. According to the research and a photograph taken in 1899, this home was, for a short time, the dormitory for the Haynes Academy, a "Boarding School for Young Ladies." However, the school does not appear to have lasted long. The 1905 Sanborn Fire Insurance Map shows the main school building, located next door to the west of 418 Broadway, as "Private School - to be removed" and the building does not appear on the 1909 map. By 1926, the Sanborn map shows this home as apartments. See Boardinghouse Historic District Survey, 1994, for more information.

ELIGIBILITY STATEMENT:

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-048
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
### Survey Name: Boardinghouse Historic Resource Inventory

#### County: CLAY

#### Address (Street No.): 420-424 East Broadway Street

#### City: Excelsior Springs Vicinity

#### UTM OR LAT: 39.342478 LONG: -94.21833

#### Township/Range/Section: T: 52 R: 30 S: 1

#### Ownership: PRIVATE

#### Historic Name (if known):

#### Present/Other Name (if known): PRIVATE

#### Historic Use (if known):

#### Current Use:

#### Construction Date: 1945

#### Significant Date/Period:

#### Area(s) of Significance:

#### Original or Significant Owner:

#### Previously Surveyed?: Yes

#### On National Register?: Not Determined

#### National Register Eligible?: Not Eligible

#### History and Significance on Continuation Page.

#### Sources of Information on Continuation Page.

### Architectural Information

#### Category of Property:

- BUILDING(S)
- SITE
- STRUCTURE
- OBJECT

#### Vernacular or Property Type:

- Ranch Form

#### Style:

- Irregular

#### No. of Stories:

- 1

#### No. of Bays (1st Story):

- 5

#### Roof Type:

- Side-Gable

#### Roof Material:

- Asphalt

#### Chimney Placement:

- Straddle Ridge

#### Structural System:

- Frame

#### Exterior Wall Cladding:

- Fiberboard, Synthetic Stone

#### Foundation Material:

- CMU

#### Basement Type:

- Unknown

#### Front Porch Type/Placement:

- Two Separate Stoops

#### Windows:

- Historic
- Replacement Pane Arrangement:
  - 2/2 Wood, 1/1 Vinyl, Sliding

#### Acreage (Rural):

- Visible from Public Road?

#### Changes (describe in Box 41 cont.)

- Addition(s) Date(s):
- Altered Date(s):
- Moved Date(s):
- Other Date(s):

#### Endangered by:

#### No of Outbuildings (Describe in Box 40 cont.):

#### Further Description of Building Features and Associated Resources on Continuation.

### Other

#### Current Owner/Address:

Lauren Rieke
Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com

#### Form Prepared By (Name and Org.):

Rosin Preservation, LLC Lauren Rieke

#### Survey Date:

8/21/2014

#### Date of Revisions:

### For SHPO Use

#### Date Entered in Inventory:

#### Level of Survey:

- RECONNAISSANCE
- INTENSIVE

#### Additional Research Needed?

- YES
- NO

#### National Register Status:

- LISTED
- IN LISTED DISTRICT

#### Name:

- Pending Listing
- Eligible (Individually)
- Eligible (District)
- Not Eligible

#### Other:

780-2125 (09-12)
PHOTOGRAPHS

PHOTOGRAPHER: Brad Finch, F-Stop Photography
DATE: 8/21/2014
DESCRIPTION: South elevation, view north.

ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE.
The one-story Ranch house has a CMU foundation and an asphalt shingle side-gable roof. It has synthetic stone, fiberboard and panel siding. Gabled wings project from the south and west elevations. A gabled wing on the north elevation connects to a separate resource at the rear of the property, 437 East Excelsior Street. A brick chimney rises from the ridge on the south wing. The primary (south) elevation has five bays. Bay 1 has two replacement sliding vinyl windows; Bay 2 has a single door, covered by a slight hood porch; Bay 3 has paired replacement one-over-one double-hung vinyl windows; Bay 4 has paired historic two-over-two double-hung wood windows set beneath an inset stoop; Bay 5 has a historic picture window flanked bay historic two-over-two double-hung wood windows. Two additional doors access the west elevation of the inset stoops in Bays 2 and 4. This house has been sub-divided into apartments.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE.
The house is set back from the street at the center of the lot. Mature trees dot the rear of the property. The rear of the lot slopes very steeply up to the north. Two concrete stairs with stone cheekwalls and metal rails access the separate entrances. The resource shares a parcel and connects to the resource at 437 East Excelsior Street.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE.
No information in Boardinghouse Historic District Survey, 1994. The date was derived from the Clay County Assessor Parcel Detail records and through analysis of the building’s form and stylistic elements.

ELIGIBILITY STATEMENT:
The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE.
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-049

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
### Survey Information

<table>
<thead>
<tr>
<th>Survey number:</th>
<th>CL-AS-015-052</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Survey Name:</td>
<td>Boardinghouse Historic Resource Inventory</td>
</tr>
<tr>
<td>3. County:</td>
<td>CLAY</td>
</tr>
<tr>
<td>4. Address (Street No.):</td>
<td>423 East Broadway Street</td>
</tr>
<tr>
<td>5. City:</td>
<td>Excelsior Springs Vicinity</td>
</tr>
<tr>
<td>6. UTM OR LAT:</td>
<td>39.342135 N, -94.218392 W</td>
</tr>
<tr>
<td>7. Township/Range/Section:</td>
<td>T24N R30E S1</td>
</tr>
<tr>
<td>8. Historic Name (If Known):</td>
<td></td>
</tr>
<tr>
<td>9. Present/Other Name (If Known):</td>
<td></td>
</tr>
<tr>
<td>10. Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>11A. Historic Use (If Known):</td>
<td>Domestic: Single Dwelling</td>
</tr>
<tr>
<td>11B. Current Use:</td>
<td>Domestic: Single Dwelling</td>
</tr>
</tbody>
</table>

### Historical Information

| 12. Construction Date: | C. 1898 |
| 13. Significant Date/Period: | |
| 14. Area(s) of Significance: | |
| 15. Architect: | |
| 16. Builder/Contractor: | |
| 17. Original or Significant Owner: | |
| 18. Previously Surveyed? | Yes |
| 19. On National Register? | Not Eligible |
| 20. National Register Eligible? | Not Determined |

### Architectural Information

| 23. Category of Property: | Building(s) Site |
| 24. Vernacular or Property Type: | Hip with Lower Cross-Gables |
| 25. Style: | Irregular |
| 26. Plan Shape: | |
| 27. No. of Stories: | 1 1/2 |
| 28. No. of Bays (1st Story): | 3 |
| 29. Roof Type: | Hip with lower cross gables |
| 30. Roof Material: | Asphalt |
| 31. Chimney Placement: | Center |
| 32. Structural System: | Frame |
| 33. Exterior Wall Cladding: | Asbestos Siding |
| 34. Foundation Material: | Stone |
| 35. Basement Type: | Full |
| 36. Front Porch Type/Placement: | Partial-Width, Offset Left, Enclosed |
| 37. Windows: | Historic Replacement Pane Arrangement: 1/1 Wood, 1/1 Vinyl |
| 38. Acreage (Rural): | |
| 39. Changes (Describe in Box 41 Cont.): | |
| 40. No of Outbuildings (Describe in Box 40 Cont.): | 1 |

### Other

| 42. Current Owner/Address: | Lauren Rieke Rosin Preservation, LLC 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 Lauren@rosinpreservation.com |
| 43. Form Prepared By (Name and Org.): | Rosin Preservation, LLC Lauren Rieke |
| 44. Survey Date: | 8/21/2014 |
| 45. Date of Revisions: | |

### For SHPO Use

| Date Entered in Inventory: | |
| Level of Survey: | Reconnaissance |
| Additional Research Needed? | Yes |
| National Register Status: | Listed |
| Pending Listing | Not Eligible |
| Eligible (Individually) | |
| Eligible (District) | |
| Not Eligible | |
| Other: | |

780-2125 (09-12)
The house was built c.1898 on land platted in 1898. The date of 1898 is an estimation based partly on the style of the home and plat records. Records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1900. According to the Sanborn Fire Insurance Maps, this home has not had any additions except for an enclosed rear porch addition sometime between 1913 and 1926. The City Directories show S.W. McDavid and T. Mc Dorn at the address in 1917 and W.E. Moore as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

The house is set back from the street on the north side of the lot. Concrete stairs access the porch. A one-story outbuilding with fiberboard cladding and an asphalt shingle gable-front roof is located at the rear of the property. The garage is non-historic and would be non-contributing to a potential historic district.

The alterations to the porch and the obscured windows alter the form of the house and compromise the historic character of the house. This would render it non-contributing to a potential historic district.
**Survey Number:** CL-AS-015-053

**2. Survey Name:** Boardinghouse Historic Resource Inventory

**3. County:** CLAY

**4. Address (Street No./Name):** 425-429 East Broadway Street

**5. City:** Excelsior Springs

**6. UTM OR LAT:** 39.342168

**7. Township/Range/Sectio:** T: 52 R: 30 S: 1

**8. Historic Name (if known):** The Idle Hour Boarding House

**9. Present/Other Name (if known):** Private

**10. Ownership:**

<table>
<thead>
<tr>
<th></th>
<th>PRIVATE</th>
<th>PUBLIC</th>
</tr>
</thead>
</table>

**11A. Historic Use If Known:** Hotel

**11B. Current Use Domestic:** Multiple Dwelling

**Historical Information**

**12. Construction Date:** c. 1898

**13. Significant Date/Period:**

**14. Area(s) of Significance:**

**15. Architect:**

**16. Builder/Contractor:**

**17. Original or Significant Owner:**

**18. Previously Surveyed?**

**19. On National Register?**

**20. National Register Eligible?**

**Architectural Information**

**23. Category of Property:**

<table>
<thead>
<tr>
<th>BUILDING(S)</th>
<th>SITE</th>
<th>STRUCTURE</th>
<th>OBJECT</th>
</tr>
</thead>
</table>

**24. Vernacular or Property Type:**

| 2-Story, Irregular Roof |

**25. Style:**

| Irregular |

**26. Plan Shape:**

| Irregular |

**27. No. of Stories:**

| 2 |

**28. No. of Bays (1st Story):**

| 5 |

**29. Roof Type:**

| Irregular |

**30. Roof Material:**

| Asphalt |

**31. Chimney Placement:**

| N/A |

**32. Structural System:**

| Frame |

**33. Exterior Wall Cladding:**

| Vinyl Siding |

**34. Foundation Material:**

| Stone |

**35. Basement Type:**

| Full |

**36. Front Porch Type/Placement:**

| Two, Recessed, Offset Left; Open Porch, Of |

**Other**

**42. Current Owner/Address:**

<table>
<thead>
<tr>
<th>Lauren Rieke</th>
<th>Rosin Preservation, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>215 W. 18th Street #150</td>
<td>816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
</tbody>
</table>

**43. Form Prepared By (Name and Org.):**

| Rosin Preservation, LLC | Lauren Rieke |

**44. Survey Date:** 8/21/2014

**45. Date of Revisions:**

**For SHPO Use**

**Date Entered In Inventory:**

**Level of Survey:**

<table>
<thead>
<tr>
<th>RECONNAISSANCE</th>
<th>INTENSIVE</th>
</tr>
</thead>
</table>

**Additional Research Needed?**

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
</table>

**National Register Status:**

<table>
<thead>
<tr>
<th>LISTED</th>
<th>IN LISTED DISTRICT</th>
</tr>
</thead>
</table>

**Other:**

<table>
<thead>
<tr>
<th>NOT DETERMINED</th>
<th>ELIGIBLE (INDIVIDUALLY)</th>
<th>ELIGIBLE (DISTRICT)</th>
<th>NOT ELIGIBLE</th>
</tr>
</thead>
</table>

780-2125 (09-12)
The two-story apartment building has a stone foundation, vertical vinyl siding and an irregular asphalt shingle roof. It was constructed as two separate houses, with a center, connecting block added at a later date. The primary elevation faces north and has three blocks. The east block has a gable-front roof with a projecting one-story gable-front wing. A recessed porch with limestone kneewalls fills the east half of this wing. A single bay on the west side of this block has a three-part sliding window on the first story and a one-over-one window on the second story. The center, projecting block has a cross-gable roof and two bays on each story. The same three-part sliding window fills the first story of Bay 1. Paired sliding windows fill the remaining openings in each bay. The east block has a side-gable roof and a full-width porch with limestone piers and simple square wood posts. A single offset door pierces the first story and a one-over-one window pierces the second story. All windows are replacement vinyl. Alterations since the 1994 survey include replacement vinyl siding over the historic stucco and wood shingle cladding, removal of exposed rafter tails, and alterations to the porches.

The additions completely alter the historic form of the house. The alterations to the form, cladding, porch and decorative elements compromise the historic character of the resource and would render it non-contributing to a potential historic district.

LOCAL REGISTER DISTRICT NAME:  Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE:  2010
LOCAL REGISTER DISTRICT C OR NC:  
**SURVEY NAME:** Boardinghouse Historic Resource Inventory  
**COUNTY:** Clay  
**ADDRESS (STREET NO.):** 432 East Broadway Avenue  
**CITY:** Excelsior Springs  
**UTM OR LAT:** 39.342476 LONG: -94.218032  
**TOWNSHIP/RANGE/SECTOR:** T: 52 R: 30 S: 1  
**HISTORIC NAME (IF KNOWN):**  
**PRESENT/OTHER NAME (IF KNOWN):** Private  
**OWNERSHIP:** Private  
**HISTORIC USE:** Single Dwelling  
**PREVIOUSLY SURVEYED?** No  
**ON NATIONAL REGISTER?** No  
**NATIONAL REGISTER ELIGIBLE?** Not Eligible  
**LEVELED SURVEY ADDITIONAL RESEARCH NEEDED?** No  
**LEVEL OF SURVEY:** Reconnaissance  
**CONTACT:** Lauren Rieke  
**FORM PREPARED BY:** Rosin Preservation, LLC  
**LEVEL OF SURVEY:** Reconnaissance  
**SURVEY DATE:** 8/21/2014  
**DATE ENTERED IN INVENTORY:** Reclamation Intensive  

### HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th>12. CONSTRUCTION DATE:</th>
<th>15. ARCHITECT:</th>
<th>18. PREVIOUSLY SURVEYED?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. SIGNIFICANT DATE/PERIOD:</th>
<th>16. BUILDER/CONTRACTOR:</th>
<th>19. ON NATIONAL REGISTER?</th>
</tr>
</thead>
</table>
|                            |                         | Individual: No  

<table>
<thead>
<tr>
<th>14. AREA(S) OF SIGNIFICANCE:</th>
<th>17. ORIGINAL/SIGNIFICANT OWNER:</th>
<th>20. NATIONAL REGISTER ELIGIBLE?</th>
</tr>
</thead>
</table>
|                             |                               | Individual: No  

### ARCHITECTURAL INFORMATION

<table>
<thead>
<tr>
<th>23. CATEGORY OF PROPERTY:</th>
<th>30. ROOF MATERIAL:</th>
<th>37. WINDOWS:</th>
<th>38. ACREAGE (RURAL):</th>
<th>39. CHANGES:</th>
<th>40. NO OF OUTBUILDINGS:</th>
<th>41. FURTHER DESCRIPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building(S)</td>
<td>Site</td>
<td>Historic</td>
<td>Replacement Pane</td>
<td>Addition(s)</td>
<td>Moved</td>
<td>Other</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24. VERNACULAR PROPERTY TYPE:</th>
<th>31. CHIMNEY PLACEMENT:</th>
<th>32. STRUCTURAL SYSTEM:</th>
<th>33. EXTERIOR WALL CLADDING:</th>
<th>34. FOUNDATION MATERIAL:</th>
<th>35. BASEMENT TYPE:</th>
<th>36. FRONT PORCH TYPE/PLACEMENT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Lot</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### OTHER

<table>
<thead>
<tr>
<th>42. CURRENT OWNER/ADDRESS:</th>
<th>43. FORM PREPARED BY:</th>
<th>44. SURVEY DATE:</th>
<th>45. DATE OF REVISIONS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosin Preservation, LLC</td>
<td>Lauren Rieke</td>
<td>8/21/2014</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>47. SURVEY NUMBER:</th>
<th>48. LISTED IN LISTED DISTRICT:</th>
<th>49. ELIGIBLE (DISTRICT):</th>
<th>50. NOT ELIGIBLE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>CL-AS-015-054</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>51. NATIONAL REGISTER STATUS:</th>
<th>52. PENDING LISTING:</th>
<th>53. ELIGIBLE (INDIVIDUALLY):</th>
<th>54. NOT ELIGIBLE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Listed</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>55. NAME:</th>
<th>56. ADDITIONAL RESEARCH NEEDED:</th>
<th>57. OTHER:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lauren Rieke</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>58. LEVEL OF SURVEY:</th>
<th>59. NATIONAL REGISTER ELIGIBLE:</th>
<th>60. LEVELED SURVEY ADDITIONAL RESEARCH NEEDED:</th>
<th>61. OTHER:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reconnaissance</td>
<td>Not Eligible</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>62. DATE ENTERED IN INVENTORY:</th>
<th>63. RECONNAISSANCE SURVEY DATE:</th>
<th>64. DATE OF REVISIONS:</th>
<th>65. OTHER:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reclamation Intensive</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

780-2125 (09-12)
This was the side of a one-and-one-half-story Queen Anne house. Positioned at the top of the hill, it had asbestos siding, a cross-gable roof and a porch at the southwest corner. It was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.

Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.
Survey number: CL-AS-015-055
2. SURVEY NAME: Boardinghouse Historic Resource Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 436
5. CITY: Excelsior Springs
6. UTM OR LAT: 39.342298
7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1
8. HISTORIC NAME (IF KNOWN):
9. PRESENT/OTHER NAME (IF KNOWN):
10. OWNERSHIP: PRIVATE
11A. HISTORIC USE IF KNOWN: DOMESTIC: Single Dwelling
11B. CURRENT USE: DOMESTIC: Single Dwelling

HISTORICAL INFORMATION
12. CONSTRUCTION DATE: c. 1898
13. SIGNIFICANT DATE/PERIOD: 
14. AREA(S) OF SIGNIFICANCE: 
15. ARCHITECT: 
16. BUILDER/CONTRACTOR: 
17. ORIGINAL OR SIGNIFICANT OWNER: 
18. PREVIOUSLY SURVEYED?
19. ON NATIONAL REGISTER?
20. NATIONAL REGISTER ELIGIBLE?
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.
22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION
23. CATEGORY OF PROPERTY: BUILDING(S)
24. VERNACULAR OR PROPERTY TYPE: Folk Victorian
25. STYLE: 
26. PLAN SHAPE: Irregular
27. NO. OF STORIES: 1 1/2
28. NO. OF BAYS (1ST STORY): 3
29. ROOF TYPE: Gable
30. ROOF MATERIAL: Asphalt
31. CHIMNEY PLACEMENT: N/A
32. STRUCTURAL SYSTEM: Frame
33. EXTERIOR WALL CLADDING: Fiberboard
34. FOUNDATION MATERIAL: Stone
35. BASEMENT TYPE: Full
36. FRONT PORCH TYPE/PLACEMENT: Full-Width, Open Porch
37. WINDOWS: 
38. ACREAGE (RURAL): VISIBEL FROM PUBLIC ROAD?
39. CHANGES (DESCRIBE IN BOX 41 CONT.): 
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION

OTHER
42. CURRENT OWNER/ADDRESS: Lauren Rieke
43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC
44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS: 

FOR SHPO USE
DATE ENTERED IN INVENTORY: 
LEVEL OF SURVEY: RECONNAISSANCE
ADDITIONAL RESEARCH NEEDED?

NATIONAL REGISTER STATUS: 

Listed IN LISTED DISTRICT
NAME: 
Pending Listing Eligible (Individually)
Eligible (District) Not Eligible
Not Determined

780-2125 (09-12)
### ADDITIONAL INFORMATION

#### 21. (CONT.) HISTORY AND SIGNIFICANCE

The house was built c.1898 on land platted in 1898. The date of 1898 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area. The 1917 City Directory shows A.M. Bates at the address and again as owner/occupant in 1922. The 1940 phone book lists A.M. Bates at the address again. [Boardinghouse Historic District Survey, 1994]

#### 22. (CONT.) SOURCES OF INFORMATION

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-052
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

### ELIGIBILITY STATEMENT:

The historic house retains excellent historic character to clearly communicate association with potential areas of significance and would be contributing to a potential historic district.
Survey number: CL-AS-015-056

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 310 East Excelsior Street

5. CITY: Excelsior Springs

6. UTM OR LAT: 39.342987 N, -94.22027 W

7. TOWNSHIP/RANGE/SECT: T: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN): 

9. PRESENT/OTHER NAME (IF KNOWN):

10. OWNERSHIP: ✓ PRIVATE  □ PUBLIC

11A. HISTORIC USE (IF KNOWN): 

11B. CURRENT USE/DOMESTIC: Single Dwelling

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: 2013

13. SIGNIFICANT DATE/PERIOD: 

14. AREA(S) OF SIGNIFICANCE: 

15. ARCHITECT: 

16. BUILDER/CONTRACTOR: 

17. ORIGINAL OR SIGNIFICANT OWNER: 

18. PREVIOUSLY SURVEYED? □

19. ON NATIONAL REGISTER? □

20. NATIONAL REGISTER ELIGIBLE? 

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: ✓ BUILDING(S) □ SITE □ STRUCTURE □ OBJECT

30. ROOF MATERIAL: Asphalt

37. WINDOWS: ✓ HISTORIC □ REPLACEMENT

32. STRUCTURAL SYSTEM: Frame

38. ACREAGE (RURAL): 

31. CHIMNEY PLACEMENT: N/A

39. CHANGES (DESCRIBE IN BOX 41 CONT.): ENDANGERED BY:

24. VERNACULAR OR PROPERTY TYPE: New Traditional Craftsman

33. EXTERIOR WALL CLADDING: Fiberboard

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 

25. STYLE: New Traditional Craftsman

34. FOUNDATION MATERIAL: Concrete

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ✓

26. PLAN SHAPE: L-Shape

35. BASEMENT TYPE: Unknown

42. CURRENT OWNER/ADDRESS: Lauren Rieke

27. NO. OF STORIES: 1 1/2

36. FRONT PORCH TYPE/PLACEMENT: Recessed, Offset Right, Open Porch

43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC  Lauren Rieke

28. NO. OF BAYS (1ST STORY): 3

37. WINDOWS: 4/1

44. SURVEY DATE: 8/21/2014

45. DATE OF REVISIONS: 

OTHER

FOR SHPO USE

DATE ENTERED IN INVENTORY: 

LEVEL OF SURVEY: ✓ RECONNAISSANC □ INTENSIVE

ADDITIONAL RESEARCH NEEDED? □ YES □ NO

NATIONAL REGISTER STATUS:

LISTED □ IN LISTED DISTRICT

NAME:

PENDING LISTING □ ELIGIBLE (INDIVIDUALLY)

ELIGIBLE (DISTRICT) ✓ NOT ELIGIBLE

NOT DETERMINED

780-2125 (09-12)
### ADDITIONAL INFORMATION

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>21. (CONT.)</td>
<td>HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE</td>
</tr>
<tr>
<td></td>
<td>A portion of the Navajo Boardinghouse, 334 East Excelsior Street, previously occupied this site. The two-and-one-half-story house had vinyl siding and a hip roof. A side-wrap porch wrapped the southwest elevation. It was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.</td>
</tr>
</tbody>
</table>

### ELIGIBILITY STATEMENT:

Constructed in 2013, the house is less than fifty years of age, and would be non-contributing to a potential historic district.

### SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE:

PREVIOUS SURVEY NAME:

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**HISTORICAL INFORMATION**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>12. CONSTRUCTION DATE:</td>
<td>2013</td>
</tr>
<tr>
<td>13. SIGNIFICANT DATE/PERIOD:</td>
<td></td>
</tr>
<tr>
<td>14. AREA(S) OF SIGNIFICANCE:</td>
<td></td>
</tr>
<tr>
<td>15. ARCHITECT:</td>
<td></td>
</tr>
<tr>
<td>16. BUILDER/CONTRACTOR:</td>
<td></td>
</tr>
<tr>
<td>17. ORIGINAL OR SIGNIFICANT OWNER:</td>
<td></td>
</tr>
<tr>
<td>18. PREVIOUSLY SURVEYED?</td>
<td></td>
</tr>
<tr>
<td>19. ON NATIONAL REGISTER?</td>
<td></td>
</tr>
<tr>
<td>20. NATIONAL REGISTER ELIGIBLE?</td>
<td></td>
</tr>
<tr>
<td>21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.</td>
<td></td>
</tr>
</tbody>
</table>

**ARCHITECTURAL INFORMATION**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>23. CATEGORY OF PROPERTY:</td>
<td>Building(s)</td>
</tr>
<tr>
<td>24. VERNACULAR OR PROPERTY TYPE:</td>
<td>New Traditional Craftsman</td>
</tr>
<tr>
<td>25. STYLE:</td>
<td></td>
</tr>
<tr>
<td>26. PLAN SHAPE:</td>
<td>L-Shape</td>
</tr>
<tr>
<td>27. NO. OF STORIES:</td>
<td>1</td>
</tr>
<tr>
<td>28. NO. OF BAYS (1ST STORY):</td>
<td>3</td>
</tr>
<tr>
<td>29. ROOF TYPE:</td>
<td>Gable-Front</td>
</tr>
<tr>
<td>30. ROOF MATERIAL:</td>
<td>Asphalt</td>
</tr>
<tr>
<td>31. CHIMNEY PLACEMENT:</td>
<td>N/A</td>
</tr>
<tr>
<td>32. STRUCTURAL SYSTEM:</td>
<td>Frame</td>
</tr>
<tr>
<td>33. EXTERIOR WALL CLADDING:</td>
<td>Fiberboard</td>
</tr>
<tr>
<td>34. FOUNDATION MATERIAL:</td>
<td>Concrete</td>
</tr>
<tr>
<td>35. BASEMENT TYPE:</td>
<td>Unknown</td>
</tr>
<tr>
<td>36. FRONT PORCH TYPE/PLACEMENT:</td>
<td>Recessed, Offset Right, Open Porch</td>
</tr>
<tr>
<td>37. WINDOWS:</td>
<td></td>
</tr>
<tr>
<td>38. ACREAGE (RURAL):</td>
<td></td>
</tr>
<tr>
<td>39. CHANGES (DESCRIBE IN BOX 41 CONT.):</td>
<td></td>
</tr>
<tr>
<td>40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):</td>
<td></td>
</tr>
<tr>
<td>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION</td>
<td></td>
</tr>
</tbody>
</table>

**OTHER**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
</table>
| 42. CURRENT OWNER/ADDRESS: | Lauren Rieke  
Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950 Lauren@rosinpreservation.com |
| 43. FORM PREPARED BY (NAME AND ORG.): | Rosin Preservation, LLC  
Lauren Rieke |
| 44. SURVEY DATE: | 8/21/2014 |
| 45. DATE OF REVISIONS: |   |

**FOR SHPO USE**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE ENTERED IN INVENTORY:</td>
<td></td>
</tr>
</tbody>
</table>
| LEVEL OF SURVEY: | Reconnaissance  
Intensive |
| ADDITIONAL RESEARCH NEEDED? | Yes  
No |
| NATIONAL REGISTER STATUS: | Listed  
In Listed District |
| NAME: |   |
| PENDING LISTING: |   |
| ELIGIBLE (INDIVIDUALLY): |   |
| ELIGIBLE (DISTRICT): |   |
| NOT ELIGIBLE: |   |
| NOT DETERMINED: |   |

780-2125 (09-12)
### ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE.

This lot was vacant in the 1994 Survey. Sanborn maps from 1942 show that a one-story dwelling, 321 East Excelsior Street, previously occupied this parcel. A building appears on a 1970 aerial photograph. The building was demolished between 1970 and 1994.

---

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE.

The one-story New Traditional Craftsman house has a concrete foundation, fiberboard siding and an asphalt shingle gable-front roof. Wood shingle clad the gable end. An attached two-car garage projects from the south elevation. A recessed porch with brick columns and a vinyl picket rail fills the northwest corner. The primary (north) elevation has three bays. Paired four-over-one vinyl windows fill Bay 1 and the recessed Bay 3. A single door fills the recessed Bay 2.

---

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS.

The house abuts the public sidewalk on the north elevation. A concrete driveway runs along the east side of the property.

---

ELIGIBILITY STATEMENT:

Constructed in 2013, the house is less than fifty years of age, and would be non-contributing to a potential historic district.

---

22. (CONT.) SOURCES OF INFORMATION.

**PREVIOUS SURVEY NAME:**
Sanborn Fire and Insurance Maps, 1942.


**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:** 2010

**LOCAL REGISTER DISTRICT C OR NC:**
### Survey Number: CL-AS-015-058

**2. Survey Name:** Boardinghouse Historic Resource Inventory

**3. County:** CLAY

**4. Address (Street No.):** 312 East Excelsior Street

**5. City:** Excelsior Springs

**6. UTM Or Lat:** 39.343004

**7. Township/Range/Section:** T: 52 R: 30 S: 1

**8. Ownership:***

- [ ] Private
- [ ] Public

**9A. Historic Use If Known:** Single Dwelling

**9B. Present/Other Name If Known:** Single Dwelling

**10. Ownership:**

- [ ] Private
- [ ] Public

**11A. Historic Use If Known:** Single Dwelling

**11B. Current Use:** Single Dwelling

**12. Construction Date:** 2013

**13. Significant Date/Period:**

- [ ] Domestic: Single Dwelling

**14. Area(s) of Significance:**

- [ ] Domestic: Single Dwelling

**15. Architect:**

- [ ] Cite Survey Name in Box 22 Cont. (Page 2)

**16. Builder/Contractor:**

- [ ] Cite Nomination Name in Box 22 Cont. (Page 2)

**17. Original or Significant Owner:**

- [ ] Cite Nomination Name in Box 22 Cont. (Page 2)

**18. Previously Surveyed:**

- [ ] Individually Eligible
- [ ] District Potential
- [ ] Not Eligible
- [ ] Not Determined

**19. On National Register:**

- [ ] Eligible (Individually)
- [ ] Eligible (District)
- [ ] Not Eligible
- [ ] Not Determined

**20. National Register Eligible:**

- [ ] Eligible (Individually)
- [ ] Eligible (District)
- [ ] Not Eligible
- [ ] Not Determined

**21. History and Significance on Continuation Page:**

- [ ] Yes
- [ ] No

**22. Sources of Information on Continuation Page:**

- [ ] Yes
- [ ] No

### Architectural Information

**23. Category of Property:**

- [ ] Building(s)
- [ ] Site
- [ ] Structure
- [ ] Object

**24. Vernacular or Property Type:**

- [ ] New Traditional Craftsman

**25. Style:**

- [ ] L-Shape

**26. Plan Shape:**

- [ ] L-Shape

**27. No. of Stories:**

- [ ] 1

**28. No. of Bays (1st Story):**

- [ ] 3

**29. Roof Type:**

- [ ] Gable-Front

**30. Roof Material:**

- [ ] Asphalt

**31. Chimney Placement:**

- [ ] N/A

**32. Structural System:**

- [ ] Frame

**33. Exterior Wall Cladding:**

- [ ] Fiberboard

**34. Foundation Material:**

- [ ] Concrete

**35. Basement Type:**

- [ ] Unknown

**36. Front Porch Type/Placement:**

- [ ] Recessed, Offset Right, Open Porch

**37. Windows:**

- [ ] Historic
- [ ] Replacement

**38. Acreage (Rural):**

- [ ] Visible from Public Road

**39. Changes (Describe in Box 41 Cont.):**

- [ ] Addition(s) Date(s):
- [ ] Altered Date(s):
- [ ] Moved Date(s):
- [ ] Other Date(s):

**40. No of Outbuildings (Describe in Box 40 Cont.):**

- [ ] Endangered by:

**41. Further Description of Building Features and Associated Resources on Continuation:**

- [ ] Yes
- [ ] No

### Other

**42. Current Owner/Address:**

- Rosin Preservation, LLC
- Lauren Rieke
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950 Lauren@rosinpreservation.com

**43. Form Prepared By (Name and Org.):**

- Rosin Preservation, LLC
- Lauren Rieke
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950 Lauren@rosinpreservation.com

**44. Survey Date:**

- 8/21/2014

**45. Date of Revisions:**

- 7/20/2015

**780-2125 (09-12)
## ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-story New Traditional Craftsman house has a concrete foundation, fiberboard siding and an asphalt shingle gable-front roof. Wood shingles clad the gable-end. An attached two-car garage projects from the east elevation. A recessed porch with brick columns and a vinyl picket rail fills the southeast corner. The primary (south) elevation has three bays. Paired four-over-one vinyl windows fill Bay 1 and the recessed Bay 3. A single door fills the recessed Bay 2.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street and nearly fills the lot. Concrete stairs access the porch. A concrete driveway accesses the garage.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

A portion of the Navajo Boardinghouse, 334 East Excelsior Street, previously occupied this site. The two-and-one-half-story house had vinyl siding and a hip roof. A side-wrap porch wrapped the southwest elevation. It was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.

**ELIGIBILITY STATEMENT:**

Constructed in 2013, the house is less than fifty years of age, and would be non-contributing to a potential historic district.

**22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

**PREVIOUS SURVEY NAME:**

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:** 2010

**LOCAL REGISTER DISTRICT C OR NC:**
**Survey number:** CL-AS-015-059

**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

**3. COUNTY:** CLAY

**4. ADDRESS (STREET NO.):** 313

**5. CITY:** Excelsior Springs

**6. UTM OR LAT:** 39.342733

**7. TOWNSHIP/RANGE/SECTION:** T: 52 R: 30 S: 1

**8. HISTORIC NAME (IF KNOWN):**

**9. PRESENT/OFFER NAME (IF KNOWN):** Private

**10. OWNERSHIP:**

**11A. HISTORIC USE (IF KNOWN):**

**11B. CURRENT USE DOMESTIC:** Single Dwelling

**12. CONSTRUCTION DATE:** 2013

**13. SIGNIFICANT DATE/PERIOD:**

**14. AREA(S) OF SIGNIFICANCE:**

**15. ARCHITECT:**

**16. BUILDER/CONTRACTOR:**

**17. ORIGINAL OR SIGNIFICANT OWNER:**

**18. PREVIOUSLY SURVEYED?**

**19. ON NATIONAL REGISTER?**

**20. NATIONAL REGISTER ELIGIBLE?**

**21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.**

**22. SOURCES OF INFORMATION ON CONTINUATION PAGE.**

**ARCHITECTURAL INFORMATION**

**23. CATEGORY OF PROPERTY:**

**24. VERNACULAR OR PROPERTY TYPE:** New Traditional Craftsman

**25. STYLE:**

**26. PLAN SHAPE:** L-Shape

**27. NO. OF STORIES:** 1 1/2

**28. NO. OF BAYS (1ST STORY):** 3

**29. ROOF TYPE:** Hip

**30. ROOF MATERIAL:** Asphalt

**31. CHIMNEY PLACEMENT:** N/A

**32. STRUCTURAL SYSTEM:** Frame

**33. EXTERIOR WALL CLADDING:** Fiberboard

**34. FOUNDATION MATERIAL:** Concrete

**35. BASEMENT TYPE:** Unknown

**36. FRONT PORCH TYPE/PLACEMENT:** Recessed, Offset Left, Open Porch

**37. WINDOWS:**

**38. ACREAGE (RURAL):**

**39. CHANGES (DEScribe IN BOX 41 CONT):**

**40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT):**

**41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

**OTHER**

**42. CURRENT OWNER/ADDRESS:**

**43. FORM PREPARED BY (NAME AND ORG.):** Rosin Preservation, LLC

**44. SURVEY DATE:** 8/21/2014

**45. DATE OF REVISIONS:**

**FOR SHPO USE**

**DATE ENTERED IN INVENTORY:**

**LEVEL OF SURVEY:**

**ADDITIONAL RESEARCH NEEDED?**

**NATIONAL REGISTER STATUS:**

**LISTED**

**IN LISTED DISTRICT**

**NAME:**

**PENDING LISTING**

**ELIGIBLE (INDIVIDUALLY)**

**ELIGIBLE (DISTRICT)**

**NOT ELIGIBLE**

**NOT DETERMINED**

780-2125 (09-12)
The one-and-one-half-story New Traditional Craftsman house has a concrete foundation, fiberboard siding and an asphalt shingle hip roof. An attached two-car garage projects from the south elevation. A hipped dormer rises from the north slope of the roof. A recessed porch with brick columns and kneewall fills the northeast corner. The primary (north) elevation has three bays. Paired four-over-one vinyl windows fill the recessed Bay 1 and Bay 3. A single door fills the recessed Bay 2. A band of three four-light vinyl windows pierce the dormer.

The house abuts the public sidewalk on the north elevation. A concrete driveway runs along the west side of the property.

This lot was vacant in the 1994 Survey. Sanborn Maps from 1942 show that a two-story dwelling, 333 East Excelsior Street, previously occupied this parcel. A building appears on a 1970 aerial photograph. The building was demolished between 1970 and 1994.

ELIGIBILITY STATEMENT:
Constructed in 2013, the house is less than fifty years of age, and would be non-contributing to a potential historic district.

PREVIOUS SURVEY NAME:
Sanborn Fire and Insurance Maps, 1942.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey number:** CL-AS-015-060  
**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory  
**3. COUNTY:** CLAY  
**4. ADDRESS (STREET NO.)** 314 East Excelsior Street  
**5. CITY:** Excelsior Springs  
**6. UTM OR LAT:** 39.343018  
**7. TOWNSHIP/ RANGE/ SECTION:** T: 52 R: 30 S: 1  
**8. HISTORIC NAME (IF KNOWN):**  
**9. PRESENT/ OTHER NAME (IF KNOWN):** PRIVATE  
**10. OWNERSHIP:** PRIVATE  
**11A. HISTORIC USE (IF KNOWN):** Single Dwelling  
**11B. CURRENT USE (IF KNOWN):** Single Dwelling  
**12. CONSTRUCTION DATE:** 2013  
**13. SIGNIFICANT DATE/ PERIOD:**  
**14. AREA(S) OF SIGNIFICANCE:**  
**15. ARCHITECT:**  
**16. BUILDER/ CONTRACTOR:**  
**17. ORIGINAL OR SIGNIFICANT OWNER:**  
**18. PREVIOUSLY SURVEYED?** No  
**19. ON NATIONAL REGISTER?**  
**20. NATIONAL REGISTER ELIGIBLE?** Not Eligible  
**21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.** Yes  
**22. SOURCES OF INFORMATION ON CONTINUATION PAGE.** Yes  
**23. CATEGORY OF PROPERTY:** Building(S)  
**24. VERNACULAR OR PROPERTY TYPE:** New Traditional Craftsman  
**25. STYLE:** L-Shape  
**26. PLAN SHAPE:** Side-Gable  
**27. NO. OF STORIES:** 1 1/2  
**28. NO. OF BAYS (1ST STORY):** 3  
**29. ROOF TYPE:** Side-Gable  
**30. ROOF MATERIAL:** Asphalt  
**31. CHIMNEY PLACEMENT:** N/A  
**32. STRUCTURAL SYSTEM:** Frame  
**33. EXTERIOR WALL CLADDING:** Fiberboard  
**34. FOUNDATION MATERIAL:** Concrete  
**35. BASEMENT TYPE:** Unknown  
**36. FRONT PORCH TYPE/ PLACEMENT:** Recessed, Offset Right, Open Porch  
**37. WINDOWS:**  
**38. ACREAGE (RURAL):**  
**39. CHANGES (DESCRIPT IN BOX 41 CONT.)**:  
**40. NO OF OUTBUILDINGS (DESCRIPT IN BOX 40 CONT.)**:  
**41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION**: Yes  
**42. CURRENT OWNER/ ADDRESS:** Lauren Rieke  
**43. FORM PREPARED BY (NAME AND ORG.):** Rosin Preservation, LLC  
**44. SURVEY DATE:** 8/21/2014  
**45. DATE OF REVISIONS:**  
**46. DATE ENTERED IN INVENTORY:**  
**47. LEVEL OF SURVEY:** Reconnaissance  
**48. ADDITIONAL RESEARCH NEEDED?** No  
**49. NATIONAL REGISTER STATUS:** Not Listed  
**50. IN LISTED DISTRICT:** Yes  
**51. NAME:**  
**52. ELIGIBLE LISTING:** Pending  
**53. ELIGIBLE (INDIVIDUALLY):** Yes  
**54. ELIGIBLE (DISTRICT):** Yes  
**55. NOT ELIGIBLE:** No  
**56. NOT DETERMINED:** No  

---

**FOR SHPO USE:**

**780-2125 (09-12)**
21. CONT. HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

This is the site of the L Captain Boardinghouse, 340 East Excelsior Street. The one-and-one-half-story house had stucco cladding and a hipped roof. A recessed porch wrapped the southwest corner. It was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.

22. CONT. SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME:

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey number:** CL-AS-015-061  
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** CLAY  
**Address:** 315 East Excelsior Street  
**City:** Excelsior Springs  
**Historic Name:** (if known)  
**Present/Other Name:** (if known)  
**Ownership:**  
- [ ] PRIVATE  
- [ ] PUBLIC  
**Historical Information**

12. **Construction Date:** 2013  
15. **Architect:**  
18. **Previously Surveyed?**  
19. **On National Register?**  
20. **National Register Eligible?**  
21. **History and Significance on Continuation Page.**

**Architectural Information**

23. **Category of Property:**  
- [ ] BUILDING(S)  
- [ ] SITE  
- [ ] STRUCTURE  
- [ ] OBJECT  
30. **Roof Material:** Asphalt  
37. **Windows:**  
- [ ] HISTORIC  
- [ ] REPLACEMENT  
- [ ] Pane arrangement: 4/1  
38. **Acreage (Rural):**  
39. **Changes (Describe in Box 41 cont.):**  
40. **No of Outbuildings (Describe in Box 40 cont.):**

**Other**

42. **Current Owner/Address:** Lauren Rieke, Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950 Lauren@rosinpreservation.com  
44. **Survey Date:** 8/21/2014

**For SHPO Use**

**Date Entered in Inventory:**  
**Level of Survey:**  
- [ ] RECONNAISSANCE  
- [ ] INTENSIVE  
**Additional Research Needed?**  
- [ ] YES  
- [ ] NO  
**National Register Status:**  
- [ ] Listed  
- [ ] In Listed District  
**Name:**  
- [ ] Pending Listing  
- [ ] Eligible (Individually)  
- [ ] Eligible (District)  
[ ] Not Eligible  
[ ] Not Determined  
780-2125 (09-12)
PHOTOGRAPHS

PHOTOGRAPHER: Brad Finch, F-Stop Photography
DATE: 8/21/2014
DESCRIPTION: North elevation, view south.

ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The one-and-one-half-story New Traditional Craftsman house has a concrete foundation, fiberboard siding and an asphalt shingle side-gable roof. An attached two-car garage projects from the south elevation. A gabled dormer clad in wood shingles rises from the north slope of the roof. A recessed porch with brick piers, tapered square wood columns and a vinyl picket rail fills the northwest corner. The primary (north) elevation has three bays. Paired four-over-one vinyl windows fill Bay 1 and the recessed Bay 3. A single door fills the recessed Bay 2. Paired four-light vinyl windows pierce the dormer.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house sits on a corner lot. It abuts the public sidewalk on the north elevation. A concrete driveway accesses the garage from the east side of the property.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
This lot was vacant in the 1994 Survey. Sanborn maps from 1942 show that the Lyndhurst Boardinghouse and annex, 337-341 East Excelsior Street, previously occupied this parcel. A building appears on a 1970 aerial photograph. The building was demolished between 1970 and 1994.

ELIGIBILITY STATEMENT:
Constructed in 2013, the house is less than fifty years of age, and would be non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME:
Sanborn Fire and Insurance Maps, 1942.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
Survey number: CL-AS-015-062

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO. STREET NAME): 402 East Excelsior Street

5. CITY: Excelsior Springs

6. UTM OR LAT: 39.343032

7. TOWNSHIP/RANGE/SECTION: T: 52, R: 30, S: 1

8. HISTORIC NAME (IF KNOWN): Natrona Home; Natrona Soda Spring

9. PRESENT/OTHER NAME (IF KNOWN): PRIVATE

10. OWNERSHIP: DOMESTIC: Single Dwelling; HEALTH CARE: 65

11A. HISTORIC USE (IF KNOWN): DOMESTIC: Single Dwelling

11B. CURRENT USE: DOMESTIC: Single Dwelling

12. CONSTRUCTION DATE: c. 1911

13. SIGNIFICANT DATE/PERIOD: CENTER

14. AREA(S) OF SIGNIFICANCE: Mr. & Mrs. J.W. Cazzell

15. ARCHITECT: 

16. BUILDER/CONTRACTOR: 

17. ORIGINAL OR SIGNIFICANT OWNER: 

18. PREVIOUSLY SURVEYED? CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)

19. ON NATIONAL REGISTER? CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)

20. NATIONAL REGISTER ELIGIBLE? DISTRICT ELIGIBLE DISTRICT POTENTIAL NOT ELIGIBLE NOT DETERMINED

23. CATEGORY OF PROPERTY: BUILDING(S)

24. VERNACCULAR OR PROPERTY TYPE: Pyramidal Hip Form

25. STYLE: Irregular

26. PLAN SHAPE: Irregular

27. NO. OF STORIES: 2

28. NO. OF BAYS (1ST STORY): 3

29. ROOF TYPE: Truncated Hip

30. ROOF MATERIAL: Asphalt

31. CHIMNEY PLACEMENT: Center

32. STRUCTURAL SYSTEM: Frame

33. EXTERIOR WALL CLADDING: Vinyl Siding

34. FOUNDATION MATERIAL: Stone

35. BASEMENT TYPE: Unknown

36. FRONT PORCH TYPE/PLACEMENT: Left Side-Wrap, Open Porch

37. WINDOWS: 1/1

38. ACREAGE (RURAL):_visible from public road?

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):

42. CURRENT OWNER/ADDRESS: Lauren Rieke

43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke

44. SURVEY DATE: 8/21/2014

45. DATE OF REVISIONS: 

FOR SHPO USE

DATE ENTERED IN INVENTORY: 

LEVEL OF SURVEY: RECONNAISSANCE

ADDITIONAL RESEARCH NEEDED: YES

INTERNITIVE

LISTED IN LISTED DISTRICT

PENDING LISTING ELIGIBLE (INDIVIDUALLY)

ELIGIBLE (DISTRICT) NOT ELIGIBLE

NOT DETERMINED

NAME: 

OTHER:
### ADDITIONAL INFORMATION

21. **HISTORY AND SIGNIFICANCE.**

The house was built c.1911 on land platted in 1881. The date of 1911 is an estimation based partly the style of the home and the Sanborn Fire Insurance Maps. Although the Sanborn maps do not show this home in 1909, its predecessor, a small one story, dwelling located closer to the street is shown. This newer house is shown on the 1913 map. According to the Sanborn Fire Insurance Maps, this home had its wrap-around porch added sometime between 1913 and 1926. Also, it is evident that the new home was built, set back from the road, because a soda spring had been discovered on the property. A pagoda was built near the street called the Natrona Soda Spring and the waters were sold from the site. The City Directories show the Natrona Soda Spring, Natrona Home, Jewel Davis at the address in 1917 and simply "Natrona Soda Spring" in 1922. [Boardinghouse Historic District Survey, 1994]

---

40. **DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS.**

The house is set far back from the street at the north side of the lot. The lot is raised slightly above street level, and the house sits nearly a full story off the ground. A concrete sidewalk and wood stairs access the porch. A concrete retaining wall defines the south boundary; a stone retaining wall defines the north boundary. A chain link fence encloses the south portion of the lot.

---

41. **DESCRIPTION OF PRIMARY RESOURCE.**

The two-story Pyramidal Hip Form house has a stone foundation, vinyl siding and an asphalt shingle truncated hip roof. A two-story wing projects from the west elevation. A brick chimney rises from the center of the roof. A side-wrap porch with square wood columns and a wood picket rail spans the primary (south) and west elevations. The south elevation has three bays. On the first story, a replacement sliding window fills Bay 1; a single door fills Bay 2; a single replacement one-over-one vinyl window Bay 3. Single replacement one-over-one double-hung vinyl windows fill each bay on the second story. Alterations since the 1994 survey include the replacement porch supports and railing.

---

**ELIGIBILITY STATEMENT:**

The alterations to the siding, windows and porch compromise the historic character of the house and would render it non-contributing to a potential historic district.

---

22. **SOURCES OF INFORMATION.**


Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
<table>
<thead>
<tr>
<th>Survey number: CL-AS-015-063</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. SURVEY NAME: Boardinghouse Historic Resource Inventory</td>
</tr>
<tr>
<td>3. COUNTY: CLAY</td>
</tr>
<tr>
<td>4. ADDRESS (STREET NO.): 408 East Excelsior Street</td>
</tr>
<tr>
<td>5. CITY: Excelsior Springs</td>
</tr>
<tr>
<td>6. UTM OR LAT: 39.342965 LONG: -94.219361</td>
</tr>
<tr>
<td>7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1</td>
</tr>
<tr>
<td>8. HISTORIC NAME (IF KNOWN):</td>
</tr>
<tr>
<td>9. PRESENT/OTHER NAME (IF KNOWN):</td>
</tr>
<tr>
<td>10. OWNERSHIP: PRIVATE PUBLIC</td>
</tr>
<tr>
<td>11A. HISTORIC USE IF KNOWN: DOMESTIC: Single Dwelling</td>
</tr>
<tr>
<td>11B. CURRENT USE: DOMESTIC: Single Dwelling</td>
</tr>
</tbody>
</table>

**HISTORICAL INFORMATION**

12. CONSTRUCTION DATE: c. 1907
13. SIGNIFICANT DATE/PERIOD: |
14. AREA(S) OF SIGNIFICANCE: |
15. ARCHITECT: |
16. BUILDER/CONTRACTOR: |
17. ORIGINAL OR SIGNIFICANT OWNER: |
18. PREVIOUSLY SURVEYED? YES
19. ON NATIONAL REGISTER? |
20. NATIONAL REGISTER ELIGIBLE? |
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. YES
22. SOURCES OF INFORMATION ON CONTINUATION PAGE. YES

**ARCHITECTURAL INFORMATION**

23. CATEGORY OF PROPERTY: BUILDING(S) SITE STRUCTURE OBJECT
24. VERNACULAR OR PROPERTY TYPE: Pyramidal Hip Form
25. STYLE: |
26. PLAN SHAPE: Irregular
27. NO. OF STORIES: 1
28. NO. OF BAYS (1ST STORY): 1
29. ROOF TYPE: Irregular
30. ROOF MATERIAL: Asphalt
31. CHIMNEY PLACEMENT: N/A
32. STRUCTURAL SYSTEM: Frame
33. EXTERIOR WALL CLADDING: Wood Siding
34. FOUNDATION MATERIAL: Stone
35. BASEMENT TYPE: Unknown
36. FRONT PORCH TYPE/PLACEMENT: Partial-Width, Offset Right, Open Porch
37. WINDOWS: HISTORIC REPLACEMENT PANE ARRANGEMENT: 1/1
38. ACREAGE (RURAL): |
39. CHANGES (DESCRIBE IN BOX 41 CONT.): |
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): |
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION YES

**OTHER**

42. CURRENT OWNER/ADDRESS: Lauren Rieke Rosin Preservation, LLC 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 Lauren@rosinpreservation.com
43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke
44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS: |

**FOR SHPO USE**

DATE ENTERED IN INVENTORY: |
LEVEL OF SURVEY: RECONNAISSANCE INTENSIVE |
ADDITIONAL RESEARCH NEEDED: YES NO |
NATIONAL REGISTER STATUS: |
LISTED IN LISTED DISTRICT |
NAME: |
PENDING LISTING ELIGIBLE (INDIVIDUALLY) |
ELIGIBLE (DISTRICT) NOT ELIGIBLE |
NOT DETERMINED |

780-2125 (09-12)
PHOTOGRAPHS

PHOTOGRAPHER: Brad Finch, F-Stop Photography
DATE: 8/21/2014
DESCRIPTION: South and east elevations, view northwest.

ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The one-story house has a stone foundation, wood siding and an asphalt shingle roof. The irregular form consists of a prominent pyramidal block with a rear, gable-front block projecting from the northeast corner. A porch with square wood posts and a wood picket rail fills the interior, southeast corner of the blocks. The primary (south) elevation has a single historic one-over-one double-hung wood window that pierce the pyramidal wing. A single door accesses the east elevation of the wing, beneath the porch. Alterations since 1994 include the removal of aluminum siding, the opening of the enclosed porch and the addition of the wheelchair ramp.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house is set back from the street toward the south side of the lot. The lot is raised slightly above street level. Mature trees dot the rear of the property. Concrete stairs and a concrete sidewalk form the west boundary. A large U-shaped ramp with a wood picket rail accesses the porch.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house was built c.1907 on land platted in 1881. The date of 1907 is an estimation based on the Sanborn Fire Insurance Maps. Although the Sanborn maps do not show this home in 1905, its predecessor, a small one story, square dwelling located farther from the street is shown. This newer, irregular plan house is shown on the 1909 map. According to the Sanborn Fire Insurance Maps, this home has gone unchanged since 1909. The City Directories show J.W. Cazzell and G.W. Unger at the address in 1917 and the home was not listed in 1922. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:
The historic house retains historic character to clearly communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-059
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library. Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
Survey number: CL-AS-015-064
2. SURVEY NAME: Boardinghouse Historic Resource Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 409 East Excelsior Street
5. CITY: Excelsior Springs Vicinity
6. UTM OR LAT: N 39.342695
    LONG: W 94.219217
7. TOWNSHIP/RANGE/SECTION: T 52 R 30 S 1
8. HISTORIC NAME (IF KNOWN):
9. PRESENT/OTHER NAME (IF KNOWN):
10. OWNERSHIP: [PRIVATE] [PUBLIC]
11A. HISTORIC USE (IF KNOWN): DOMESTIC: Single Dwelling
11B. CURRENT USE: DOMESTIC: Single Dwelling
12. CONSTRUCTION DATE: c. 1895
13. SIGNIFICANT DATE/PERIOD:
14. AREA(S) OF SIGNIFICANCE:
15. ARCHITECT:
16. BUILDER/CONTRACTOR:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. PREVIOUSLY SURVEYED? [✓]
19. ON NATIONAL REGISTER?
   [INDIVIDUAL] [DISTRICT]
   CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)
   [NOT ELIGIBLE] [DISTRICT POTENTIAL]
   NOT ELIGIBLE [NOT DETERMINED]
20. NATIONAL REGISTER ELIGIBLE?
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.
22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION
23. CATEGORY OF PROPERTY: [✓] BUILDING(S) [SITE] [STRUCTURE] [OBJECT]
24. VERNACULAR OR PROPERTY TYPE: Cross-Gable Form
25. STYLE: Irregular
26. PLAN SHAPE: Irregular
27. NO. OF STORIES: 1
28. NO. OF BAYS (1ST STORY): 2
29. ROOF TYPE: Cross-Gable
30. ROOF MATERIAL: Asphalt
31. CHIMNEY PLACEMENT: Southwest Corner
32. STRUCTURAL SYSTEM: Frame
33. EXTERIOR WALL CLADDING: Asbestos Siding
34. FOUNDATION MATERIAL: Stone
35. BASEMENT TYPE: Unknown
36. FRONT PORCH TYPE/PLACEMENT: Partial-Width, Offset Right, Open Porch
37. WINDOWS: [✓] HISTORIC [REPLACEMENT PANE ARRANGEMENT: 1/1
38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD: [✓]
39. CHANGES (DESCRIBE IN BOX 41 CONT.):
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

OTHER
42. CURRENT OWNER/ADDRESS: Lauren Rieke
    Rosin Preservation, LLC
    215 W. 18th Street #150
    Kansas City, MO 64108
    816-472-4950 Lauren@rosinpreservation.com
43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC
44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE
DATE ENTERED IN INVENTORY:
LEVEL OF SURVEY: [✓] RECONNAISSANCE [INTENSIVE]
ADDITIONAL RESEARCH NEEDED: [YES] [NO]
NATIONAL REGISTER STATUS:
[LISTED] [IN LISTED DISTRICT]
NAME:
[PENDING LISTING] [ELIGIBLE (INDIVIDUALLY)]
[✓] ELIGIBLE (DISTRICT) [NOT ELIGIBLE]
[NOT DETERMINED]
The house was built c.1895 on land platted in 1887. The date of 1895 is an estimation based partly on the style of the home and on the Sanborn Fire Insurance Maps. The 1894 Sanborn map does not cover this area, but the 1900 map does, and this home is shown. According to the Sanborn Fire Insurance Maps, this home has no alterations up to 1942. The City Directories show C.M. Clevenger at the address in 1917 and Byron Pack in 1922. [Boardinghouse Historic District Survey, 1994]

The house was built c.1895 on land platted in 1887. The date of 1895 is an estimation based partly on the style of the home and on the Sanborn Fire Insurance Maps. The 1894 Sanborn map does not cover this area, but the 1900 map does, and this home is shown. According to the Sanborn Fire Insurance Maps, this home has no alterations up to 1942. The City Directories show C.M. Clevenger at the address in 1917 and Byron Pack in 1922. [Boardinghouse Historic District Survey, 1994]

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
Survey number: CL-AS-015-065  

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 412 East Excelsior Street

5. CITY: Excelsior Springs

6. UTM OR LAT: 39.342928

7. TOWNSHIP/RANGE/SECT: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN):

9. PRESENT/OTHER NAME (IF KNOWN):

10. OWNERSHIP

11A. HISTORIC USE (IF KNOWN):

DOMESTIC: Single Dwelling

11B. CURRENT USE (IF KNOWN):

DOMESTIC: Single Dwelling

12. CONSTRUCTION DATE:

c. 1902

13. SIGNIFICANT DATE/PERIOD:

16. BUILDER/CONTRACTOR:

19. ON NATIONAL REGISTER?

CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY:

☑ BUILDING(S) ☐ SITE

☐ STRUCTURE ☐ OBJECT

30. ROOF MATERIAL:

Asphalt

37. WINDOWS:

☑ HISTORIC ☐ REPLACEMENT PANE ARRANGEMENT:

1/1

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

42. CURRENT OWNER/ADDRESS:

Lauren Rieke
Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com

43. FORM PREPARED BY (NAME AND ORG.):

Rosin Preservation, LLC  Lauren Rieke

44. SURVEY DATE:

8/21/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:

LEVEL OF SURVEY

☑ RECONNAISSANCE ☐ INTENSIVE

ADDITIONAL RESEARCH NEEDED?

☐ YES ☐ NO

OTHER:

☐ LISTED ☐ IN LISTED DISTRICT

NAME:

☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY)

☑ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE

☐ NOT DETERMINED

780-2125 (09-12)
The house was built c.1902 on land platted in 1881. The date of 1902 is an estimation based on the Sanborn Fire Insurance Maps. The Sanborn maps do not show this home in 1900, this house is shown on the 1905 map. According to the Sanborn Fire Insurance Maps, this home has had its porch extended sometime between 1905 and 1909. The City Directories show W.M. Smith at the address in 1917 and R. Jewel1 in 1922. The 1940 phone book lists V.A. Jackson at the address. [Boardinghouse Historic District Survey, 1994]

The non-historic porch compromises the historic character of the house and would render it non-contributing to a potential historic district.
### Boardinghouse Historic Resource Inventory

#### Survey Name:
Boardinghouse Historic Resource Inventory

#### County:
CLAY

#### Address:
415 East Excelsior Street

#### City:
Excelsior Springs

#### UTM OR LAT:

#### Township/Range/Section:
T: 52 R: 30 S: 1

#### Ownership:
PRIVATE

#### Historic Use:
DOMESTIC: Single Dwelling

#### Construction Date:
c. 1907

#### Significant Date/Period:

#### Area(s) of Significance:

#### Architect:

#### Builder/Contractor:

#### Original or Significant Owner:

#### History and Significance on Continuation Page:

#### Architectural Information

**Category of Property:**
- BUILDING(S)
- SITE
- STRUCTURE
- OBJECT

**Roof Material:**
- Asphalt

**Chimney Placement:**
- N/A

**Structural System:**
- Frame

**Exterior Wall Cladding:**
- Asbestos Siding

**Foundation Material:**
- Stone

**Basement Type:**
- Unknown

**Roof Type:**
- Truncated Hip with Lower Cross-Gables

**Front Porch Type/Placement:**
- Full-Width, Open Porch

**Windows:**
- HISTORIC
- REPLACEMENT

**Changes (Describe in Box 41 Cont.):**

**Acreage (Rural):**

**Endangered By:**

**No of Outbuildings (Describe in Box 40 Cont.):**

**Further Description of Building Features and Associated Resources on Continuation:**

#### Other

**Current Owner/Address:**
Lauren Rieke
Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com

**Survey Date:**
8/21/2014

**Date of Revisions:**

---

**Historical Information**

**Previously Surveyed:**
- ✔

**On National Register:**
- ✔

**National Register Eligible:**
- INDIVIDUALLY ELIGIBLE
- DISTRICT POTENTIAL
- C
- NC
- NOT ELIGIBLE
- NOT DETERMINED

**On National Register?**
- ✔

**National Register Eligible?**
- ✔

**Endangered By:**

**Other Date(s):**

**ADDITION(S) Date(s):**

**ALTERED Date(s):**

**MOVED Date(s):**

**OTHER Date(s):**

**No of Outbuildings (Describe in Box 40 Cont.):**

**Description of Building Features and Associated Resources on Continuation:**

---

**Sources of Information on Continuation Page:**

---

**Sources of Information on Continuation Page:**

---

**Level of Survey:**
- RECONNAISSANCE
- INTENSIVE

**Additional Research Needed:**
- YES
- NO

**National Register Status:**
- LISTED
- IN LISTED DISTRICT

**Pending Listing:**
- ✔

**Eligible (Individually):**
- ✔

**Eligible (District):**
- ✔

**Not Eligible:**
- ✔

**Not Determined:**
- ✔

---

**For SHPO Use**

**Date Entered in Inventory:**

**Date of Revisions:**

---

**Form Prepared By (Name and Org.):**
Rosin Preservation, LLC
Lauren Rieke

---

**Survey Number:**
CL-AS-015-066
41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-and-one-half-story house has a stone foundation, asbestos siding and an asphalt shingle truncated hip roof with lower cross-gables. The house has a Queen Anne form, but the historic elements have been removed. A wood staircase rises on the east elevation. A porch with square wood columns and a lattice rail spans the primary (north) elevation. This elevation has four bays. Single non-historic multi-light double-hung vinyl windows fill the angled Bay 1 an Bays 2 and 4; a single door fills Bay 3. A single non-historic multi-light double-hung vinyl window pierces the gable end. Alterations since the 1994 survey include the replacement windows and the addition of the lattice railing.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is slightly set back from the street and nearly fills the angled lot. A concrete sidewalk accesses the porch.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1907 on land platted in 1887. The date of 1907 is an estimation based on the Sanborn Fire Insurance Maps. The 1905 Sanborn map does not show this home, but the 1909 map does. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show Mrs. Lizzie Sayles at the address in 1917 and Mrs. C.E. Hurbert as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-062
Sanborn Fire Insurance Maps, 1894-1940–Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books–Excelsior Springs Museum: Plats and Additions files–City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials–Excelsior Springs Museum.
<table>
<thead>
<tr>
<th>Survey number:</th>
<th>CL-AS-015-067</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. SURVEY NAME:</td>
<td>Boardinghouse Historic Resource Inventory</td>
</tr>
<tr>
<td>3. COUNTY:</td>
<td>CLAY</td>
</tr>
<tr>
<td>4. ADDRESS (STREET NO.):</td>
<td>418</td>
</tr>
<tr>
<td>STREET (NAME):</td>
<td>East Excelsior Street</td>
</tr>
<tr>
<td>CITY:</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>Vicinity:</td>
<td>Vicinity</td>
</tr>
<tr>
<td>6. UTM OR LAT:</td>
<td>39.34289</td>
</tr>
<tr>
<td>LONG:</td>
<td>-94.218929</td>
</tr>
<tr>
<td>TOWNSHIP/RANGE/SECTION:</td>
<td>T: 52 R: 30 S: 1</td>
</tr>
<tr>
<td>HISTORIC NAME (IF KNOWN):</td>
<td>The Mayflower Boarding House</td>
</tr>
<tr>
<td>OWNERSHIP:</td>
<td>PRIVATE</td>
</tr>
<tr>
<td>PRESENT/OTHER NAME (IF KNOWN):</td>
<td>PRIVATE</td>
</tr>
<tr>
<td>11A. HISTORIC USE IF KNOWN:</td>
<td>Hotel</td>
</tr>
<tr>
<td>11B. CURRENT USE:</td>
<td>Single Dwelling</td>
</tr>
<tr>
<td>10. OWNERSHIP:</td>
<td>PRIVATE</td>
</tr>
<tr>
<td>11A. HISTORIC USE IF KNOWN:</td>
<td>Hotel</td>
</tr>
<tr>
<td>11B. CURRENT USE:</td>
<td>Single Dwelling</td>
</tr>
<tr>
<td>12. CONSTRUCTION DATE:</td>
<td>c. 1919</td>
</tr>
<tr>
<td>13. SIGNIFICANT DATE/PERIOD:</td>
<td></td>
</tr>
<tr>
<td>14. AREA(S) OF SIGNIFICANCE:</td>
<td></td>
</tr>
<tr>
<td>15. ARCHITECT:</td>
<td></td>
</tr>
<tr>
<td>16. BUILDER/CONTRACTOR:</td>
<td></td>
</tr>
<tr>
<td>17. ORIGINAL OR SIGNIFICANT OWNER:</td>
<td></td>
</tr>
<tr>
<td>18. PREVIOUSLY SURVEYED?</td>
<td>✓</td>
</tr>
<tr>
<td>19. ON NATIONAL REGISTER?</td>
<td></td>
</tr>
<tr>
<td>INDIVIDUAL</td>
<td>DISTRICT</td>
</tr>
<tr>
<td>INDIVIDUALLY ELIGIBLE</td>
<td>DISTRICT POTENTIAL</td>
</tr>
<tr>
<td>NOT ELIGIBLE</td>
<td>NOT DETERMINED</td>
</tr>
<tr>
<td>20. NATIONAL REGISTER ELIGIBLE?</td>
<td></td>
</tr>
<tr>
<td>21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE:</td>
<td>✓</td>
</tr>
<tr>
<td>22. SOURCES OF INFORMATION ON CONTINUATION PAGE:</td>
<td>✓</td>
</tr>
<tr>
<td>23. CATEGORY OF PROPERTY:</td>
<td>BUILDING(S)</td>
</tr>
<tr>
<td>SITE</td>
<td>STRUCTURE</td>
</tr>
<tr>
<td>OBJECT</td>
<td></td>
</tr>
<tr>
<td>30. ROOF MATERIAL:</td>
<td>Asphalt</td>
</tr>
<tr>
<td>31. CHIMNEY PLACEMENT:</td>
<td>Left slope, Offset</td>
</tr>
<tr>
<td>32. STRUCTURAL SYSTEM:</td>
<td>Frame</td>
</tr>
<tr>
<td>33. EXTERIOR WALL CLADDING:</td>
<td>Asbestos Siding</td>
</tr>
<tr>
<td>34. FOUNDATION MATERIAL:</td>
<td>Stone</td>
</tr>
<tr>
<td>35. BASEMENT TYPE:</td>
<td>Full</td>
</tr>
<tr>
<td>36. FRONT PORCH TYPE/PLACEMENT:</td>
<td>Recessed, Offset Right, Open Porch</td>
</tr>
<tr>
<td>37. WINDOWS:</td>
<td></td>
</tr>
<tr>
<td>HISTORIC</td>
<td>REPLACEMENT</td>
</tr>
<tr>
<td>PANE ARRANGEMENT:</td>
<td>1/1</td>
</tr>
<tr>
<td>38. ACREAGE (RURAL):</td>
<td></td>
</tr>
<tr>
<td>VISIBLE FROM PUBLIC ROAD:</td>
<td></td>
</tr>
<tr>
<td>39. CHANGES (DESCRIBE IN BOX 41 CONT.):</td>
<td></td>
</tr>
<tr>
<td>ADDITION(S):</td>
<td>DATE(S):</td>
</tr>
<tr>
<td>ALTERED:</td>
<td>DATE(S):</td>
</tr>
<tr>
<td>MOVED:</td>
<td>DATE(S):</td>
</tr>
<tr>
<td>OTHER:</td>
<td>DATE(S):</td>
</tr>
<tr>
<td>ENDANGERED BY:</td>
<td></td>
</tr>
<tr>
<td>40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):</td>
<td></td>
</tr>
<tr>
<td>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION:</td>
<td>✓</td>
</tr>
<tr>
<td>42. CURRENT OWNER/ADDRESS:</td>
<td>Lauren Rieke</td>
</tr>
<tr>
<td>Rosin Preservation, LLC</td>
<td>Rosin Preservation, LLC</td>
</tr>
<tr>
<td>215 W. 18th Street #150</td>
<td></td>
</tr>
<tr>
<td>Kansas City, MO 64108</td>
<td>816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
<tr>
<td>43. FORM PREPARED BY (NAME AND ORG.):</td>
<td>Rosin Preservation, LLC Lauren Rieke</td>
</tr>
<tr>
<td>44. SURVEY DATE:</td>
<td>8/21/2014</td>
</tr>
<tr>
<td>45. DATE OF REVISIONS:</td>
<td></td>
</tr>
<tr>
<td>46. SURVEY NUMBER:</td>
<td>CL-AS-015-067</td>
</tr>
<tr>
<td>55. NATIONAL REGISTER STATUS:</td>
<td></td>
</tr>
<tr>
<td>LISTED</td>
<td>IN LISTED DISTRICT</td>
</tr>
<tr>
<td>PENDING LISTING</td>
<td>ELIGIBLE (INDIVIDUALLY)</td>
</tr>
<tr>
<td>ELIGIBLE (DISTRICT)</td>
<td>NOT ELIGIBLE</td>
</tr>
<tr>
<td>NOT DETERMINED</td>
<td></td>
</tr>
<tr>
<td>OTHER:</td>
<td></td>
</tr>
</tbody>
</table>
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house was built c.1919 on land platted in 1881. The date of 1919 is an estimation based partly on the style of the building, the Sanborn Fire Insurance Maps and the City Directories. Although the Sanborn maps do not show this home in 1913, its predecessor, a one story, irregular plan dwelling is shown. This newer rooming house is shown on the 1926 map. And the City Directory for 1922 lists the address as "The Mayflower." According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1926. Also, it should be noted that this home appears on the 1926 Sanborn map as The Mayflower rooming house, indicating that unlike many other rooming houses in the area, this home was built for multi-family occupancy. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:
The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-063
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 422

5. CITY: Excelsior Springs

6. LAT: 39.342856

7. LONG: -94.218771

8. HISTORIC NAME (IF KNOWN):

9. PRESENT/OTHER NAME (IF KNOWN):

10. OWNERSHIP

11A. HISTORIC USE IF KNOWN: Domestic: Single Dwelling

11B. CURRENT USE/VACANT

HISTORICAL INFORMATION

12. CONSTRUCTION DATE:

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT:

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED?

19. ON NATIONAL REGISTER?

20. NATIONAL REGISTER ELIGIBLE?

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION

22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

23. CATEGORY OF PROPERTY:

24. VERNACULAR OR PROPERTY TYPE:

Vacant Lot

25. STYLE:

N/A

26. PLAN SHAPE:

N/A

27. NO. OF STORIES:

N/A

28. NO. OF BAYS (1ST STORY):

29. ROOF TYPE:

N/A

30. ROOF MATERIAL:

N/A

31. CHIMNEY PLACEMENT:

N/A

32. STRUCTURAL SYSTEM:

N/A

33. EXTERIOR WALL CLADDING:

N/A

34. FOUNDATION MATERIAL:

N/A

35. BASEMENT TYPE:

N/A

36. FRONT PORCH TYPE/PLACEMENT:

N/A

37. WINDOWS:

38. ACREAGE (RURAL):

VISIBLE FROM PUBLIC ROAD?

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION

OTHER

42. CURRENT OWNER/ADDRESS:

43. FORM PREPARED BY (NAME AND ORG.):

Rosin Preservation, LLC Lauren Rieke

215 W. 18th Street #150

Kansas City, MO 64108

816-472-4950 Lauren@rosinpreservation.com

44. SURVEY DATE:

9/3/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY: LEVEL OF SURVEY: ADDITIONAL RESEARCH NEEDED?

YES NO

RECONNAISSANCE INTENSIVE

NATIONAL REGISTER STATUS:

LISTED IN LISTED DISTRICT

NAME:

PENDING LISTING ELIGIBLE (INDIVIDUALLY)

ELIGIBLE (DISTRICT) NOT ELIGIBLE

NOT DETERMINED
### ADDITIONAL INFORMATION

<table>
<thead>
<tr>
<th>41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>This was the site of a one-and-one-half-story house with Queen Anne elements. It had historic wood siding and a cross-gable roof. It was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A wooded area fills the sloping vacant lot. A stone retaining wall defines the south boundary.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>21. (CONT.) HISTORY AND SIGNIFICANCE EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.</td>
</tr>
</tbody>
</table>

### ELIGIBILITY STATEMENT:

Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.

<table>
<thead>
<tr>
<th>22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Survey Name: Boardinghouse Historic District Survey, 1994; CL-AS-007-064 Sanborn Fire and Insurance Maps, 1942.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOCAL REGISTER DISTRICT NAME:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boardinghouse Historic District</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOCAL REGISTER DESIGNATION DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOCAL REGISTER DISTRICT C OR NC:</th>
</tr>
</thead>
</table>
**HISTORICAL INFORMATION**

<table>
<thead>
<tr>
<th>2. SURVEY NAME:</th>
<th>Boardinghouse Historic Resource Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. COUNTY:</td>
<td>CLAY</td>
</tr>
<tr>
<td>4. ADDRESS (STREET NO.):</td>
<td>424 East ST (NAME) Excelsior Street</td>
</tr>
<tr>
<td>5. CITY:</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>6. UTM OR LAT:</td>
<td>/ / OR LAT: 39.342833 LONG: -94.218578</td>
</tr>
<tr>
<td>7. TOWNSHIP/RANGE/SECTION:</td>
<td>T: 52 R: 30 S: 1</td>
</tr>
<tr>
<td>8. HISTORIC NAME (IF KNOWN):</td>
<td></td>
</tr>
<tr>
<td>9. PRESENT/OTHER NAME (IF KNOWN):</td>
<td></td>
</tr>
<tr>
<td>10. OWNERSHIP:</td>
<td>PRIVATE PUBLIC</td>
</tr>
<tr>
<td>11A. HISTORIC USE IF KNOWN:</td>
<td></td>
</tr>
<tr>
<td>11B. CURRENT USE/VACANT:</td>
<td></td>
</tr>
<tr>
<td>12. CONSTRUCTION DATE:</td>
<td></td>
</tr>
<tr>
<td>13. SIGNIFICANT DATE/PERIOD:</td>
<td></td>
</tr>
<tr>
<td>14. AREA(S) OF SIGNIFICANCE:</td>
<td></td>
</tr>
<tr>
<td>15. ARCHITECT:</td>
<td></td>
</tr>
<tr>
<td>16. BUILDER/CONTRACTOR:</td>
<td></td>
</tr>
<tr>
<td>17. ORIGINAL OR SIGNIFICANT OWNER:</td>
<td></td>
</tr>
<tr>
<td>18. PREVIOUSLY SURVEYED?:</td>
<td></td>
</tr>
<tr>
<td>19. ON NATIONAL REGISTER?:</td>
<td></td>
</tr>
<tr>
<td>20. NATIONAL REGISTER ELIGIBLE?:</td>
<td></td>
</tr>
<tr>
<td>21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE:</td>
<td>✔</td>
</tr>
<tr>
<td>22. SOURCES OF INFORMATION ON CONTINUATION PAGE:</td>
<td>✔</td>
</tr>
</tbody>
</table>

**ARCHITECTURAL INFORMATION**

<table>
<thead>
<tr>
<th>23. CATEGORY OF PROPERTY:</th>
<th>BUILDING(S)</th>
<th>SITE</th>
</tr>
</thead>
<tbody>
<tr>
<td>24. VERNACULAR OR PROPERTY TYPE:</td>
<td>Vacant Lot</td>
<td></td>
</tr>
<tr>
<td>25. STYLE:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>26. PLAN SHAPE:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>27. NO. OF STORIES:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>28. NO. OF BAYS (1ST STORY):</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>29. ROOF TYPE:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>30. ROOF MATERIAL:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>31. CHIMNEY PLACEMENT:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>32. STRUCTURAL SYSTEM:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>33. EXTERIOR WALL CLADDING:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>34. FOUNDATION MATERIAL:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>35. BASEMENT TYPE:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>36. FRONT PORCH TYPE/PLACEMENT:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>37. WINDOWS:</td>
<td>HISTORIC</td>
<td>REPLACEMENT</td>
</tr>
<tr>
<td>38. ACREAGE (RURAL):</td>
<td>VISIBILE FROM PUBLIC ROAD?</td>
<td></td>
</tr>
<tr>
<td>39. CHANGES (DESCRIBE IN BOX 41 CONT.):</td>
<td>ADDITION(S) DATE(S); ALTERED DATE(S); MOVED DATE(S); OTHER DATE(S);</td>
<td></td>
</tr>
<tr>
<td>40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION:</td>
<td>✔</td>
<td></td>
</tr>
</tbody>
</table>

**OTHER**

| 42. CURRENT OWNER/ADDRESS: | Rosin Preservation, LLC Lauren Rieke 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 Lauren@rosinpreservation.com |
| 43. FORM PREPARED BY (NAME AND ORG.): | |
| 44. SURVEY DATE: | 9/3/2014 |
| 45. DATE OF REVISIONS: | |

**FOR SHPO USE**

| 46. DATE ENTERED IN INVENTORY: | |
| 47. LEVEL OF SURVEY: | RECONNAISSANCE INTENSIVE |
| 48. ADDITIONAL RESEARCH NEEDED?: | YES NO |
| 49. NATIONAL registers STATUS: | LISTED IN LISTED DISTRICT |
| 50. NAME: | |
A wooded area fills the sloping vacant lot. A stone retaining wall defines the south boundary.

The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. Sanborn Maps from 1942 show a one-story dwelling, 426 East Excelsior Street, previously occupied this parcel. It was demolished at an unknown date.

Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.

Sanborn Fire and Insurance Maps, 1942.
Survey number: CL-AS-015-070

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 434 East Excelsior Street

5. CITY: Excelsior Springs

6. UTM OR LAT: 39.342815

7. TOWNSHIP/RANGE/SECTOR: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN):

9. PRESENT/OTHER NAME (IF KNOWN):

10. OWNERSHIP: PRIVATE

11A. HISTORIC USE (IF KNOWN):

11B. CURRENT USE/VACANT

HISTORICAL INFORMATION

12. CONSTRUCTION DATE:

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT:

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED?

19. ON NATIONAL REGISTER?

20. NATIONAL REGISTER ELIGIBLE?

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: BUILDING(S) SITE

24. VERNACULAR OR PROPERTY TYPE: Vacant Lot

25. STYLE: N/A

26. PLAN SHAPE: N/A

27. NO. OF STORIES: N/A

28. NO. OF BAYS (1ST STORY): N/A

29. ROOF TYPE: N/A

30. ROOF MATERIAL: N/A

31. CHIMNEY PLACEMENT: N/A

32. STRUCTURAL SYSTEM: N/A

33. EXTERIOR WALL CLADDING: N/A

34. FOUNDATION MATERIAL: N/A

35. BASEMENT TYPE: N/A

36. FRONT PORCH TYPE/PLACEMENT: N/A

37. WINDOWS:

38. ACREAGE (RURAL):

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

OTHER

42. CURRENT OWNER/ADDRESS:

43. FORM PREPARED BY (NAME AND ORG.):

44. SURVEY DATE:

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY: LEVEL OF SURVEY: ADDITIONAL RESEARCH NEEDED?

NATIONAL REGISTER STATUS:

LISTED IN LISTED DISTRICT

NAME:

PENDING LISTING ELIGIBLE (INDIVIDUALLY)

ELIGIBLE (DISTRICT) NOT ELIGIBLE

NOT DETERMINED

780-2125 (09-12)
## ADDITIONAL INFORMATION

### 41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

### 40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

A wooded area fills the sloping vacant lot. A stone retaining wall defines the south boundary. Remnants of an underground garage are extant at the west end of the wall.

### 21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. Sanborn Maps from 1942 show a one-story dwelling, 434 East Excelsior Street, previously occupied this parcel. It was demolished at an unknown date.

### ELIGIBILITY STATEMENT:

Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.

### 22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

**PREVIOUS SURVEY NAME:**

### LOCAL REGISTER DISTRICT NAME:

Boardinghouse Historic District

### LOCAL REGISTER DESIGNATION DATE:

2010

### LOCAL REGISTER DISTRICT C OR NC:
<table>
<thead>
<tr>
<th>Survey number: CL-AS-015-071</th>
<th>2. SURVEY NAME: Boardinghouse Historic Resource Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. COUNTY: CLAY</td>
<td>4. ADDRESS (STREET NO.): 437 East Excelsior Street</td>
</tr>
<tr>
<td>5. CITY: Excelsior Springs</td>
<td>7. TOWNSHIP/Range/Section: T: 52 R: 30 S: 1</td>
</tr>
<tr>
<td></td>
<td>10. OWNERSHIP</td>
</tr>
<tr>
<td>11A. HISTORIC USE: Single Dwelling</td>
<td>11B. CURRENT USE: Single Dwelling</td>
</tr>
<tr>
<td>12. CONSTRUCTION DATE: c. 1965</td>
<td>13. SIGNIFICANT DATE/PERIOD:</td>
</tr>
<tr>
<td>14. AREA(S) OF SIGNIFICANCE:</td>
<td>15. ARCHITECT:</td>
</tr>
<tr>
<td>16. BUILDER/CONTRACTOR:</td>
<td>17. ORIGINAL OR SIGNIFICANT OWNER:</td>
</tr>
<tr>
<td>18. PREVIOUSLY SURVEYED?</td>
<td>19. ON NATIONAL REGISTER?:</td>
</tr>
<tr>
<td>20. NATIONAL REGISTER ELIGIBLE?:</td>
<td>21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE:</td>
</tr>
<tr>
<td>22. SOURCES OF INFORMATION ON CONTINUATION PAGE:</td>
<td></td>
</tr>
<tr>
<td>23. CATEGORY OF PROPERTY: BUILDING(S) SITE STRUCTURE OBJECT</td>
<td>30. ROOF MATERIAL: Asphalt</td>
</tr>
<tr>
<td>24. VERNACULAR OR PROPERTY TYPE: Side-Gable Form</td>
<td>31. CHIMNEY PLACEMENT: N/A</td>
</tr>
<tr>
<td>25. STYLE: Rectangular</td>
<td>32. STRUCTURAL SYSTEM: Frame</td>
</tr>
<tr>
<td>26. PLAN SHAPE:</td>
<td>33. EXTERIOR WALL CLADDING: Stucco, Asbestos Siding</td>
</tr>
<tr>
<td>27. NO. OF STORIES: 1</td>
<td>34. FOUNDATION MATERIAL: Concrete Pier and Wood Post</td>
</tr>
<tr>
<td>28. NO. OF BAYS (1ST STORY): 1</td>
<td>35. BASEMENT TYPE: N/A</td>
</tr>
<tr>
<td>29. ROOF TYPE: Side-Gable</td>
<td>36. FRONT PORCH TYPE/PLACEMENT: N/A</td>
</tr>
<tr>
<td>37. WINDOWS:</td>
<td>38. ACREAGE (RURAL):</td>
</tr>
<tr>
<td>ADDITION(S) DATE(S):</td>
<td></td>
</tr>
<tr>
<td>ALTERED DATE(S):</td>
<td></td>
</tr>
<tr>
<td>MOVED DATE(S):</td>
<td></td>
</tr>
<tr>
<td>OTHER DATE(S):</td>
<td>ENDANGERED BY:</td>
</tr>
<tr>
<td>40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):</td>
<td></td>
</tr>
<tr>
<td>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION:</td>
<td></td>
</tr>
<tr>
<td>42. CURRENT OWNER/ADDRESS: Lauren Rieke Rosin Preservation, LLC 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
<td></td>
</tr>
<tr>
<td>43. FORM PREPARED BY (NAME AND ORG.): Lauren Rieke</td>
<td></td>
</tr>
<tr>
<td>44. SURVEY DATE: 8/21/2014</td>
<td></td>
</tr>
<tr>
<td>45. DATE OF REVISIONS:</td>
<td></td>
</tr>
</tbody>
</table>

**FOR SHPO USE**

<table>
<thead>
<tr>
<th>DATE ENTERED IN INVENTORY:</th>
<th>LEVEL OF SURVEY:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RECONNAISSANCE</td>
</tr>
</tbody>
</table>

**NATIONAL REGISTER STATUS:**

<table>
<thead>
<tr>
<th>LISTED</th>
<th>IN LISTED DISTRICT</th>
<th>NAME:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>PENDING LISTING ELIGIBLE (INDIVIDUALLY)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ELIGIBLE (DISTRICT) NOT ELIGIBLE</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NOT DETERMINED</td>
</tr>
</tbody>
</table>

**OTHER:**

780-2125 (09-12)
PHOTOGRAPHS

PHOTOGRAPHER: Brad Finch, F-Stop Photography  
DATE: 8/21/2014  
DESCRIPTION: North and west elevations, view southeast.

ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-story house is raised one-story above grade on concrete footings with square wood posts to match the grade of the road. The east portion of the house sits atop a rear wing of the adjacent resource at 420-424 East Broadway. It has stucco and asbestos cladding and an asphalt shingle side-gable roof. The primary (north) elevation has a single door on the west side that accesses a former porch. Replacement one-over-one double-hung vinyl windows pierce the west elevation. The siding at the west end encloses a full-width porch. Alterations since the 1994 survey include the addition of siding to enclose the porch.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house shares a parcel with 420-424 East Broadway. A wood deck accesses the door. A chain link fence defines the north boundary.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

No information in Boardinghouse Historic District Survey, 1994. The house appears on an aerial map from 1970. No other information on the house is available at this time.

ELIGIBILITY STATEMENT:

The alterations to the porch and windows compromise the historic character of the house and would render it non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME:


LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District

LOCAL REGISTER DESIGNATION DATE: 2010

LOCAL REGISTER DISTRICT C OR NC:
**Survey number:** CL-AS-015-072

**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

**3. COUNTY:** CLAY

**4. ADDRESS (STREET NO.):** 438 East Excelsior Street

**5. CITY:** Excelsior Springs

**6. UTM OR LAT:** 39.342786

**7. TOWNSHIP/RANGE/SECTOR:** T: 52 R: 30 S: 1

**8. HISTORIC NAME (IF KNOWN):**

**9. PRESENT/OTHER NAME (IF KNOWN):** Private

**10. OWNERSHIP:** Private

**11A. HISTORIC USE IF KNOWN:** Domestic: Single Dwelling

**11B. CURRENT USE:** Domestic: Single Dwelling

**12. CONSTRUCTION DATE:** c. 1902

**13. SIGNIFICANT DATE/PERIOD:**

**14. AREA(S) OF SIGNIFICANCE:**

**15. ARCHITECT:**

**16. BUILDER/CONTRACTOR:**

**17. ORIGINAL OR SIGNIFICANT OWNER:**

**18. PREVIOUSLY SURVEYED?** √

CITE SURVEY NAME IN BOX 22 CONT.

(PAGE 2)

**19. ON NATIONAL REGISTER?**

CITE NOMINATION NAME IN BOX 22 CONT.

(PAGE 2)

**20. NATIONAL REGISTER ELIGIBLE?**

INDIVIDUALLY ELIGIBLE

DISTRICT POTENTIAL

C

NC

NOT ELIGIBLE

NOT DETERMINED

**21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.** ✓

**22. SOURCES OF INFORMATION ON CONTINUATION PAGE.** ✓

**23. CATEGORY OF PROPERTY:**

- BUILDING(S)
- SITE
- STRUCTURE
- OBJECT

**30. ROOF MATERIAL:** Asphalt

**37. WINDOWS:**

- HISTORIC
- REPLACEMENT

- PANE ARRANGEMENT:

1/1

**38. ACREAGE (RURAL):**

VISIBLE FROM PUBLIC ROAD? ✓

**39. CHANGES (DESCRIBE IN BOX 41 CONT.):**

- ADDITION(S) DATE(S):
- ALTERED DATE(S):
- MOVED DATE(S):
- OTHER DATE(S):

ENDANGERED BY:

**40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):**

**41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.** ✓

**42. CURRENT OWNER/ADDRESS:** Lauren Rieke

Rosin Preservation, LLC

215 W. 18th Street #150

Kansas City, MO 64108

816-472-4950 Lauren@rosinpreservation.com

**43. FORM PREPARED BY (NAME AND ORG.):**

Rosin Preservation, LLC Lauren Rieke

215 W. 18th Street #150

Kansas City, MO 64108

816-472-4950 Lauren@rosinpreservation.com

**44. SURVEY DATE:** 8/21/2014

**45. DATE OF REVISIONS:**

**FOR SHPO USE**

**DATE ENTERED IN INVENTORY:**

**LEVEL OF SURVEY:**

- RECONNAISSANCE
- INTENSIVE

**ADDITIONAL RESEARCH NEEDED?**

- YES
- NO

**NATIONAL REGISTER STATUS:**

- LISTED
- IN LISTED DISTRICT

**NAME:**

- PENDING LISTING
- ELIGIBLE (INDIVIDUALLY)
- ELIGIBLE (DISTRICT)
- NOT ELIGIBLE
- NOT DETERMINED

**OTHER:**

- PENDING LISTING
- LISTED
- IN LISTED DISTRICT

780-2125 (09-12)
### ADDITIONAL INFORMATION

#### 41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-and-one-half-story Folk Victorian house has a stone foundation, vinyl siding and an asphalt shingle truncated pyramidal roof with lower cross-gables. A porch with turned wood columns and a wood picket rail spans the primary (south) elevation. This elevation has four bays. Single windows fill Bays 1 and 4; single doors fill Bays 2 and 3. Historic one-over-one wood windows pierce each elevation.

#### 40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set up on a hill on the steeply sloping lot. Mature trees surround the house and obscure its view from the street. Concrete steps with stone cheekwalls access the porch. A limestone retaining wall defines the south boundary. A gravel driveway accesses the house from east side of the lot.

#### 21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1902 on land platted in 1898. The date of 1902 is an estimation based on the Sanborn Fire Insurance Maps. The 1900 Sanborn map does not show this home, but the 1905 map does. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1905. The City Directories show Mrs. Lizzie Sayles at the address in 1917 and Mrs. C.E. Hurbert as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

#### ELIGIBILITY STATEMENT:

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

#### 22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

Previous Survey Name: Boardinghouse Historic District Survey, 1994; CL-AS-007-065
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District
**LOCAL REGISTER DESIGNATION DATE:** 2010
**LOCAL REGISTER DISTRICT C OR NC:**
Survey number: CL-AS-015-073

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 512 East Excelsior Street

5. CITY: Excelsior Springs

6. UTM OR LAT: 94.21729

7. TOWNSHIP/RANGE/SECTION: T 52 R 30 S 1

8. HISTORIC NAME (IF KNOWN):

9. PRESENT/OTHER NAME (IF KNOWN):

10. OWNERSHIP

   - PRIVATE
   - PUBLIC

11A. HISTORIC USE IF KNOWN: DOMESTIC: Single Dwelling

11B. CURRENT USE DOMESTIC: Single Dwelling

12. CONSTRUCTION DATE: 1890*

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT:

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED? ☐

19. ON NATIONAL REGISTER?

20. NATIONAL REGISTER ELIGIBLE?

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. ✔

22. SOURCES OF INFORMATION ON CONTINUATION PAGE. ✔

23. CATEGORY OF PROPERTY:

   - BUILDING(S)
   - SITE
   - STRUCTURE
   - OBJECT

24. VERNACULAR OR PROPERTY TYPE: Cross-Gable Form

25. STYLE:

26. PLAN SHAPE: Irregular

27. NO. OF STORIES: 1

28. NO. OF BAYS (1ST STORY): 2

29. ROOF TYPE: Cross-Gable

30. ROOF MATERIAL: Asphalt

31. CHIMNEY PLACEMENT:

32. STRUCTURAL SYSTEM: Frame

33. EXTERIOR WALL CLADDING: Wood Siding, Asbestos Siding

34. FOUNDATION MATERIAL: CMU

35. BASEMENT TYPE: Full

36. FRONT PORCH TYPE/PLACEMENT: Full-Width, Enclosed

37. WINDOWS:

38. ACREAGE (RURAL): ✔

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ✔

42. CURRENT OWNER/ADDRESS:

   Lauren Rieke
   Rosin Preservation, LLC
   215 W. 18th Street #150
   Kansas City, MO 64108
   816-472-4950 Lauren@rosinpreservation.com

43. FORM PREPARED BY (NAME AND ORG.):

44. SURVEY DATE: 8/21/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:

LEVEL OF SURVEY: ☑ RECONNAISSANCE ☐ INTENSIVE

ADDITIONAL RESEARCH NEEDED?

☐ YES ☐ NO

NATIONAL REGISTER STATUS:

☐ LISTED ☐ IN LISTED DISTRICT

NAME:

☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY)

☑ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE

☐ NOT DETERMINED
PHOTOGRAPHS

<table>
<thead>
<tr>
<th>PHOTOGRAPHER</th>
<th>Brad Finch, F-Stop Photography</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE</td>
<td>8/21/2014</td>
</tr>
<tr>
<td>DESCRIPTION</td>
<td>South elevation, view north.</td>
</tr>
</tbody>
</table>

ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-story Cross-Gable house has a CMU foundation, and an asphalt shingle roof. Wood clads an enclosed porch on the south elevation; asbestos shingles clad the gable end. Shed-roof additions project from the north elevation. An enclosed porch spans the primary (south) elevation. A wood deck with a wood picket rail and wood stairs projects from the center of the porch. The south elevation has two bays. Bay 1 has a continuous band with four windows, a single door and a single window. Bay 2 has a large picture window flanked on each side by a single window. All windows on this elevation are replacement one-over-one double-hung vinyl windows.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street. The lot slopes steeply down to the south. Multiple stone retaining walls form terraces on the south side of the lot. Mature trees dot the property. Concrete stairs access the deck.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994.

ELIGIBILITY STATEMENT:

The alterations to the porch and windows, which appear modern, compromise the historic character of the house and would render it non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME:

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** CLAY  
**Address (Street No.):** 514 East Street (NAME) Excelsior Street  
**City:** Excelsior Springs  
**UTM OR LAT:** 39.342575  
**LONG:** -94.217139  
**Township/Range/Section:** T: 52 R: 30 S: 1  
**Ownership:** PRIVATE  
**Historic Use if Known:** DOMESTIC: Single Dwelling  
**Present/Other Name if Known:** PRIVATE  
**Historic Name if Known:** PRIVATE  
**Present/Other Name if Known:** PUBLIC  
**Historic Use if Known:** DOMESTIC: Single Dwelling  
**Construction Date:** 1940  
**Significant Date/Period:**  
**Area(s) of Significance:**  
**Original or Significant Owner:**  
**Previously Surveyed:**  
**On National Register:**  
**National Register Eligible:**  
**History and Significance on Continuation Page:**  
**Sources of Information on Continuation Page:**  
**Category of Property:**  
**Vernacular or Property Type:** Side-Gable Form  
**Style:**  
**Plan Shape:** Rectangular  
**No. of Stories:** 1  
**No. of Bays (1st Story):** 4  
**Roof Type:** Side-Gable  
**Roof Material:** Asphalt  
**Chimney Placement:** N/A  
**Structural System:** Frame  
**Exterior Wall Cladding:** Fiberboard  
**Foundation Material:** Stone  
**Basement Type:** Full  
**Front Porch Type/Placement:** N/A  
**Windows:**  
**Roof Type:** Side-Gable  
**Roof Material:** Asphalt  
**Chimney Placement:** N/A  
**Structural System:** Frame  
**Exterior Wall Cladding:** Fiberboard  
**Foundation Material:** Stone  
**Basement Type:** Full  
**Front Porch Type/Placement:** N/A  
**Changes (Describe in Box 41 Cont.):**  
**Sources of Information on Continuation Page:**  
**Current Owner/Address:** Lauren Rieke  
Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950 Lauren@rosinpreservation.com  
**Survey Date:** 8/21/2014  
**Date of Revisions:**  
**National Register Status:**  
**Additional Research Needed:**  
**Listed in Listed District:**  
**Pending Listing:**  
**Eligible (Individually):**  
**Eligible (District):**  
**Not Eligible:**  
**Not Determined:**  
**FOR SHPO USE:**  
**Date Entered in Inventory:**  
**Level of Survey:**  
**Additional Research Needed:**
The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. The date was derived from the Clay County Assessor Parcel Detail records and through analysis of the building's form and stylistic elements. No other information is available at this time.

The alterations to the porch and windows compromise the historic character of the house and would render it non-contributing to a potential historic district.
### Survey Name: Boardinghouse Historic Resource Inventory

#### County: CLAY

#### Address (Street No.): 518 East Excelsior Street

#### City: Excelsior Springs

#### Significant Date/Period:

#### Construction Date: c. 1940

#### Significant Date/Period:

#### Area(s) of Significance:

#### Architect:

#### Builder/Contractor:

#### Original or Significant Owner:

#### Ownership: Private

#### Historic Use if Known:

#### Present/Other Name if Known:

#### Current Use: Domestic: Single Dwelling

#### Architecture Information

<table>
<thead>
<tr>
<th>Category of Property:</th>
<th>Vernacular or Property Type:</th>
<th>Style:</th>
<th>Plan Shape:</th>
<th>No. of Stories:</th>
<th>No. of Bays (1st Story):</th>
<th>Roof Type:</th>
<th>Roof Material:</th>
<th>Chimney Placement:</th>
<th>Structural System:</th>
<th>Exterior Wall Cladding:</th>
<th>Foundation Material:</th>
<th>Basement Type:</th>
<th>Outbuildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building(s)</td>
<td>Gable-Front Form</td>
<td>Frame</td>
<td>Rectangular</td>
<td>1</td>
<td>4</td>
<td>Gable-Front</td>
<td>Asphalt</td>
<td>Rear Slope, Offset Right</td>
<td>Frame</td>
<td>Asbestos Siding</td>
<td>Stone</td>
<td>Full</td>
<td>1</td>
</tr>
</tbody>
</table>

#### Windows:

<table>
<thead>
<tr>
<th>Windows:</th>
<th>Historic</th>
<th>Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pane Arrangement:</td>
<td>1/1</td>
<td></td>
</tr>
</tbody>
</table>

#### Changes:

<table>
<thead>
<tr>
<th>Changes (Describe in Box 41 Cont.):</th>
<th>Addition(s) Date(s):</th>
<th>Altered Date(s):</th>
<th>Moved Date(s):</th>
<th>Other Date(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Endangered by:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Current Owner/Address:

Lauren Rieke | Rosin Preservation, LLC | 215 W. 18th Street #150 | Kansas City, MO 64108 | 816-472-4950 | Lauren@rosinpreservation.com

#### Form Prepared by (Name and Org.): Rosin Preservation, LLC | Lauren Rieke |

#### Survey Date: 8/21/2014

#### Date of Revisions: |

#### National Register Status: Listed | In Listed District | Other: |

<table>
<thead>
<tr>
<th>National Register Status:</th>
<th>Listed</th>
<th>In Listed District</th>
<th>Other:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>Pending Listing</td>
<td>Eligible (Individually)</td>
<td>Eligible (District)</td>
</tr>
</tbody>
</table>

### References:

1. **Survey Number:** CL-AS-015-075
2. **Historical Information**
   - **Construction Date:** c. 1940
   - **Significant Date/Period:**
   - **Area(s) of Significance:**
   - **Architect:**
   - **Builder/Contractor:**
   - **Original or Significant Owner:**
   - **Ownership:** Private
   - **Historic Use:** Domestic: Single Dwelling
   - **Current Use:** Domestic: Single Dwelling

### Architectural Information

<table>
<thead>
<tr>
<th>Category of Property:</th>
<th>Vernacular or Property Type:</th>
<th>Style:</th>
<th>Plan Shape:</th>
<th>No. of Stories:</th>
<th>No. of Bays (1st Story):</th>
<th>Roof Type:</th>
<th>Roof Material:</th>
<th>Chimney Placement:</th>
<th>Structural System:</th>
<th>Exterior Wall Cladding:</th>
<th>Foundation Material:</th>
<th>Basement Type:</th>
<th>Outbuildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building(s)</td>
<td>Gable-Front Form</td>
<td>Frame</td>
<td>Rectangular</td>
<td>1</td>
<td>4</td>
<td>Gable-Front</td>
<td>Asphalt</td>
<td>Rear Slope, Offset Right</td>
<td>Frame</td>
<td>Asbestos Siding</td>
<td>Stone</td>
<td>Full</td>
<td>1</td>
</tr>
</tbody>
</table>

#### Windows: Historic |

<table>
<thead>
<tr>
<th>Windows:</th>
<th>Historic</th>
<th>Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pane Arrangement:</td>
<td>1/1</td>
<td></td>
</tr>
</tbody>
</table>

#### Changes: None

<table>
<thead>
<tr>
<th>Changes (Describe in Box 41 Cont.):</th>
<th>Addition(s) Date(s):</th>
<th>Altered Date(s):</th>
<th>Moved Date(s):</th>
<th>Other Date(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Endangered by:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Current Owner/Address: Lauren Rieke | Rosin Preservation, LLC | 215 W. 18th Street #150 | Kansas City, MO 64108 | 816-472-4950 | Lauren@rosinpreservation.com

#### Form Prepared by (Name and Org.): Rosin Preservation, LLC | Lauren Rieke |

#### Survey Date: 8/21/2014

#### Date of Revisions: |

#### National Register Status: Listed |

<table>
<thead>
<tr>
<th>National Register Status:</th>
<th>Listed</th>
<th>In Listed District</th>
<th>Other:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>Pending Listing</td>
<td>Eligible (Individually)</td>
<td>Eligible (District)</td>
</tr>
</tbody>
</table>
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. The date was derived from the Clay County Assessor Parcel Detail records and through analysis of the building's form and stylistic elements. No other information is available at this time.

ELIGIBILITY STATEMENT:
The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME:

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** CLAY  
**Address:** Nort Francis Street  
**City:** Excelsior Springs  
**Historic Name (if known):**  
**Present/Other Name (if known):** PRIVATE  
**Ownership:** PRIVATE  

### Historical Information

- **Construction Date:** 1940  
- **Significant Date/Period:**  
- **Area(s) of Significance:**  
- **Original or Significant Owner:**  
- **Previously Surveyed:** □  
- **On National Register:** □  
- **National Register Eligible:** □  

### Architectural Information

- **Category of Property:** Building(s)  
- **Roof Material:** Asphalt  
- **Chimney Placement:** N/A  
- **Structural System:** Frame  
- **Exterior Wall Cladding:** Stucco  
- **Foundation Material:** Stone  
- **Basement Type:** Full  
- **Roof Type:** Side-Gable  
- **Story:** 1  
- **Bays (1st Story):** 4  
- **Front Porch Type/Placement:** Recessed, Offset Right, Enclosed  
- **Windows:** 3/1  
- **Acreage (Rural):** Visible from Public Road  
- **Endangered By:**  
- **Outbuildings:**  

### Other

- **Current Owner/Address:** Lauren Rieke, Rosin Preservation, LLC, 215 W. 18th Street #150, Kansas City, MO 64108  
- **Survey Date:** 8/21/2014  
- **Date of Revisions:**  

### FOR SHPO Use

- **Date Entered in Inventory:**  
- **Level of Survey:** Reconnaissance  
- **National Register Status:** Listed  

---

**MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102**
The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. The date was derived from the Clay County Assessor Parcel Detail records and through analysis of the building's form and stylistic elements. No other information is available at this time.

ELIGIBILITY STATEMENT:
Despite the alteration to enclose the porch, the house retains its historic form, exterior cladding, and windows. It retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC: 
**Survey number:** CL-AS-015-077

2. **SURVEY NAME:** Boardinghouse Historic Resource Inventory

3. **COUNTY:** CLAY

4. **ADDRESS (STREET NO.):** 099 NORT STREET

5. **CITY:** Excelsior Springs

6. **UTM OR LAT:** 39.342208

7. **TOWNSHIP/RANGE/SECTION:** T: 52 R: 30 S: 1

8. **HISTORIC NAME (IF KNOWN):**

9. **PRESENT/OTHER NAME (IF KNOWN):** PRIVATE

10. **OWNERSHIP:**

11A. **HISTORIC USE (IF KNOWN):** DOMESTIC: Single Dwelling

11B. **CURRENT USE:** DOMESTIC: Single Dwelling

12. **CONSTRUCTION DATE:** 1940

13. **SIGNIFICANT DATE/PERIOD:**

14. **AREA(S) OF SIGNIFICANCE:**

15. **ARCHITECT:**

16. **BUILDER/CONTRACTOR:**

17. **ORIGINAL OR SIGNIFICANT OWNER:**

18. **PREVIOUSLY SURVEYED?** NO

19. **ON NATIONAL REGISTER?**

20. **NATIONAL REGISTER ELIGIBLE?** INDIVIDUALLY ELIGIBLE

21. **HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.**

22. **SOURCES OF INFORMATION ON CONTINUATION PAGE.**

23. **CATEGORY OF PROPERTY:** BUILDING(S)

24. **VERNACULAR OR PROPERTY TYPE:** Side-Gable

25. **STYLE:**

26. **PLAN SHAPE:** Rectangular

27. **NO. OF STORIES:** 1

28. **NO. OF BAYS (1ST STORY):** 4

29. **ROOF TYPE:** Side-Gable

30. **ROOF MATERIAL:** Asphalt

31. **CHIMNEY PLACEMENT:** Rear Slope, Center

32. **STRUCTURAL SYSTEM:** Frame

33. **EXTERIOR WALL CLADDING:** Aluminum Siding

34. **FOUNDATION MATERIAL:** Stone

35. **BASEMENT TYPE:** Full

36. **FRONT PORCH TYPE/PLACEMENT:** Recessed, Offset Right, Enclosed

37. **WINDOWS:**

38. **ACREAGE (RURAL):**

39. **CHANGES (DESCRIBE IN BOX 41 CONT.):**

40. **NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):**

41. **FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.**

42. **CURRENT OWNER/ADDRESS:** Lauren Rieke

43. **FORM PREPARED BY (NAME AND ORG.):** Rosin Preservation, LLC

44. **SURVEY DATE:** 8/21/2014

45. **DATE OF REVISIONS:**

**ARCHITECTURAL INFORMATION**

**FOR SHPO USE**

DATE ENTERED IN INVENTORY:

LEVEL OF SURVEY:

ADDITIONAL RESEARCH NEEDED:

RECONNAISSANCE  INTENSIVE  YES  NO

LISTED  IN LISTED DISTRICT  PENDING LISTING  ELIGIBLE (INDIVIDUALLY)  ELIGIBLE (DISTRICT)  NOT ELIGIBLE  NOT DETERMINED
**ADDITIONAL INFORMATION**

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The one-story house has a stone foundation, aluminum siding and an asphalt shingle side-gable roof. A shed addition projects from the east elevation. A brick chimney rises from the south slope of the roof. A recessed porch with limestone columns and enclosed with aluminum siding fills the west end of the house. The primary (north) elevation has six bays. A replacement window fills Bay 1; a single door fills Bay 2; paired historic three-over-one wood windows fill Bay 3; single historic three-over-one wood windows fill Bays 4 and 5; a single door with flanking replacement windows accesses the enclosed porch in Bay 6. The original form of the house is identical to the adjacent house at 97 North Francis.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The parcel is located far off the street and accessed via a concrete driveway. The house is set at the west end of the long, narrow wooded lot. The terrain slopes sharply to the south to expose the basement level. Stone retaining walls run through the property. A concrete sidewalk accesses the porch.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994.

**ELIGIBILITY STATEMENT:**
Despite the alteration to enclose the porch, the house retains its historic form, exterior cladding, and windows. It retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME:

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District
**LOCAL REGISTER DESIGNATION DATE:** 2010
**LOCAL REGISTER DISTRICT C OR NC:**
Survey number: CL-AS-015-078

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 101

5. CITY: Excelsior Springs

6. UTM OR LAT: 39.342365

7. TOWNSHIP/RANGE/SECT: T: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN):

9. PRESENT/OTHER NAME (IF KNOWN):

10. OWNERSHIP □ PRIVATE □ PUBLIC

11A. HISTORIC USE IF KNOWN: Domestic: Single Dwelling

11B. CURRENT USE: Domestic: Single Dwelling

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: 1923

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT: 

16. BUILDER/CONTRACTOR: 

17. ORIGINAL OR SIGNIFICANT OWNER: 

18. PREVIOUSLY SURVEYED? □

19. ON NATIONAL REGISTER? □

20. NATIONAL REGISTER ELIGIBLE? □

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: □ BUILDING(S) □ SITE □ STRUCTURE □ OBJECT

24. VERNACULAR OR PROPERTY TYPE: Craftsman

25. STYLE: Rectangular

26. PLAN SHAPE: 

27. NO. OF STORIES: 1

28. NO. OF BAYS (1ST STORY): 3

29. ROOF TYPE: Gable-Front

30. ROOF MATERIAL: Asphalt

31. CHIMNEY PLACEMENT: N/A

32. STRUCTURAL SYSTEM: Frame

33. EXTERIOR WALL CLADDING: Stucco

34. FOUNDATION MATERIAL: Stone

35. BASEMENT TYPE: Full

36. FRONT PORCH TYPE/PLACEMENT: Full-Width, Recessed, Open Porch

37. WINDOWS: □ HISTORIC □ REPLACEMENT PANE ARRANGEMENT: 1/1

38. ACREAGE (RURAL): □ VISIBEL FROM PUBLIC ROAD?

39. CHANGES (DESCRIBE IN BOX 41 CONT.): □ ADDITION(S): DATE(S):

□ ALTERED DATE(S):

□ MOVED DATE(S):

□ OTHER DATE(S):

□ ENDANGERED BY:

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

OTHER

42. CURRENT OWNER/ADDRESS: Lauren Rieke Rosin Preservation, LLC 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 Lauren@rosinpreservation.com

43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke

44. SURVEY DATE: 8/21/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY: LEVEL OF SURVEY: ADDITIONAL RESEARCH NEEDED?

□ RECONNAISSANCE □ INTENSIVE □ YES □ NO

NATIONAL REGISTER STATUS:

□ LISTED □ IN LISTED DISTRICT

NAME:

□ PENDING LISTING □ ELIGIBLE (INDIVIDUALLY)

✔ ELIGIBLE (DISTRICT) □ NOT ELIGIBLE

□ NOT DETERMINED

780-2125 (09-12)
The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. The date was derived from the Clay County Assessor Parcel Detail records and through analysis of the building's form and stylistic elements. No other information is available at this time.

The one-story Craftsman house has a stone foundation, stucco cladding and an asphalt shingle gable-front roof with wide overhanging eaves. A recessed porch with limestone columns and a simple pipe rail spans the primary (west) elevation. This elevation has three bays. Single historic one-over-one double-hung wood windows fill Bays 1 and 3; a single door fills the offset Bay 2. This house is identical in form to 103 North Francis Street.

The one-story Craftsman house has a stone foundation, stucco cladding and an asphalt shingle gable-front roof with wide overhanging eaves. A recessed porch with limestone columns and a simple pipe rail spans the primary (west) elevation. This elevation has three bays. Single historic one-over-one double-hung wood windows fill Bays 1 and 3; a single door fills the offset Bay 2. This house is identical in form to 103 North Francis Street.

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.
### Survey Details
- **Survey Name:** Boardinghouse Historic Resource Inventory
- **County:** CLAY
- **Address:** 103 Nort Francis Street
- **City:** Excelsior Springs
- **UTM OR LAT:** 39.342459
- **LONG:** -94.216464
- **Township / Range / Section:** T: 52 R: 30 S: 1

### Ownership
- **Ownership:** Private

### Historical Information
- **Construction Date:** 1920
- **Architect:**
- **Builder/Contractor:**
- **Significant Date/Period:**
- **Area(s) of Significance:**
- **Original or Significant Owner:**
- **National Register Eligible:**

### Architectural Information
- **Category of Property:** Building(s)
- **Vernacular or Property Type:** Bungalow
- **Style:** Rectangular
- **No. of Stories:** 1
- **No. of Bays (1st Story):** 3
- **Roof Type:** Gable-Front
- **Roof Material:** Asphalt
- **Chimney Placement:** Straddle Ridge
- **Structural System:** Frame
- **Exterior Wall Cladding:** Fiberboard
- **Foundation Material:** Stone
- **Basement Type:** Full
- **Front Porch Type/Placement:** Full-Width, Recessed, Open Porch

### Other
- **Current Owner/Address:** Lauren Rieke
- **Form Prepared By:** Rosin Preservation, LLC
- **Survey Date:** 8/21/2014

### For SHPO Use
- **Date Entered in Inventory:**
- **Level of Survey:** Reconnaissance
- **National Register Status:** Listed
- **Pending Listing:**
- **Eligible (Individually):**
- **Eligible (District):**
- **Not Eligible:**
- **Not Determined:**
### ADDITIONAL INFORMATION

#### 41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-story house has a stone foundation, fiberboard siding and an asphalt shingle gable roof. A brick chimney rises from the center of the ridge. A recessed porch with limestone columns and a simple pipe rail spans the primary (west) elevation. This elevation has three bays. Single one-over-one-wood windows fill Bays 1 and 3; a single door fills the offset Bay 2. This house is identical in form to 101 North Francis Street.

#### 40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street on the west side of the long, narrow wooded lot. It is raised above the sloping terrain, exposing the basement level on the east end. A concrete retaining wall defines the west boundary. A concrete sidewalk and stairs access the porch. A partially paved driveway on the south side of the house accesses a garage. The one-story garage has historic wood siding and a gable-front roof. The historic garage retains integrity and would be contributing to a potential historic district.

#### 21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. The date was derived from the Clay County Assessor Parcel Detail records and through analysis of the building's form and stylistic elements. No other information is available at this time.

#### ELIGIBILITY STATEMENT:

The alterations to the cladding compromise the historic character of the house and would render it non-contributing to a potential historic district.

#### 22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

**PREVIOUS SURVEY NAME:**
Clay County Assessor Parcel Detail, online database, [http://gisweb.claycogov.com/realEstate/realEstate.jsp](http://gisweb.claycogov.com/realEstate/realEstate.jsp).

**LOCAL REGISTER DISTRICT NAME:**
Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:**
2010

**LOCAL REGISTER DISTRICT C OR NC:**
**Survey number:** CL-AS-015-080  
2. **SURVEY NAME:** Boardinghouse Historic Resource Inventory  
3. **COUNTY:** CLAY  
4. **ADDRESS (STREET NO.):** 111  
   **STREET (NAME):** Nort Francis Street  
5. **CITY:** Excelsior Springs  
6. **UTM OR LAT:** / /  
   **LONG:** -94.216448  
   **T:** 52  
   **R:** 30  
   **S:** 1  
7. **HISTORIC NAME (IF KNOWN):**  
8. **PRESENT/OTHER NAME (IF KNOWN):**  
9. **OWNERSHIP:** PRIVATE  
10. **HISTORIC USE (IF KNOWN):**  
11A. **DOMESTIC:** Single Dwelling  
11B. **CURRENT USE:** Single Dwelling  
12. **CONSTRUCTION DATE:** 1930  
13. **SIGNIFICANT DATE/PERIOD:**  
14. **AREA(S) OF SIGNIFICANCE:**  
15. **ARCHITECT:**  
16. **BUILDER/CONTRACTOR:**  
17. **ORIGINAL OR SIGNIFICANT OWNER:**  
18. **PREVIOUSLY SURVEYED:**  
   - INDIVIDUAL  
   - DISTRICT  
   - CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)  
19. **ON NATIONAL REGISTER:**  
   - INDIVIDUALLY ELIGIBLE  
   - DISTRICT POTENTIAL  
   - CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)  
20. **NATIONAL REGISTER ELIGIBLE:**  
   - INDIVIDUALLY ELIGIBLE  
   - DISTRICT ELIGIBLE  
   - C  
   - NC  
   - NOT ELIGIBLE  
   - NOT DETERMINED  
21. **HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE:**  
22. **SOURCES OF INFORMATION ON CONTINUATION PAGE:**

**ARCHITECTURAL INFORMATION**

23. **CATEGORY OF PROPERTY:**  
   - BUILDING(S)  
   - SITE  
   - STRUCTURE  
   - OBJECT  
24. **VERNACULAR OR PROPERTY TYPE:** Pyramidal Hip Form  
25. **STYLE:**  
26. **PLAN SHAPE:** Rectangular  
27. **NO. OF STORIES:** 1 1/2  
28. **NO. OF BAYS (1ST STORY):** 3  
29. **ROOF TYPE:** Bellcast Hip  
30. **ROOF MATERIAL:** Asphalt  
31. **CHIMNEY PLACEMENT:** N/A  
32. **STRUCTURAL SYSTEM:** Frame  
33. **EXTERIOR WALL CLADDING:** Vinyl Siding  
34. **FOUNDATION MATERIAL:** Stone  
35. **BASEMENT TYPE:** Full  
36. **FRONT PORCH TYPE/PLACEMENT:** Full-Width, Recessed, Open Porch  
37. **WINDOWS:**  
   - HISTORIC  
   - REPLACEMENT  
   - PANES ARRANGEMENT: 1/1 Wood, 1/1 Vinyl  
38. **ACREAGE (RURAL):**  
39. **CHANGES (DESCRIBE IN BOX 41 CONT.):**  
40. **NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):**  
41. **FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION:**  

**OTHER**

42. **CURRENT OWNER/ADDRESS:**  
   - Lauren Rieke  
   - Rosin Preservation, LLC  
   - 215 W. 18th Street #150  
   - Kansas City, MO 64108  
   - 816-472-4950  
   - Lauren@rosinpreservation.com  
43. **FORM PREPARED BY (NAME AND ORG.):**  
44. **SURVEY DATE:** 8/21/2014  
45. **DATE OF REVISIONS:**

**FOR SHPO USE**

DATE ENTERED IN INVENTORY:  
LEVEL OF SURVEY:  
- RECONNAISSANCE  
- INTENSIVE  
ADDITIONAL RESEARCH NEEDED:  
- YES  
- NO  
NATIONAL REGISTER STATUS:  
- LISTED  
- IN LISTED DISTRICT  
- PENDING LISTING  
- ELIGIBLE (INDIVIDUALLY)  
- ELIGIBLE (DISTRICT)  
- NOT ELIGIBLE  
- NOT DETERMINED
The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. The date was derived from the Clay County Assessor Parcel Detail records and through analysis of the building's form and stylistic elements. No other information is available at this time.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The one-and-one-half-story Pyramidal Hip Form house has a stone foundation, vinyl siding and an asphalt shingle bellcast hip roof. Hip dormers rise from the north, south and west slopes of the roof. A recessed porch with square wood columns and vinyl-clad kneewalls pans the primary (west) elevation. This elevation has three bays. Single historic one-over-one double-hung wood windows fill Bays 1 and 3; a single door fills the offset Bay 2. Paired replacement windows pierce the dormer.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house is set back from the street on the west side of the long, narrow wooded corner lot. The terrain slopes down to the east exposing the basement level on the east end. A concrete retaining wall defines the west boundary. Wood stairs with a wood rail access the porch. A gravel driveway on the north side of the lot accesses the rear of the house.

21. (CONT.) HISTORY AND SIGNIFICANCE.EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. The date was derived from the Clay County Assessor Parcel Detail records and through analysis of the building's form and stylistic elements. No other information is available at this time.

ELIGIBILITY STATEMENT:
The alterations to the porch and siding compromise the historic character of the house and would render it non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME:

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** Clay  
**Address:** Sout Street  
**City:** Excelsior Springs  
**UTM OR LAT:** 39.341151  
**LONG:** -94.216267  
**Township/Range/Section:** T 52 R 30 S 1

### Historical Information
- **Construction Date:** c. 1900
- **Significant Date/Period:**
- **Area(s) of Significance:**
- **Original or Significant Owner:**
- **Previously Surveyed:** Yes
- **On National Register:**
- **National Register Eligible:** C

### Architectural Information
- **Category of Property:** Building(s)
- **Vernacular or Property Type:** Gable-Front-and-Wing
- **Style:** Irregular
- **No. of Stories:** 1
- **No. of Bays (1st Story):** 4
- **Roof Type:** Gable
- **Roof Material:** Asphalt
- **Chimney Placement:** N/A
- **Structural System:** Frame
- **Exterior Wall Cladding:** Asbestos Siding
- **Foundation Material:** Stone
- **Basement Type:** Unknown
- **Front Porch Type/Placement:** Side-Wrap, Open Porch
- **Windows:** 1/1
- **Acreage (Rural):** Visible from Public Road
- **Changes:**

### Other
- **Current Owner/Address:** Lauren Rieke  
  Rosin Preservation, LLC  
  215 W. 18th Street #150  
  Kansas City, MO 64108  
  816-472-4950  
  Lauren@rosinpreservation.com
- **Survey Date:** 8/21/2014
- **Date of Revisions:**

### For SHPO Use
- **Date Entered in Inventory:**
- **Level of Survey:** Reconnaissance
- **Additional Research Needed:**
- **National Register Status:**

---

**Survey Number:** CL-AS-015-081
### ADDITIONAL INFORMATION

#### 41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-story Gable-Front-and-Wing house has a stone foundation, asbestos siding and an asphalt shingle roof. Historic one-story wings project from the rear (east) elevation. A side-wrap porch with limestone piers and round wood columns spans the primary (west) and north elevations. The west elevation has four bays. Single historic one-over-one wood windows fill Bays 1 and 4; single historic wood doors fill Bay 2 and the angled Bay 3. A louvered vent pierces the gable end.

#### 40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the center of the lot. Mature trees and landscaped areas dot the property. Located on a corner, the north and west elevations are visible from the street. A concrete sidewalk accesses the front porch.

#### 21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has gone unaltered since 1909. The 1917 City Directory shows W.J. Craven, Aubrey Craven and Ruth Craven at the address and P.E. Rice shown as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

#### ELIGIBILITY STATEMENT:

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

#### 22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-073
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
Survey number: CL-AS-015-082

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 205 STREET (NAME): South Street

5. CITY: Excelsior Springs Vicinity

6. UTM OR LAT: 39.341017 LONG: -94.216274

7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN):

9. PRESENT/OTHER NAME (IF KNOWN): PRIVATE

10. OWNERSHIP:  

11A. HISTORIC USE (IF KNOWN): DOMESTIC: Single Dwelling

11B. CURRENT USE: DOMESTIC: Single Dwelling

12. CONSTRUCTION DATE: c. 1899

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT:

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED? ✔

19. ON NATIONAL REGISTER? C

20. NATIONAL REGISTER ELIGIBLE? ✔ DISTRICT POTENTIAL  

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

23. CATEGORY OF PROPERTY: ✔ BUILDING(S)  

24. VERNACULAR OR PROPERTY TYPE: Gable-Front-and-Wing

25. STYLE: Folk Victorian

26. PLAN SHAPE: Irregular

27. NO. OF STORIES: 1

28. NO. OF BAYS (1ST STORY): 4

29. ROOF TYPE: Gable

30. ROOF MATERIAL: Asphalt

31. CHIMNEY PLACEMENT: N/A

32. STRUCTURAL SYSTEM: Frame

33. EXTERIOR WALL CLADDING: Asbestos Siding

34. FOUNDATION MATERIAL: Stone

35. BASEMENT TYPE: Unknown

36. FRONT PORCH TYPE: Full-Width, Open Porch

37. WINDOWS: ✔ HISTORIC  

38. ACREAGE (RURAL): ✔ VISIBLE FROM PUBLIC ROAD?

39. CHANGES (DESCRIBE IN BOX 41 CONT.):  

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 2

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

42. CURRENT OWNER/ADDRESS: Lauren Rieke  

43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC  

44. SURVEY DATE: 8/21/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:  
LEVEL OF SURVEY: ✔ RECONNAISSANCE  
ADDITIONAL RESEARCH NEEDED?  
OTHER:  

NATIONAL REGISTER STATUS: ✔ LISTED  

NAME:  

PENDING LISTING  
ELIGIBLE (INDIVIDUALLY)  
ELIGIBLE (DISTRICT)  
NOT ELIGIBLE  
NOT DETERMINED

780-2125 (09-12)
The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has gone unaltered since 1909. The 1917 City Directory shows Mrs. Elvira Gulley, Eva Gulley and Melvin Gulley at the address and H.W. Tindall shown as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

The house is set back from the street at the center of the lot. A concrete sidewalk and stairs that access the porch. Mature deciduous trees and two outbuildings dot the property. A one-story L-shaped outbuilding has wood siding and a corrugated metal roof. Paired French doors access the east elevation. A one-story shed has vertical wood siding and a side-gable asphalt shingle roof. Both buildings are non-historic and would be non-contributing to the district.

The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has gone unaltered since 1909. The 1917 City Directory shows Mrs. Elvira Gulley, Eva Gulley and Melvin Gulley at the address and H.W. Tindall shown as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum; Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** Clay  
**Address:** 215 Sout Francis Street  
**City:** Excelsior Springs  
**UTM OR LAT:** 39.34081, -94.216298  
**Township/Range/Section:** T: 52, R: 30, S: 1  
**Ownership:** Private  
**Historic Name:**  
**Present/Other Name:** Private  
**Historic Use:** Single Dwelling  
**Current Use:** Single Dwelling  
**Construction Date:** c. 1911  
**Significant Date/Period:**  
**Area(s) of Significance:**  
**Original or Significant Owner:**  
**Previous Surveyed?** Yes  
**On National Register?** Yes  
**National Register Eligible?** Yes  
**Historic Information**  
**Category of Property:** Building(s)  
**Style:** Queen Anne elements  
**Plan Shape:** Irregular  
**No. of Stories:** 1 1/2  
**No. of Bays (1st Story):** 4  
**Roof Type:** Hip  
**Roof Material:** Asphalt  
**Chimney Placement:** Rear Slope, Offset Right  
**Structural System:** Frame  
**Exterior Wall Cladding:** Asbestos  
**Foundation Material:** Concrete  
**Basement Type:** Unknown  
**Front Porch Type/Placement:** Full-Width, Open Porch  
**Architectural Information**  
**Windows:**  
**Roof Material:** Asphalt  
**Chimney Placement:** Rear Slope, Offset Right  
**Structural System:** Frame  
**Exterior Wall Cladding:** Asbestos  
**Foundation Material:** Concrete  
**Basement Type:** Unknown  
**Front Porch Type/Placement:** Full-Width, Open Porch  
**Other Information**  
**Current Owner/Address:** Lauren Rieke  
Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950 Lauren@rosinpreservation.com  
**Survey Date:** 8/21/2014  
**Date of Revisions:**  
**For SHPO Use**  
**Date Entered in Inventory:**  
**Level of Survey:** Reconnaissance  
**National Register Status:** Yes  
**Pending Listing:** No  
**Eligible (Individually):** Yes  
**Eligible (District):** Yes  
**Not Eligible:** No  
**Not Determined:** No
PHOTOGRAPHS

<table>
<thead>
<tr>
<th>PHOTOGRAPHER</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brad Finch, F-Stop Photography</td>
<td>8/21/2014</td>
<td>West and south elevations, view northeast.</td>
</tr>
</tbody>
</table>

ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The one-and-one-half story house has a concrete foundation, asbestos siding and an asphalt shingle hip roof with lower cross gables. Gabled wings with eave returns project from the north and west elevations. Multiple wings project from the east elevation. A full-width porch with round columns and a wood picket rail spans the primary (west) elevation. This elevation has four bays. Single windows fill Bays 1, 3 and 4. A single door fills the angled Bay 2. A single window pierces the gable end. Historic one-over-one double-hung wood windows fill each window opening.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house is set back from the street at the center of the lot. Mature trees and landscaped areas surround the house. A concrete sidewalk and wood stairs access the porch.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house was built c.1911 on land platted in 1887. The date of 1911 is an estimation based Sanborn Fire Insurance Maps. The home is not shown in the 1909 map, but appears in the 1913 map. According to the Sanborn Fire Insurance Maps, this home has gone unaltered since 1913. The 1917 City Directory shows T.J. Montgomery at the address and T.S. McMullin is shown there in 1922. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:
The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-075
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**HISTORICAL INFORMATION**

<table>
<thead>
<tr>
<th>2. SURVEY NAME:</th>
<th>Boardinghouse Historic Resource Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. COUNTY:</td>
<td>CLAY</td>
</tr>
<tr>
<td>4. ADDRESS (STREET NO.:</td>
<td>217 Street</td>
</tr>
<tr>
<td>5. CITY:</td>
<td>Excelsior Springs Vicinity</td>
</tr>
<tr>
<td>6. UTM OR LAT:</td>
<td>39.340685 OR LONG: -94.216304</td>
</tr>
<tr>
<td>7. TOWNSHIP/RANGE/SECTIO:</td>
<td>T: 52 R: 30 S: 1</td>
</tr>
<tr>
<td>8. HISTORIC NAME (IF KNOWN):</td>
<td>Swastika Boarding House</td>
</tr>
<tr>
<td>9. PRESENT/OTHER NAME (IF KNOWN):</td>
<td>The Windsor House</td>
</tr>
<tr>
<td>10. OWNERSHIP:</td>
<td>PRIVATE</td>
</tr>
<tr>
<td>11A. HISTORIC USE IF KNOWN:</td>
<td>DOMESTIC: Hotel</td>
</tr>
<tr>
<td>11B. CURRENT USE:</td>
<td>DOMESTIC: Multiple Dwelling</td>
</tr>
<tr>
<td>12. CONSTRUCTION DATE:</td>
<td>c. 1900</td>
</tr>
<tr>
<td>13. SIGNIFICANT DATE/PERIOD:</td>
<td></td>
</tr>
<tr>
<td>14. AREA(S) OF SIGNIFICANCE:</td>
<td></td>
</tr>
<tr>
<td>15. ARCHITECT:</td>
<td></td>
</tr>
<tr>
<td>16. BUILDER/CONTRACTOR:</td>
<td></td>
</tr>
<tr>
<td>17. ORIGINAL OR SIGNIFICANT OWNER:</td>
<td></td>
</tr>
<tr>
<td>18. PREVIOUSLY SURVEYED?:</td>
<td>YES</td>
</tr>
<tr>
<td>19. ON NATIONAL REGISTER?:</td>
<td></td>
</tr>
<tr>
<td>20. NATIONAL REGISTER ELIGIBLE?:</td>
<td></td>
</tr>
<tr>
<td>21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE:</td>
<td>YES</td>
</tr>
</tbody>
</table>

**ARCHITECTURAL INFORMATION**

<table>
<thead>
<tr>
<th>23. CATEGORY OF PROPERTY:</th>
<th>BUILDING(S)</th>
<th>SITE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>STRUCTURE</td>
<td>OBJECT</td>
</tr>
<tr>
<td>30. ROOF MATERIAL:</td>
<td>Asphalt</td>
<td></td>
</tr>
<tr>
<td>31. CHIMNEY PLACEMENT:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>32. STRUCTURAL SYSTEM:</td>
<td>Frame</td>
<td></td>
</tr>
<tr>
<td>33. EXTERIOR WALL CLADDING:</td>
<td>Asbestos Siding</td>
<td></td>
</tr>
<tr>
<td>34. FOUNDATION MATERIAL:</td>
<td>Concrete</td>
<td></td>
</tr>
<tr>
<td>35. BASEMENT TYPE:</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>36. FRONT PORCH TYPE/PLACEMENT:</td>
<td>3/4-Length, Center, Open Porch</td>
<td></td>
</tr>
<tr>
<td>37. WINDOWS:</td>
<td>HISTORIC</td>
<td>REPLACEMENT</td>
</tr>
<tr>
<td></td>
<td>REPLACEMENT</td>
<td>PANE ARRANGEMENT:</td>
</tr>
<tr>
<td></td>
<td>1/1</td>
<td></td>
</tr>
<tr>
<td>38. ACREAGE (RURAL):</td>
<td>VISIBLE FROM PUBLIC ROAD?</td>
<td>YES</td>
</tr>
<tr>
<td>39. CHANGES (DESCRIBE IN BOX 41 CONT.):</td>
<td>ENDANGERED BY:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ADDITION(S):</td>
<td>DATE(S): c. 2000</td>
</tr>
<tr>
<td></td>
<td>ALTERED DATE(S):</td>
<td>c. 2000</td>
</tr>
<tr>
<td></td>
<td>MOVED DATE(S):</td>
<td></td>
</tr>
<tr>
<td></td>
<td>OTHER DATE(S):</td>
<td></td>
</tr>
<tr>
<td>40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION:</td>
<td>YES</td>
<td></td>
</tr>
</tbody>
</table>

**OTHER**

<table>
<thead>
<tr>
<th>42. CURRENT OWNER/ADDRESS:</th>
<th>Rosin Preservation, LLC Lauren Rieke 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>43. FORM PREPARED BY (NAME AND ORG.):</td>
<td>Rosin Preservation, LLC Lauren Rieke 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
<tr>
<td>44. SURVEY DATE:</td>
<td>8/21/2014</td>
</tr>
<tr>
<td>45. DATE OF REVISIONS:</td>
<td></td>
</tr>
</tbody>
</table>

**FOR SHPO USE**

<table>
<thead>
<tr>
<th>DATE ENTERED IN INVENTORY:</th>
<th>LEVEL OF SURVEY</th>
<th>ADDITIONAL RESEARCH NEEDED?</th>
<th>SURVEY DATE:</th>
<th>DATE OF REVISIONS:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RECONNAISSANCE</td>
<td>INTENSIVE</td>
<td>8/21/2014</td>
<td></td>
</tr>
<tr>
<td>NATIONAL REGISTER STATUS:</td>
<td>LISTED</td>
<td>IN LISTED DISTRICT</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>PENDING LISTING</td>
<td>ELIGIBLE (INDIVIDUALLY)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>ELIGIBLE (DISTRICT)</td>
<td>NOT ELIGIBLE</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>NOT DETERMINED</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has gone unaltered since 1909. The 1909 Sanborn map lists this home as the "Swastika Boarding House." The 1922 City Directory lists the home as "The Windsor House" and the post-1933 "Official Map of Excelsior Springs" shows the home as the "Pardue Apartments" with 8 rooms renting for $3-$5 per week. The 1917 City Directory shows Mrs. M.E. Ford, Margaret Ford and Susie Ford at the address and the 1922 City Directory indicates that "The Windsor House" was owner/occupied. [Boardinghouse Historic District Survey, 1994]

The house is set back from the street at the center of the lot. Mature trees and shrubs dot the property. A chain link fence defines the north, west and south boundaries. A concrete sidewalk and wood stairs access the porch.

The two-and-one-half-story Pyramidal Hip Form house has a concrete foundation, asbestos siding and an asphalt shingle hip roof with lower cross gables. A hip addition and an attached two-car garage project from the east elevation. A porch with round columns and a wood picket rail projects from the primary (west) elevation. This elevation has three bays. An entrance with a wood door fills Bay 2 on the first story. Single historic one-over-one double-hung wood windows fill each remaining bay on both stories and the gable end. pierce each elevation. Alterations since the 1994 survey include the addition of the wood picket rail.

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.
### HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th>2. SURVEY NAME: Boardinghouse Historic Resource Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. COUNTY: CLAY</td>
</tr>
<tr>
<td>4. ADDRESS (STREET NO.): 223 Sout Street</td>
</tr>
<tr>
<td>5. CITY: Excelsior Springs</td>
</tr>
<tr>
<td>6. UTM OR LAT: 39.340576, -94.216285</td>
</tr>
<tr>
<td>7. TOWNSHIP/RANGE/SECTION: T 52, R 30, S 1</td>
</tr>
<tr>
<td>8. HISTORIC NAME (IF KNOWN):</td>
</tr>
<tr>
<td>9. PRESENT/OTHER NAME (IF KNOWN): PRIVATE</td>
</tr>
<tr>
<td>10. OWNERSHIP</td>
</tr>
<tr>
<td>11A. HISTORIC USE (IF KNOWN): DOMESTIC: Single Dwelling</td>
</tr>
<tr>
<td>11B. CURRENT USE: DOMESTIC: Single Dwelling</td>
</tr>
</tbody>
</table>

#### 12. CONSTRUCTION DATE:
c. 1911

#### 13. SIGNIFICANT DATE/PERIOD:

#### 14. AREA(S) OF SIGNIFICANCE:

#### 15. ARCHITECT:

#### 16. BUILDER/CONTRACTOR:

#### 17. ORIGINAL OR SIGNIFICANT OWNER:

#### 18. PREVIOUSLY SURVEYED?

#### 19. ON NATIONAL REGISTER?

#### 20. NATIONAL REGISTER ELIGIBLE?

#### 21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

### ARCHITECTURAL INFORMATION

<table>
<thead>
<tr>
<th>23. CATEGORY OF PROPERTY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING(S)</td>
</tr>
<tr>
<td>SITE</td>
</tr>
<tr>
<td>STRUCTURE</td>
</tr>
<tr>
<td>OBJECT</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>30. ROOF MATERIAL:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>31. CHIMNEY PLACEMENT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>32. STRUCTURAL SYSTEM:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frame</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>33. EXTERIOR WALL CLADDING:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wood Siding</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>34. FOUNDATION MATERIAL:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>35. BASEMENT TYPE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>36. FRONT PORCH TYPE/PLACEMENT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side-Wrap, Open Porch, Partially Enclosed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>37. WINDOWS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>HISTORIC</td>
</tr>
<tr>
<td>REPLACEMENT</td>
</tr>
<tr>
<td>PANE ARRANGEMENT:</td>
</tr>
<tr>
<td>3/1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>38. ACREAGE (RURAL):</th>
</tr>
</thead>
<tbody>
<tr>
<td>VISIBLLE FROM PUBLIC ROAD:</td>
</tr>
<tr>
<td>✔</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>39. CHANGES (DESCRIBE IN BOX 41 CONT.):</th>
</tr>
</thead>
<tbody>
<tr>
<td>ENDANGERED BY:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION:</th>
</tr>
</thead>
</table>

### OTHER

<table>
<thead>
<tr>
<th>42. CURRENT OWNER/ADDRESS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lauren Rieke</td>
</tr>
<tr>
<td>Rosin Preservation, LLC</td>
</tr>
<tr>
<td>215 W. 18th Street #150</td>
</tr>
<tr>
<td>Kansas City, MO 64108</td>
</tr>
<tr>
<td>816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>43. FORM PREPARED BY (NAME AND ORG.):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosin Preservation, LLC</td>
</tr>
<tr>
<td>Lauren Rieke</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>44. SURVEY DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/21/2014</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>45. DATE OF REVISIONS:</th>
</tr>
</thead>
</table>

### FOR SHPO USE

<table>
<thead>
<tr>
<th>46. DATE ENTERED IN INVENTORY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>RECONNAISSANCE</td>
</tr>
<tr>
<td>INTENSIVE</td>
</tr>
<tr>
<td>ADDITIONAL RESEARCH NEEDED:</td>
</tr>
<tr>
<td>YES</td>
</tr>
<tr>
<td>NO</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NATIONAL REGISTER STATUS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>LISTED</td>
</tr>
<tr>
<td>IN LISTED DISTRICT</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NAME:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PENDING LISTING</td>
</tr>
<tr>
<td>ELIGIBLE (INDIVIDUALLY)</td>
</tr>
<tr>
<td>ELIGIBLE (DISTRICT)</td>
</tr>
<tr>
<td>NOT ELIGIBLE</td>
</tr>
<tr>
<td>NOT DETERMINED</td>
</tr>
</tbody>
</table>

780-2125 (09-12)
### ADDITIONAL INFORMATION

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE</td>
<td>The house was built c.1911 on land platted in 1887. The date of 1911 is an estimation based on the Sanborn Fire Insurance Maps. This home is not shown on the 1909 Sanborn map, but is shown in the 1913 map. Subsequent maps indicate that this house has gone unaltered since 1913. The City Directories show W.A. Craven and Mrs. Martha DeVaney at the address in 1917 and W.A. Craven as owner/occupant in 1922. The 1940 phone book lists Walter A. Craven at the address. [Boardinghouse Historic District Survey, 1994]</td>
</tr>
<tr>
<td>40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE</td>
<td>The house is set back from the street at the center of the lot. A wood fence encloses a portion of the property behind the house. A concrete sidewalk and stairs access the porch. A carport with wood posts and a flat metal roof is located at the rear of the property. The structure is non-historic and would be non-contributing.</td>
</tr>
<tr>
<td>41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE</td>
<td>The one-story Queen Anne house has a stone foundation, historic wood siding and an asphalt shingle bellcast hip roof. A side-wrap porch with limestone piers, square wood columns and a wood picket rail spans the primary (west) and south elevations. The south portion of the porch is screened. This elevation has three bays. A historic three-over-one double-hung wood window fills Bay 1; a historic wood door fills Bay 2; a wood screen door accesses the screened porch in Bay 3.</td>
</tr>
<tr>
<td>ELIGIBILITY STATEMENT:</td>
<td>The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.</td>
</tr>
</tbody>
</table>

### LOCAL REGISTER DISTRICT NAME:
Boardinghouse Historic District

### LOCAL REGISTER DESIGNATION DATE:
2010

### LOCAL REGISTER DISTRICT C OR NC:
Survey number: CL-AS-015-086

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 105 STREET (NAME): Haynes Street

5. CITY: Excelsior Springs
6. UTM OR LAT: 39.342732 LONG: -94.217848
7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN):
9. PRESENT/OTHER NAME (IF KNOWN):
10. OWNERSHIP
   - PRIVATE
   - PUBLIC

11A. HISTORIC USE (IF KNOWN):
11B. CURRENT USE/VACANT

HISTORICAL INFORMATION

12. CONSTRUCTION DATE:
13. SIGNIFICANT DATE/PERIOD:
14. AREA(S) OF SIGNIFICANCE:
15. ARCHITECT:
16. BUILDER/CONTRACTOR:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. PREVIOUSLY SURVEYED?
   - INDIVIDUAL
   - DISTRICT
   - NOT ELIGIBLE
   - NOT DETERMINED

19. ON NATIONAL REGISTER?
   - INDIVIDUALLY ELIGIBLE
   - DISTRICT POTENTIAL
   - NOT ELIGIBLE
   - NOT DETERMINED

20. NATIONAL REGISTER ELIGIBLE?
   - INDIVIDUALLY ELIGIBLE
   - DISTRICT POTENTIAL
   - NOT ELIGIBLE
   - NOT DETERMINED

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.
22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY:
   - BUILDING(S)
   - SITE
   - STRUCTURE
   - OBJECT

24. VERNACULAR OR PROPERTY TYPE:
   - Vacant Lot

25. STYLE:
   - N/A

26. PLAN SHAPE:
   - N/A

27. NO. OF STORIES:
   - N/A

28. NO. OF BAYS (1ST STORY):
   - N/A

29. ROOF TYPE:
   - N/A

30. ROOF MATERIAL:
   - N/A

31. CHIMNEY PLACEMENT:
   - N/A

32. STRUCTURAL SYSTEM:
   - N/A

33. EXTERIOR WALL CLADDING:
   - N/A

34. FOUNDATION MATERIAL:
   - N/A

35. BASEMENT TYPE:
   - N/A

36. FRONT PORCH TYPE/PLACEMENT:
   - N/A

37. WINDOWS:
   - HISTORIC
   - REPLACEMENT
   - PANE ARRANGEMENT:

38. ACREAGE (RURAL):
   - VISIBLE FROM PUBLIC ROAD?

39. ADDITION(S) DATE(S):
   - ALTERED DATE(S):
   - MOVED DATE(S):
   - OTHER DATE(S):

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

OTHER

42. CURRENT OWNER/ADDRESS:
   - Lauren Rieke
   - Rosin Preservation, LLC
   - 215 W. 18th Street #150
   - Kansas City, MO 64108
   - 816-472-4950
   - Lauren@rosinpreservation.com

43. FORM PREPARED BY (NAME AND ORG.):
   - Rosin Preservation, LLC
   - Lauren Rieke

44. SURVEY DATE:
   - 9/3/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:
LEVEL OF SURVEY
   - RECONNAISSANCE
   - INTENSIVE
ADDITIONAL RESEARCH NEEDED?
   - YES
   - NO

NATIONAL REGISTER STATUS:
   - LISTED
   - IN LISTED DISTRICT

NAME:
   - PENDING LISTING
   - ELIGIBLE (INDIVIDUALLY)
   - ELIGIBLE (DISTRICT)
   - NOT ELIGIBLE
   - NOT DETERMINED

780-2125 (09-12)
### ADDITIONAL INFORMATION

#### 41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. A house previously occupied this site; it was demolished at an unknown date.

#### 40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

Mature trees and overgrown shrubs fill the vacant lot. A stone retaining wall defines the south boundary along East Excelsior Street.

#### 21. (CONT.) HISTORY AND SIGNIFICANCE EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. A house previously occupied this site; it was demolished at an unknown date.

#### ELIGIBILITY STATEMENT:

Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.

#### 22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME:

#### LOCAL REGISTER DISTRICT NAME:

Boardinghouse Historic District

#### LOCAL REGISTER DESIGNATION DATE:

2010

#### LOCAL REGISTER DISTRICT C OR NC:


Survey number: CL-AS-015-087
2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 309 STREET (NAME): Isley Boulevard

5. CITY: Excelsior Springs
6. UTM OR LAT: / / LONG: 39.340634 -94.219003
7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN): 
9. PRESENT/OTHER NAME (IF KNOWN): 
10. OWNERSHIP: [ ] PRIVATE [ ] PUBLIC
11A. HISTORIC USE IF KNOWN: DOMESTIC: Single Dwelling
11B. CURRENT USE/VACANT: 

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: 
13. SIGNIFICANT DATE/PERIOD: 
14. AREA(S) OF SIGNIFICANCE: 
15. ARCHITECT: 
16. BUILDER/CONTRACTOR: 
17. ORIGINAL OR SIGNIFICANT OWNER: 
18. PREVIOUSLY SURVEYED? [ ] YES [ ] NO
19. ON NATIONAL REGISTER? [ ] INDIVIDUAL [ ] DISTRICT
20. NATIONAL REGISTER ELIGIBLE? [ ] INDIVIDUALLY ELIGIBLE [ ] DISTRICT POTENTIAL [ ] C [ ] NC [ ] NOT ELIGIBLE [ ] NOT DETERMINED

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE: [ ]
22. SOURCES OF INFORMATION ON CONTINUATION PAGE: [ ]

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: [ ] BUILDING(S) [ ] SITE [ ] STRUCTURE [ ] OBJECT
24. VERNACULAR OR PROPERTY TYPE: Vacant Lot
25. STYLE: N/A
26. PLAN SHAPE: N/A
27. NO. OF STORIES: N/A
28. NO. OF BAYS (1ST STORY): N/A
29. ROOF TYPE: N/A
30. ROOF MATERIAL: N/A
31. CHIMNEY PLACEMENT: N/A
32. STRUCTURAL SYSTEM: N/A
33. EXTERIOR WALL CLADDING: N/A
34. FOUNDATION MATERIAL: N/A
35. BASEMENT TYPE: N/A
36. FRONT PORCH TYPE/PLACEMENT: N/A
37. WINDOWS: [ ] HISTORIC [ ] REPLACEMENT PANE ARRANGEMENT:
38. ACREAGE (RURAL): [ ] VISIBLE FROM PUBLIC ROAD:
39. CHANGES (DESCRIBE IN BOX 41 CONT.):
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION: [ ]

OTHER

42. CURRENT OWNER/ADDRESS: Lauren Rieke
   Rosin Preservation, LLC
   215 W. 18th Street #150
   Kansas City, MO 64108
   816-472-4950 Lauren@rosinpreservation.com
43. FORM PREPARED BY (NAME AND ORG.): Lauren Rieke
44. SURVEY DATE: 9/3/2014
45. DATE OF REVISIONS: 

FOR SHPO USE

DATE ENTERED IN INVENTORY: 
LEVEL OF SURVEY: [ ] RECONNAISSANCE [ ] INTENSIVE
ADDITIONAL RESEARCH NEEDED?: [ ] YES [ ] NO

NATIONAL REGISTER STATUS:
[ ] LISTED [ ] IN LISTED DISTRICT
NAME: [ ] PENDING LISTING [ ] ELIGIBLE (INDIVIDUALLY)
[ ] ELIGIBLE (DISTRICT) [ ] NOT ELIGIBLE [ ] NOT DETERMINED

780-2125 (09-12)
## ADDITIONAL INFORMATION

### 40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

A grassy lawn fills the vacant lot.

### 21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

A two-and-one-half-story cross-gable house originally occupied this side. It had asbestos siding and the primary elevations faced south and west on the angled lot. It was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.

### ELIGIBILITY STATEMENT:

Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.

### 22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

**PREVIOUS SURVEY NAME:** Boardinghouse Historic District Survey, 1994; CL-AS-007-100

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:** 2010

**LOCAL REGISTER DISTRICT C OR NC:**
**Boardinghouse Historic Resource Inventory**

**County:** CLAY

**Address (Street No.):** 406 Isley Boulevar

**City:** Excelsior Springs

**HISTORICAL INFORMATION**

12. **Construction Date:** c. 1900

13. **Significant Date/Period:**

14. **Area(s) of Significance:**

17. **Original or Significant Owner:** C. A. Hartshorn

18. **Previously Surveyed?**

19. **On National Register?**

20. **National Register Eligible?**

21. **History and Significance on Continuation Page.**

**ARCHITECTURAL INFORMATION**

23. **Category of Property:**

24. ** Vernacular or Property Type:** Hip with Lower Cross-Gables

25. **Style:**

26. **Plan Shape:** Irregular

27. **No. of Stories:** 1 1/2

28. **No. of Bays (1st Story):** 4

29. **Roof Type:** Pyramidal Hip

30. **Roof Material:** Asphalt

31. **Chimney Placement:** Left Slope, Offset Rear

32. **Structural System:** Frame

33. **Exterior Wall Cladding:** Synthetic Stone, Stucco

34. **Foundation Material:** Stone

35. **Basement Type:** Full

36. **Front Porch Type/Placement:** Full-Width, Open Porch

37. **Windows:**

38. **Acreage (Rural):**

39. **Changes (Describe in Box 41 cont.):**

40. **No of Outbuildings (Describe in Box 40 cont.):**

41. **Further Description of Building Features and Associated Resources on Continuation.**

**OTHER**

42. **Current Owner/Address:**

43. **Form Prepared By (Name and Org.):**

44. **Survey Date:** 8/21/2014

For SHPO Use

**Date Entered in Inventory:**

**Level of Survey:**

**Additional Research Needed:**

National Register Status:

- Listed
- Pending Listing
- Eligible (Individually)
- Eligible (District)
- Not Eligible
- Not Determined

Other:
**ADDITONAL INFORMATION**

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-and-one-half-story Queen Anne house has a stone foundation and an asphalt shingle pyramidal hip roof with lower cross-gables. Cast stone clads the primary (south) elevation; stucco clads the secondary elevations. Hipped dormers rise from the south and east slopes of the roof. A gabled wing projects from the north elevation. A brick chimney rises from the west slope of the roof. A porch with square wood columns and turned wood columns and a wood picket railing spans the primary (south) elevation. This elevation has four bays. Single windows fill Bays 1 and 4; single historic wood doors fill Bay 2 and the angled Bay 3. Single windows pierce the dormer and the gable end. Historic one-over-one double-hung wood windows fill each window opening on this elevation. Alterations since the 1994 survey include the removal of a chimney on the south slope of the roof and the addition of square wood columns and wood railing on the porch.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street on the south side of the lot. Mature shrubs and trees dot the property. A concrete sidewalk and stairs access the porch.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c. 1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has gone unaltered since 1909. The 1908 Excelsior Springs Blue Book lists this home as 406-06 Isley Boulevard, the site of the "Imperial Lithia Spring." A pagoda was built near the street and the waters were sold from the site right in front of the house. The City Directories show W.C. Allen at the address in 1917 and the "Deepdale Cottage," owner/occupied, in 1922. The 1940 phone book lists Mrs. Hollied Dagmar at the address. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE


LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC: 
### Survey Information

**Survey Name:** Boardinghouse Historic Resource Inventory

**County:** CLAY

**Address:** Isley Boulevard

**City:** Excelsior Springs

**UTM OR LAT:** 39.340579

**LONG:** -94.218679

**Township/RANGE/SECTION:** T: 52 R: 30 S: 1

### Ownership

- **Private:** Yes
- **Public:** No

### Historical Information

#### Construction Date

- **Previously Surveyed:** No

#### Significant Date/Period

- **Architect:**
- **Builder/Contractor:**

#### Area(s) of Significance

- **Original or Significant Owner:**
- **National Register Eligible:**
  - INDIVIDUALLY ELIGIBLE
  - DISTRICT POTENTIAL
  - NOT ELIGIBLE
  - NOT DETERMINED

### Architectural Information

#### Category of Property

- **Vacant Lot**

#### Vernacular or Property Type

- **Vacant Lot**

#### Style

- **N/A**

#### Plan Shape

- **N/A**

#### No. Of Stories

- **N/A**

#### No. Of Bays (1st Story)

- **N/A**

#### Roof Type

- **N/A**

### Other

#### Current Owner/Address

- **Lauren Rieke**
- Rosin Preservation, LLC
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950  Lauren@rosinpreservation.com

#### Form Prepared By

- **Lauren Rieke**
- Rosin Preservation, LLC

#### Survey Date

- **9/3/2014**

#### Date of Revisions

- **Not determined**

#### National Register Status

- **Listed in Listed District**
- **Pending Listing**
- **Not Eligible**
- **Not Determined**

790-2125 (09-12)
A one-and-one-half-story house formerly occupied this lot. It had historic wood siding and a side-gable roof with a lower cross-gable on the primary (south) elevation. It was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.

ELIGIBILITY STATEMENT:
Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-079
**Survey number:** CL-AS-015-090  
**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

<table>
<thead>
<tr>
<th>3. COUNTY:</th>
<th>CLAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. ADDRESS (STREET NO.):</td>
<td>414</td>
</tr>
<tr>
<td>STREET (NAME):</td>
<td>Isley Boulevar</td>
</tr>
</tbody>
</table>

| 5. CITY: | Excelsior Springs |
| 6. UTM OR LAT: | 39.340551 |
| LAT/LONG: | -94.218569 |
| 7. TOWNSHIP/RANGE/SECTION: | T: 52 R: 30 S: 1 |

| 8. HISTORIC NAME (IF KNOWN): |
| 9. PRESENT/OTHER NAME (IF KNOWN): |

| 10. OWNERSHIP: | PRIVATE | PUBLIC |
| 11A. HISTORIC USE (IF KNOWN): | DOMESTIC: Single Dwelling |
| 11B. CURRENT USE (IF KNOWN): | DOMESTIC: Multiple Dwelling |

## HISTORICAL INFORMATION

| 12. CONSTRUCTION DATE: | c. 1900 |
| 13. SIGNIFICANT DATE/PERIOD: |
| 14. AREA(S) OF SIGNIFICANCE: |

| 15. ARCHITECT: |
| 16. BUILDER/CONTRACTOR: |

| 17. ORIGINAL OR SIGNIFICANT OWNER: |
| 18. PREVIOUSLY SURVEYED: | ✓ |
| CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2) |

| 19. ON NATIONAL REGISTER: | |

| 20. NATIONAL REGISTER ELIGIBLE: |

## ARCHITECTURAL INFORMATION

| 23. CATEGORY OF PROPERTY: | ✓ BUILDING(S) | SITE |
| 24. VERNACULAR OR PROPERTY TYPE: | Cross-Gable Form |
| 25. STYLE: |
| 26. PLAN SHAPE: | L-Shape |
| 27. NO. OF STORIES: | 2 |
| 28. NO. OF BAYS (1ST STORY): | 3 |
| 29. ROOF TYPE: | Cross-Gable |
| 30. ROOF MATERIAL: | Asphalt |
| 31. CHIMNEY PLACEMENT: | N/A |
| 32. STRUCTURAL SYSTEM: | Frame |
| 33. EXTERIOR WALL CLADDING: | Vinyl Siding |
| 34. FOUNDATION MATERIAL: | Stone |
| 35. BASEMENT TYPE: | Unknown |
| 36. FRONT PORCH TYPE/PLACEMENT: | Recessed, Partial-Width, Offset Right |
| 37. WINDOWS: |

| 38. ACREAGE (RURAL): |
| 39. CHANGES (DESCRIBE IN BOX 41 CONT.): |

| 40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): | 1 |

## OTHER

| 42. CURRENT OWNER/ADDRESS: | Lauren Rieke  
Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950  
Lauren@rosinpreservation.com |
| 43. FORM PREPARED BY (NAME AND ORG.): |
| 44. SURVEY DATE: | 8/21/2014 |

| 45. DATE OF REVISIONS: |

## FOR SHPO USE

| 46. DATE ENTERED IN INVENTORY: |

| 47. LEVEL OF SURVEY: | ✓ RECONNAISSANCE | INTENSIVE |

| 48. ADDITIONAL RESEARCH NEEDED: |
| 49. NATIONAL REGISTER STATUS: |

| LISTED | IN LISTED DISTRICT |

| PENDING LISTING | ELIGIBLE (INDIVIDUALLY) |

| ELIGIBLE (DISTRICT) | NOT ELIGIBLE |

| NOT DETERMINED |

780-2125 (09-12)
The two-story Cross-Gable house has a stone foundation, vinyl siding and an asphalt shingle roof. A gabled dormer with an inset balcony rises from the south slope of the roof above the Wing. A recessed porch with limestone piers and round wood columns fills the east side of the primary (south) elevation, in front of the wing. This elevation has three bays. An angled bay window with a single historic one-over-one double-hung wood window on each side fills Bay 1 on the first story, and a single one-over-one double-hung vinyl window pierces the second story; a single door fills Bay 2; a single historic one-over-one double-hung wood window fills Bay 3. A single replacement one-over-one double-hung vinyl window pierces the dormer. A second door accesses the east side of the front-gable wing beneath the porch. This house has been subdivided into apartments. Alterations since the 1994 survey include the application of vinyl siding and replacement windows.

Despite alterations to the siding and some of the windows, the house retains its historic form. The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.
### HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. SURVEY NAME</td>
<td>Boardinghouse Historic Resource Inventory</td>
</tr>
<tr>
<td>3. COUNTY</td>
<td>CLAY</td>
</tr>
<tr>
<td>4. ADDRESS (STREET NO.)</td>
<td>420 Isley Boulevard</td>
</tr>
<tr>
<td>5. CITY</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>6. UTM</td>
<td>/</td>
</tr>
<tr>
<td>7. TOWNSHIP/ RANGE/ SECTIO</td>
<td>T: 52 R: 30 S: 1</td>
</tr>
<tr>
<td>8. HISTORIC NAME (IF KNOWN)</td>
<td></td>
</tr>
<tr>
<td>9. PRESENT/ OTHER NAME (IF KNOWN)</td>
<td></td>
</tr>
<tr>
<td>10. OWNERSHIP</td>
<td></td>
</tr>
<tr>
<td>11A. HISTORIC USE (IF KNOWN)</td>
<td>DOMESTIC: Single Dwelling</td>
</tr>
<tr>
<td>11B. CURRENT USE</td>
<td>DOMESTIC: Single Dwelling</td>
</tr>
<tr>
<td>12. CONSTRUCTION DATE</td>
<td>c. 1905</td>
</tr>
<tr>
<td>13. SIGNIFICANT DATE/ PERIOD</td>
<td></td>
</tr>
<tr>
<td>14. AREA(S) OF SIGNIFICANCE</td>
<td></td>
</tr>
<tr>
<td>15. ARCHITECT</td>
<td></td>
</tr>
<tr>
<td>16. BUILDER/ CONTRACTOR</td>
<td></td>
</tr>
<tr>
<td>17. ORIGINAL OR SIGNIFICANT OWNER</td>
<td></td>
</tr>
<tr>
<td>18. PREVIOUSLY SURVEYED</td>
<td></td>
</tr>
<tr>
<td>19. ON NATIONAL REGISTER</td>
<td></td>
</tr>
<tr>
<td>20. NATIONAL Register ELIGIBLE</td>
<td></td>
</tr>
<tr>
<td>21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE</td>
<td>✓</td>
</tr>
<tr>
<td>22. SOURCES OF INFORMATION ON CONTINUATION PAGE</td>
<td>✓</td>
</tr>
</tbody>
</table>

### ARCHITECTURAL INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>23. CATEGORY OF PROPERTY</td>
<td>BUILDING(S) SITE STRUCTURE OBJECT</td>
</tr>
<tr>
<td>24. VERNACULAR OR PROPERTY TYPE</td>
<td>Gable-Front Form</td>
</tr>
<tr>
<td>25. STYLE</td>
<td></td>
</tr>
<tr>
<td>26. PLAN SHAPE</td>
<td>Rectangular</td>
</tr>
<tr>
<td>27. NO. OF STORIES</td>
<td>1 1/2</td>
</tr>
<tr>
<td>28. NO. OF BAYS (1ST STORY)</td>
<td>3</td>
</tr>
<tr>
<td>29. ROOF TYPE</td>
<td>Gable-Front</td>
</tr>
<tr>
<td>30. ROOF MATERIAL</td>
<td>Asphalt</td>
</tr>
<tr>
<td>31. CHIMNEY PLACEMENT</td>
<td>Straddle Ridge</td>
</tr>
<tr>
<td>32. STRUCTURAL SYSTEM</td>
<td>Frame</td>
</tr>
<tr>
<td>33. EXTERIOR WALL CLADDING</td>
<td>Vinyl Siding</td>
</tr>
<tr>
<td>34. FOUNDATION MATERIAL</td>
<td>Concrete</td>
</tr>
<tr>
<td>35. BASEMENT TYPE</td>
<td>Unknown</td>
</tr>
<tr>
<td>36. FRONT PORCH TYPE/ PLACEMENT</td>
<td>3/4-Width, Center</td>
</tr>
<tr>
<td>37. WINDOWS</td>
<td></td>
</tr>
<tr>
<td>38. ACREAGE (RURAL)</td>
<td></td>
</tr>
<tr>
<td>39. CHANGES (DESCRIBE IN BOX 41 CONT.)</td>
<td></td>
</tr>
<tr>
<td>40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.)</td>
<td>1</td>
</tr>
<tr>
<td>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION</td>
<td>✓</td>
</tr>
</tbody>
</table>

### OTHER

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>42. CURRENT OWNER/ ADDRESS</td>
<td>Lauren Rieke Rosin Preservation, LLC 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
<tr>
<td>43. FORM PREPARED BY (NAME AND ORG.)</td>
<td></td>
</tr>
<tr>
<td>44. SURVEY DATE</td>
<td>8/21/2014</td>
</tr>
<tr>
<td>45. DATE OF REVISIONS</td>
<td></td>
</tr>
</tbody>
</table>

### FOR SHPO USE

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>780-2125 (09-12)</td>
<td></td>
</tr>
<tr>
<td>NATIONAL REGISTER STATUS</td>
<td></td>
</tr>
<tr>
<td>LISTED</td>
<td></td>
</tr>
<tr>
<td>IN LISTED DISTRICT</td>
<td></td>
</tr>
<tr>
<td>RECONNAISSANCE</td>
<td>✓</td>
</tr>
<tr>
<td>INTENSIVE</td>
<td></td>
</tr>
<tr>
<td>YES</td>
<td></td>
</tr>
<tr>
<td>NO</td>
<td></td>
</tr>
<tr>
<td>OTHER</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>PENDING LISTING</td>
<td></td>
</tr>
<tr>
<td>ELIGIBLE (INDIVIDUALLY)</td>
<td></td>
</tr>
<tr>
<td>ELIGIBLE (DISTRICT)</td>
<td>✓</td>
</tr>
<tr>
<td>NOT ELIGIBLE</td>
<td></td>
</tr>
<tr>
<td>NOT DETERMINED</td>
<td></td>
</tr>
</tbody>
</table>
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1905 on land platted in 1887. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. The City Directories show W.S. Carr and A.P. Carr at the address in 1917 and M.J. Jarman in 1922. [Boardinghouse Historic District Survey, 1994]

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-081
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

ELIGIBILITY STATEMENT:

The alterations to the porch and the siding compromise the historic character of the house by altering its historic form and would render it non-contributing to a potential historic district.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
### Boardinghouse Historic Resource Inventory

**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** Clay  
**Address:** 424 Isley Boulevard  
**City:** Excelsior Springs  
**UTM OR LAT:** 39.34057, -94.21826  
**Township/Range/Section:** T: 52 R: 30 S: 1  
**Historic Name:**  
**Present/Other Name:**  

#### Historical Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction Date:</strong></td>
<td>c. 1905</td>
</tr>
<tr>
<td><strong>Significant Date/Period:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Area(s) of Significance:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Architect:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Builder/Contractor:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Original or Significant Owner:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Previously Surveyed:</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>On National Register:</strong></td>
<td>C (c. 1920)</td>
</tr>
</tbody>
</table>

#### Architectural Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Category of Property:</strong></td>
<td>Building(s)</td>
</tr>
<tr>
<td><strong>Vernacular or Property Type:</strong></td>
<td>Hip with Lower Cross-Gables</td>
</tr>
<tr>
<td><strong>Style:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Plan Shape:</strong></td>
<td>Irregular</td>
</tr>
<tr>
<td><strong>No. of Stories:</strong></td>
<td>1 1/2</td>
</tr>
<tr>
<td><strong>No. of Bays (1st story):</strong></td>
<td>3</td>
</tr>
<tr>
<td><strong>Roof Type:</strong></td>
<td>Pyramidal Hip with lower cross-gables</td>
</tr>
<tr>
<td><strong>Roof Material:</strong></td>
<td>Asphalt</td>
</tr>
<tr>
<td><strong>Chimney Placement:</strong></td>
<td>Front Slope, Center</td>
</tr>
<tr>
<td><strong>Structural System:</strong></td>
<td>Frame</td>
</tr>
<tr>
<td><strong>Exterior Wall Cladding:</strong></td>
<td>Asbestos Siding</td>
</tr>
<tr>
<td><strong>Foundation Material:</strong></td>
<td>Stone</td>
</tr>
<tr>
<td><strong>Basement Type:</strong></td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Front Porch Type/Placement:</strong></td>
<td>Full-Width, Open Porch</td>
</tr>
<tr>
<td><strong>Windows:</strong></td>
<td>1/1, 3 Light</td>
</tr>
<tr>
<td><strong>Acreage (Rural):</strong></td>
<td>Visible from Public Road</td>
</tr>
</tbody>
</table>

#### Other Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
</table>
| **Current Owner/Address:** | Lauren Rieke  
Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950  
Lauren@rosinpreservation.com |
| **Survey Date:** | 8/21/2014 |

#### FOR SHPO Use

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Date Entered in Inventory:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Level of Survey:</strong></td>
<td>Reconnaissance</td>
</tr>
<tr>
<td><strong>Additional Research Needed:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>National Register Status:</strong></td>
<td>Listed</td>
</tr>
<tr>
<td><strong>Pending Listing:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Eligible (Individually):</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Eligible (District):</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Not Eligible:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Not Determined:</strong></td>
<td></td>
</tr>
</tbody>
</table>
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1905 on land platted in 1887. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had additions to its northeast and northwest (rear) facade sometime between 1913 and 1926. The City Directories show T.W. Henderson, Mark, Joseph and Katherine Henderson at the address in 1917 and J.J. Gustine and W.F. Hirrlinger, the latter as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-082

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
### BOARDINGHOUSE HISTORIC RESOURCE INVENTORY

**Survey Name:** Boardinghouse Historic Resource Inventory

**County:** Clay

**Address (Street No.):** 426 Isley Boulevard

**City:** Excelsior Springs Vtg.

**UTM OR LAT:** 39.340567

**LONG:** -94.21812

**Township/Range/Sectio:**

- **T:** 52
- **R:** 30
- **S:** 1

**Historic Name (if known):**

**Present/Other Name (if known):**

**Ownership:**

- Private

**Historical Information**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Survey Name</td>
<td>Boardinghouse Historic Resource Inventory</td>
</tr>
<tr>
<td>3. County</td>
<td>Clay</td>
</tr>
<tr>
<td>4. Address (Street No.)</td>
<td>426 Isley Boulevard</td>
</tr>
<tr>
<td>5. City</td>
<td>Excelsior Springs Vtg.</td>
</tr>
<tr>
<td>6. UTM OR LAT</td>
<td>39.340567</td>
</tr>
<tr>
<td>7. LONG</td>
<td>-94.21812</td>
</tr>
<tr>
<td>8. Township/Range/Sectio</td>
<td>T: 52, R: 30, S: 1</td>
</tr>
<tr>
<td>9. Historic Name (if known)</td>
<td></td>
</tr>
<tr>
<td>10. Ownership</td>
<td>Private</td>
</tr>
</tbody>
</table>

**Architectural Information**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>11A. Historic Use (if known)</td>
<td>Domestic: Single Dwelling</td>
</tr>
<tr>
<td>11B. Current Use (if known)</td>
<td>Domestic: Single Dwelling</td>
</tr>
<tr>
<td>12. Construction Date</td>
<td>c. 1905</td>
</tr>
<tr>
<td>13. Significant Date/Period</td>
<td></td>
</tr>
<tr>
<td>14. Area(s) of Significance</td>
<td></td>
</tr>
<tr>
<td>15. Architect</td>
<td></td>
</tr>
<tr>
<td>16. Builder/Contractor</td>
<td></td>
</tr>
<tr>
<td>17. Original or Significant Owner</td>
<td></td>
</tr>
<tr>
<td>18. Previously Surveyed</td>
<td>✓</td>
</tr>
<tr>
<td>19. On National Register</td>
<td></td>
</tr>
<tr>
<td>20. National Register Eligible</td>
<td></td>
</tr>
</tbody>
</table>

**Historical and Significance on Continuation Page:**

**Architectural Information**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>22. Sources of Information on Continuation Page</td>
<td>✓</td>
</tr>
</tbody>
</table>

**Architectural Information**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>23. Category of Property</td>
<td>Building(s)</td>
</tr>
<tr>
<td>24. Vernacular or Property Type</td>
<td>Hip with Lower Cross-Gables</td>
</tr>
<tr>
<td>25. Style</td>
<td>Irregular</td>
</tr>
<tr>
<td>26. Plan Shape</td>
<td>Irregular</td>
</tr>
<tr>
<td>27. No. of Stories</td>
<td>1 1/2</td>
</tr>
<tr>
<td>28. No. of Bays (1st Story)</td>
<td>3</td>
</tr>
<tr>
<td>29. Roof Type</td>
<td>Pyramidal Hip with lower cross-gables</td>
</tr>
<tr>
<td>30. Roof Material</td>
<td>Asphalt</td>
</tr>
<tr>
<td>31. Chimney Placement</td>
<td>Rear Slope, Center</td>
</tr>
<tr>
<td>32. Structural System</td>
<td>Frame</td>
</tr>
<tr>
<td>33. Exterior Wall Cladding</td>
<td>Asbestos Siding</td>
</tr>
<tr>
<td>34. Foundation Material</td>
<td>CMU</td>
</tr>
<tr>
<td>35. Basement Type</td>
<td>Unknown</td>
</tr>
<tr>
<td>36. Front Porch Type/Placement</td>
<td>Full-Width, Open Porch</td>
</tr>
<tr>
<td>37. Windows</td>
<td></td>
</tr>
<tr>
<td>38. Acreage (Rural)</td>
<td></td>
</tr>
<tr>
<td>39. Changes (describe in Box 41 cont.)</td>
<td></td>
</tr>
<tr>
<td>40. No of Outbuildings (describe in Box 40 cont.)</td>
<td>1</td>
</tr>
</tbody>
</table>

**Other**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>41. Further Description of Building Features and Associated Resources on Continuation</td>
<td>✓</td>
</tr>
</tbody>
</table>

**Form Prepared By (Name and Org.):**

- Rosin Preservation, LLC
- Lauren Rieke

- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950  Lauren@rosinpreservation.com

**Survey Date:**

- 8/21/2014

**Date of Revisions:**

- 7/8-2125 (09-12)
41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The one-and-one-half-story house has a CMU foundation, asbestos siding and an asphalt shingle pyramidal hip roof. Lower cross-gables rise on the east, south and west elevations. A gabled addition projects from the north elevation. A brick chimney rises from the north slope of the roof. A porch with a center gable, round wood columns and a wood picket rail spans the primary (south) elevation. This elevation has three bays. Single non-historic one-over-one double-hung vinyl windows fill Bays 1 and 3; a single door fills the offset Bay 2. Paired non-historic one-over-one double-hung vinyl windows pierce the gable end. This house is similar in form to 424 Isley Boulevard. Alterations since the 1994 survey include the removal of a secondary entrance on the south elevation, the replacement windows, and the addition of the wood picket rail.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house is set back from the street toward the front of the lot. A wood fence defines the east boundary. A concrete sidewalk and stairs access the porch. A carport with metal posts and a metal roof is located at the rear of the property. The non-historic carport would be non-contributing to the district.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house was built c.1905 on land platted in 1887. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has an addition to its northwest quarter sometime between 1913 and 1926. The City Directories show Mrs. Amanda McCasland at the address in 1917 and again as owner/occupant in 1922. The 1940 Phone book lists Charles McCaslin at the address. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:
The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-083
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
Survey number: CL-AS-015-094
2. SURVEY NAME: Boardinghouse Historic Resource Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 432
   STREET (NAME): Isley Boulevard
5. CITY: Excelsior Springs
6. UTM OR LAT: 39.340558
   LONG: -94.217977
7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1
8. HISTORIC NAME (IF KNOWN): 
9. PRESENT/OTHER NAME (IF KNOWN): 
10. OWNERSHIP
    - PRIVATE
    - PUBLIC
11A. HISTORIC USE (IF KNOWN):
    - DOMESTIC: Single Dwelling
11B. CURRENT USE (IF KNOWN):
    - DOMESTIC: Single Dwelling

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: c. 1915
13. SIGNIFICANT DATE/PERIOD: 
14. AREA(S) OF SIGNIFICANCE: 
15. ARCHITECT: 
16. BUILDER/CONTRACTOR: 
17. ORIGINAL OR SIGNIFICANT OWNER: 
18. PREVIOUSLY SURVEYED?: 
   - INDIVIDUAL
   - DISTRICT
   - INDIVIDUALLY ELIGIBLE
   - DISTRICT POTENTIAL
   - NOT ELIGIBLE
   - NOT DETERMINED
19. ON NATIONAL REGISTER?

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY:
   - BUILDING(S)
   - SITE
   - STRUCTURE
   - OBJECT

24. VERNACULAR OR PROPERTY TYPE:
25. STYLE:
   - Craftsman
26. PLAN SHAPE:
   - Rectangular
27. NO. OF STORIES:
   - 1 1/2
28. NO. OF BAYS (1ST STORY):
   - 3
29. ROOF TYPE:
   - Side-Gable
30. ROOF MATERIAL:
   - Asphalt
31. CHIMNEY PLACEMENT:
   - N/A
32. STRUCTURAL SYSTEM:
   - Frame
33. EXTERIOR WALL CLADDING:
   - Wood Siding
34. FOUNDATION MATERIAL:
   - Stone
35. BASEMENT TYPE:
   - Unknown
36. FRONT PORCH TYPE/PLACEMENT:
   - Full-Width, Open Porch
37. WINDOWS:
   - HISTORIC
   - REPLACEMENT
   - PANE ARRANGEMENT:
     - 12/1, 9/1
38. ACREAGE (RURAL):
   - VISIBLE FROM PUBLIC ROAD?

OTHER

42. CURRENT OWNER/ADDRESS:
   - Lauren Rieke
   - Rosin Preservation, LLC
   - 215 W. 18th Street #150
   - Kansas City, MO 64108
   - 816-472-4950
   - Lauren@rosinpreservation.com
43. FORM PREPARED BY (NAME AND ORG.):
   - Rosin Preservation, LLC
   - Lauren Rieke
44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY: LEVEL OF SURVEY
   - RECONNAISSANCE
   - INTENSIVE
   - ADDITIONAL RESEARCH NEEDED?
   - YES
   - NO

NATIONAL REGISTER STATUS:
   - LISTED
   - IN LISTED DISTRICT
   - PENDING LISTING
   - ELIGIBLE (INDIVIDUALLY)
   - ELIGIBLE (DISTRICT)
   - NOT ELIGIBLE
   - NOT DETERMINED
   - OTHER:

780-2125 (09-12)
### ADDITIONAL INFORMATION

#### 41. DESCRIPTION OF PRIMARY RESOURCE

The one-and-one-half-story Craftsman house has a stone foundation, historic wood siding and an asphalt shingle side-gable roof with exposed rafter tails. A large gabled dormer rises from the south slope of the roof. A porch with limestone columns and kneewalls spans the primary (south) elevation. This elevation has three bays. Single doors fill Bay 1 and recessed bay 3; a single historic twelve-over-one double-hung wood window fills Bay 2. A band of four historic nine-over-one double-hung wood windows pierce the dormer. Alterations since the 1994 survey include a replacement door in Bay 3.

#### 40. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS

The house is set back from the street and nearly fills the small lot. A wood fence defines the north boundary. Located on a corner, concrete sidewalks and stairs with stone cheekwalls access the south and east sides of the porch. A concrete driveway accesses an integrated one-car garage on the east elevation.

#### 21. HISTORY AND SIGNIFICANCE

The house was built c.1915 on land platted in 1887. The date of 1915 is an estimation based on the Sanborn Fire Insurance Maps. Although a home is shown here on the 1913 Sanborn map, it is of a different size and shape. This home is shown on the 1926 Sanborn map, however. The City Directories show J.B. Davis in the home in 1917 and T.E. Crawford as owner/occupant in 1922. The 1940 phone book lists Chas. E. Gardner and M.E. Purpus at this address. [Boardinghouse Historic District Survey, 1994]

#### ELIGIBILITY STATEMENT

The historic house retains excellent historic character to clearly communicate association with potential areas of significance and would be contributing to a potential historic district.

#### 22. SOURCES OF INFORMATION

**PREVIOUS SURVEY NAME:** Boardinghouse Historic District Survey, 1994; CL-AS-007-084

- Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library. Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum: Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:** 2010

**LOCAL REGISTER DISTRICT C OR NC:**
Survey number: CL-AS-015-095  
2. SURVEY NAME: Boardinghouse Historic Resource Inventory  
3. COUNTY: CLAY  
4. ADDRESS (STREET NO.): 508  
   STREET (NAME): Isley Boulevar  
5. CITY: Excelsior Springs  
6. UTM OR LAT: 39.340556  
   LONG: -94.21754  
7. TOWNSHIP/RANGE/SECTIO: T: 52  
   R: 30  
   S: 1  
8. HISTORIC NAME (IF KNOWN):  
9. PRESENT/OTHER NAME (IF KNOWN):  
10. OWNERSHIP: PRIVATE  
11A. HISTORIC USE IF KNOWN: DOMESTIC: Single Dwelling  
11B. CURRENT USE: DOMESTIC: Single Dwelling  
12. CONSTRUCTION DATE: c. 1905  
13. SIGNIFICANT DATE/PERIOD:  
14. AREA(S) OF SIGNIFICANCE:  
15. ARCHITECT:  
16. BUILDER/CONTRACTOR:  
17. ORIGINAL OR SIGNIFICANT OWNER:  
18. PREVIOUSLY SURVEYED? ✓
   CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)  
19. ON NATIONAL REGISTER? □  
   CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)  
20. NATIONAL REGISTER ELIGIBLE? □  
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. ✓  
22. SOURCES OF INFORMATION ON CONTINUATION PAGE. ✓  
23. CATEGORY OF PROPERTY: BUILDING(S) ✓  
   SITE  
   STRUCTURE  
   OBJECT  
24. VERANCLURAL OR PROPERTY TYPE: Gambrel Form  
25. STYLE: Dutch Colonial Revival  
26. PLAN SHAPE: Rectangular  
27. NO. OF STORIES: 1 1/2  
28. NO. OF BAYS (1ST STORY): 3  
29. ROOF TYPE: Cross-Gambrel  
30. ROOF MATERIAL: Asphalt  
31. CHIMNEY PLACEMENT: Left Side, Center  
32. STRUCTURAL SYSTEM: Frame  
33. EXTERIOR WALL CLADDING: Wood Siding, Asbestos Siding  
34. FOUNDATION MATERIAL: Concrete  
35. BASEMENT TYPE: Full  
36. FRONT PORCH TYPE/PLACEMENT: Full-Width, Open Porch  
37. WINDOWS: ✓  
   HISTORIC  
   REPLACEMENT PANE ARRANGEMENT: 1/1  
38. ACREAGE (RURAL): ✓  
   VISIBLE FROM PUBLIC ROAD?  
39. CHANGES (DESCRIBE IN BOX 41 CONT.):  
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 41 CONT.):  
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION. ✓  
42. CURRENT OWNER/ADDRESS: Lauren Rieke  
   Rosin Preservation, LLC  
   215 W. 18th Street #150  
   Kansas City, MO 64108  
   816-472-4950  Lauren@rosinpreservation.com  
43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC  
44. SURVEY DATE: 8/21/2014  
45. DATE OF REVISIONS:  
780-2125 (09-12)
**ADDITIONAL INFORMATION**

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street on the east side of the lot. An open lawn fills the west side of the lot. A wood fence defines the east boundary. Mature shrubs and trees dot the property. A concrete sidewalk and stairs access the porch.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c. 1905 on land platted in 1882. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. The City Directories show Dr. F.W. Brownell and Mrs. E.L. Barber at the address in 1917 and W.W. Hay as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

**ELIGIBILITY STATEMENT:**

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

**PREVIOUS SURVEY NAME:** Boardinghouse Historic District Survey, 1994; CL-AS-007-085

Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum: Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:** 2010

**LOCAL REGISTER DISTRICT C OR NC:**
2. SURVEY NAME: Boardinghouse Historic Resource Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 510 Isley Boulevard
5. CITY: Excelsior Springs
6. UTM OR LAT: 39.340607
7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1
8. HISTORIC NAME (IF KNOWN):
9. PRESENT/OTHER NAME (IF KNOWN):
10. OWNERSHIP
   - PRIVATE
   - PUBLIC
11A. HISTORIC USE (IF KNOWN):
   - DOMESTIC: Single Dwelling
11B. CURRENT USE (IF KNOWN):
   - DOMESTIC: Single Dwelling
12. CONSTRUCTION DATE: c. 1920
13. SIGNIFICANT DATE/PERIOD:
14. AREA(S) OF SIGNIFICANCE:
15. ARCHITECT:
16. BUILDER/CONTRACTOR:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. PREVIOUSLY SURVEYED?
   - YES
19. ON NATIONAL REGISTER?
   - NOT DETERMINED
20. NATIONAL REGISTER ELIGIBLE?
   - NOT ELIGIBLE
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.
22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY
   - BUILDING(S)
   - SITE
   - STRUCTURE
   - OBJECT
24. VERNACULAR OR PROPERTY TYPE:
25. STYLE:
26. PLAN SHAPE:
27. NO. OF STORIES:
28. NO. OF BAYS (1ST STORY):
29. ROOF TYPE:
30. ROOF MATERIAL:
31. CHIMNEY PLACEMENT:
32. STRUCTURAL SYSTEM:
33. EXTERIOR WALL CLADDING:
34. FOUNDATION MATERIAL:
35. BASEMENT TYPE:
36. FRONT PORCH TYPE/PLACEMENT:
37. WINDOWS
   - HISTORIC
   - REPLACEMENT
   - PANES
   - ARRANGEMENT:
38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD?
39. CHANGES (DESCRIBE IN BOX 41 CONT.):
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION
42. CURRENT OWNER/ADDRESS:
   - Lauren Rieke
   - Rosin Preservation, LLC
   - 215 W. 18th Street #150
   - Kansas City, MO 64108
   - 816-472-4950  Lauren@rosinpreservation.com
43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC
44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:
LEVEL OF SURVEY
   - RECONNAISSANCE
   - INTENSIVE
ADDITIONAL RESEARCH NEEDED?
   - YES
   - NO
NATIONAL REGISTER STATUS:
   - LISTED
   - IN LISTED DISTRICT
   - PENDING LISTING
   - ELIGIBLE (INDIVIDUALLY)
   - ELIGIBLE (DISTRICT)
   - NOT ELIGIBLE
   - NOT DETERMINED

780-2125 (09-12)
The house was built c.1920 on land platted in 1887. The date of 1920 is an estimation based on the Sanborn Fire Insurance Maps and the City Directories. This home is not shown on the 1913 Sanborn map: nor is it listed in the 1917 City Directory. But is shown in the 1926 map and listed in the 1922 Directory. Subsequent maps indicate that this house has gone unaltered since 1926. The City Directory for 1922 shows J.R., Crenshaw as owner/occupant. [Boardinghouse Historic District Survey, 1994]

The house was built c.1920 on land platted in 1887. The date of 1920 is an estimation based on the Sanborn Fire Insurance Maps and the City Directories. This home is not shown on the 1913 Sanborn map: nor is it listed in the 1917 City Directory. But is shown in the 1926 map and listed in the 1922 Directory. Subsequent maps indicate that this house has gone unaltered since 1926. The City Directory for 1922 shows J.R., Crenshaw as owner/occupant. [Boardinghouse Historic District Survey, 1994]

The historic house retains historic character to clearly communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library. Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
### HISTORICAL INFORMATION

12. CONSTRUCTION DATE: c. 1899

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT:

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED?  

19. ON NATIONAL REGISTER:

20. NATIONAL REGISTER ELIGIBLE?

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

### ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY:  

- **BUILDING(S):**
- **SITE**
- **STRUCTURE**
- **OBJECT**

24. VERNACULAR OR PROPERTY TYPE:

- Folk Victorian

25. STYLE:

26. PLAN SHAPE:

- Irregular

27. NO. OF STORIES:

- 1 1/2

28. NO. OF BAYS (1ST STORY):

- 3

29. ROOF TYPE:

- Hip

30. ROOF MATERIAL:

- Asphalt

31. CHIMNEY PLACEMENT:

- N/A

32. STRUCTURAL SYSTEM:

- Frame

33. EXTERIOR WALL CLADDING:

- Asbestos Siding

34. FOUNDATION MATERIAL:

- Stone

35. BASEMENT TYPE:

- Unknown

36. FRONT PORCH TYPE/PLACEMENT:

- Full-Width, Open Porch

37. WINDOWS:

- **HISTORIC**
- **REPLACEMENT**
- **Pane Arrangement:** 1/1

38. ACREAGE (RURAL):

- Visible from public road?

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

- ADDITION(S) DATE(S): c. 1920
- ALTERED DATE(S):
- MOVED DATE(S):
- OTHER DATE(S):
- ENDANGERED BY:

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

### OTHER

42. CURRENT OWNER/ADDRESS:

- **Lauren Rieke**
- Rosin Preservation, LLC
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950 Lauren@rosinpreservation.com

43. FORM PREPARED BY (NAME AND ORG.):

44. SURVEY DATE:

- 8/21/2014

45. DATE OF REVISIONS:

### FOR SHPO USE

46. DATE ENTERED IN INVENTORY:

47. LEVEL OF SURVEY:

- **RECONNAISSANCE**
- **INTENSIVE**

48. ADDITIONAL RESEARCH NEEDED?

49. NATIONAL REGISTER STATUS:

- **LISTED**
- **IN LISTED DISTRICT**

50. NAME:

- Pending Listing

51. ELIGIBLE (INDIVIDUALLY):

- Eligible (District)

52. NOT ELIGIBLE

53. OTHER:

- Not Determined

780-2125 (09-12)
The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has an addition to its northwest quarter sometime between 1913 and 1926. The City Directories show B.F. Gwynn at the address in 1917 and Mrs. E.F. Schwarzel as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

The house was built c.1899 on land platted in 1887. The date of 1899 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has an addition to its northwest quarter sometime between 1913 and 1926. The City Directories show B.F. Gwynn at the address in 1917 and Mrs. E.F. Schwarzel as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
### Survey Information

- **Survey Name:** Boardinghouse Historic Resource Inventory
- **County:** CLAY
- **Address (Street No.):** Isley Boulevard 518
- **City:** Excelsior Springs
  - **UTM OR LAT:** 39.340621, -94.217153
  - **Township/Range/Section:** 52 R, 30 S, 1

### Historical Information

- **Construction Date:** c. 1900
- **Significant Date/Period:**
- **Area(s) of Significance:**
- **Original or Significant Owner:**
- **Ownership:** Private
- **Historic Use:** Domestic: Single Dwelling
- **Present/Other Name:**
- **Ownership:**
- **Previous Surveyed:** Yes

### Architectural Information

- **Category of Property:** Building(s)
- **Roof Material:** Asphalt
- **Chimney Placement:** N/A
- **Structural System:** Frame
- **Exterior Wall Cladding:** Asbestos Siding
- **Foundation Material:** Parged Stone
- **Roof Type:** Truncated Hip with Front-Gable
- **Exterior Wall Cladding:**
- **Foundation Material:**
- **Style:** Truncated Hip with Front-Gable
- **Plan Shape:** Irregular
- **No. of Stories:** 1
- **No. of Bays (1st Story):** 2
- **No. of Outbuildings (Describe in box 40 cont.):** 1
- **Front Porch Type/Placement:** Partial-Width, Offset left, Open Porch
- **Windows:**
- **Replacement Pane Arrangement:** 1/1
- **Changes (Describe in Box 41 cont.):**
- **Acreage (Rural):**
- **Endangered By:**

### Other Information

- **Current Owner/Address:**
- **Form Prepared By (Name and Org.):** Rosin Preservation, LLC
- **Survey Date:** 8/21/2014
- **Survey Number:** CL-AS-015-098

---

### For SHPO Use

- **Date Entered in Inventory:**
- **Survey Date:** 8/21/2014
- **Additional Research Needed:**
- **Listed:**
- **Pending Listing:**
- **Eligible (Individually):** Yes
- **Eligible (District):**
- **Not Eligible:**
- **Not Determined:**

---

### National Register Status

- **National Register Eligible:**
- **National Register Eligible:**
- **Historic:**
- **Intensive:**
- **Yes:**
- **No:**

---

The document contains detailed information about a historic boardinghouse in Clay County, Missouri, including its construction date, significant dates, architectural details, and research notes.
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has gone unaltered since 1909. The City Directories show J.C. Ligon at the address in 1917 and H.L. Barr in 1922. [Boardinghouse Historic District Survey, 1994]

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-088
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plans and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

ELIGIBILITY STATEMENT:

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC: [Boardinghouse Historic District Survey, 1994; CL-AS-007-088]
### Historical Information

2. **Survey Name:** Boardinghouse Historic Resource Inventory  
3. **County:** Clay  
5. **City:** Excelsior Springs  
6. **Address**: Isley Boulevard 522  
8. **Historic Name (if known):**  
9. **Present/Other Name (if known):** Private/Public Domestic: Single Dwelling  
10. **Ownership:** Private/Public  
11A. **Historic Use (if known):** Domestic: Single Dwelling  
12. **Construction Date:** c. 1905  
13. **Significant Date/Period:**  
14. **Area(s) of Significance:**  
15. **Architect:**  
16. **Builder/Contractor:**  
17. **Original or Significant Owner:**  
18. **Previously Surveyed?** Yes  
19. **On National Register?**  
20. **National Register Eligible?** Yes/C, NC, Not Eligible, Not Determined  
21. **History and Significance on Continuation Page:** Yes/No  
22. **Sources of Information on Continuation Page:** Yes/No  

### Architectural Information

23. **Category of Property:** Building(S)  
24. **Vernacular or Property Type:** Four Square  
25. **Style:** Frame  
26. **Plan Shape:** Rectangular  
27. **No. of Stories:** 2 1/2  
28. **No. of Bays (1st Story):** 3  
29. **Roof Type:** Hip  
30. **Roof Material:** Asphalt  
31. **Chimney Placement:** Left and Right Slopes, Center  
32. **Structural System:** Frame  
33. **Exterior Wall Cladding:** Asbestos Siding  
34. **Foundation Material:** Stone  
35. **Basement Type:** Full  
36. **Front Porch Type/Placement:** Partial-Width, Center, Open Porch  
37. **Windows:**  
38. **Acreage (Rural):**  
39. **Changes (Describe in Box 41 Cont.):**  
40. **No of Outbuildings (Describe in Box 40 Cont.):** 2  
41. **Further Description of Building Features and Associated Resources on Continuation:** Yes/No  

### Other

42. **Current Owner/Address:** Lauren Rieke  
43. **Form Prepared By (Name and Org.):** Rosin Preservation, LLC  
44. **Survey Date:** 8/21/2014  
45. **Date of Revisions:**  

### For SHPO Use

**Date Entered in Inventory:**  
**Level of Survey:** Reconnaissance/Intensive  
**Additional Research Needed:** Yes/No  
**National Register Status:** Listed/In Listed District  
**Name:**  
**Pending Listing:** No/Yes  
**Eligible (Individually):** No/Yes  
**Eligible (District):** Yes/No  
**Not Eligible:** Yes/No  
**Not Determined:** Yes/No  

---

Survey number: CL-AS-015-099  
Survey Name: Boardinghouse Historic Resource Inventory  
County: Clay  
Address: Isley Boulevard 522  
City: Excelsior Springs  
UTM OR LAT: 39.340596  
LONG: -94.217001  
Township/RANGE/SECTION: T: 52 R: 30 S: 1  
Historic Name (if known):  
Present/Other Name (if known): Private/Public Domestic: Single Dwelling  
Ownership: Private/Public  
Historic Use (if known): Domestic: Single Dwelling  
Construction Date: c. 1905  
Significant Date/Period:  
Area(s) of Significance:  
Architect:  
Builder/Contractor:  
Original or Significant Owner:  
Previously Surveyed: Yes  
On National Register:  
National Register Eligible: Yes/C, NC, Not Eligible, Not Determined  
History and Significance on Continuation Page: Yes/No  
Sources of Information on Continuation Page: Yes/No  
Category of Property: Building(S)  
Vernacular or Property Type: Four Square  
Style: Frame  
Plan Shape: Rectangular  
No. of Stories: 2 1/2  
No. of Bays (1st Story): 3  
Roof Type: Hip  
Roof Material: Asphalt  
Chimney Placement: Left and Right Slopes, Center  
Structural System: Frame  
Exterior Wall Cladding: Asbestos Siding  
Foundation Material: Stone  
Basement Type: Full  
Front Porch Type/Placement: Partial-Width, Center, Open Porch  
Windows:  
Acreage (Rural):  
Changes (Describe in Box 41 Cont.):  
No of Outbuildings (Describe in Box 40 Cont.): 2  
Further Description of Building Features and Associated Resources on Continuation: Yes/No  
Current Owner/Address: Lauren Rieke  
Form Prepared By (Name and Org.): Rosin Preservation, LLC  
Survey Date: 8/21/2014  
Date of Revisions:  
Listed/In Listed District: Listed/In Listed District  
Pending Listing: No  
Eligible (Individually): No  
Eligible (District): Yes  
Not Eligible: No  
Not Determined: No  
National Register Status: Listed/In Listed District  
Name:  
Pending Listing: No  
Eligible (Individually): No  
Eligible (District): Yes  
Not Eligible: No  
Not Determined: No
**PHOTOGRAPHS**

<table>
<thead>
<tr>
<th>PHOTOGRAPHER</th>
<th>Brad Finch, F-Stop Photography</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE</td>
<td>8/21/2014</td>
</tr>
<tr>
<td>DESCRIPTION</td>
<td>South and west elevations, view northeast.</td>
</tr>
</tbody>
</table>

**ADDITIONAL INFORMATION**

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The two-and-one-half-story American Foursquare house has a stone foundation, asbestos siding and an asphalt shingle hip roof with lower cross gables. Hipped dormers rise on the north and south slopes of the roof. Brick chimneys rise on the east and west slopes of the roof. A porch with round wood columns and a wood picket rail projects from the primary (south) elevation. This elevation has three bays. Single replacement one-over-one double-hung vinyl windows pierce each story in Bays 1 and 3; a single door pierces the first story of Bay 2; the second story is void of fenestration. Paired replacement one-over-one double-hung vinyl windows pierce the dormer. Changes since the 1994 survey include the addition of the wood picket rail on the porch.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street on the south side of the lot. Mature trees dot the rear of the property. A concrete sidewalk and wood stairs access the porch. Two outbuildings are located at the rear of the property. A one-story prefabricated shed has composite siding and an asphalt shingle gambrel roof. A carport has metal posts and a metal gable-front roof. Both are non-historic and would be non-contributing to a potential historic district.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1905 on land platted in 1887. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has gone unaltered since 1909. The City Directories show R.F. Powell at the address in 1917 and E.L. Craven in 1922. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:
The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-089
Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum: Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
### HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey Name:</td>
<td>Boardinghouse Historic Resource Inventory</td>
</tr>
<tr>
<td>County:</td>
<td>Clay</td>
</tr>
<tr>
<td>Address:</td>
<td>Isley Boulevard 526</td>
</tr>
<tr>
<td>City:</td>
<td>Excelsior Springs Vicinity</td>
</tr>
<tr>
<td>UTM/Or Lat/Long:</td>
<td>39°34.0625 N, 94°21.687 W</td>
</tr>
<tr>
<td>Township/Range/Sect:</td>
<td>T: 52 R: 30 S: 1</td>
</tr>
<tr>
<td>Ownership:</td>
<td>Private</td>
</tr>
<tr>
<td>Historic Use:</td>
<td>Domestic: Single Dwelling</td>
</tr>
<tr>
<td>Construction Date:</td>
<td>c. 1911</td>
</tr>
<tr>
<td>Architect:</td>
<td></td>
</tr>
<tr>
<td>Builder/Contractor:</td>
<td></td>
</tr>
<tr>
<td>Significant Date/Period:</td>
<td></td>
</tr>
<tr>
<td>Area(s) of Significance:</td>
<td></td>
</tr>
<tr>
<td>Original or Significant Owner:</td>
<td></td>
</tr>
<tr>
<td>Previously Surveyed:</td>
<td>Yes</td>
</tr>
<tr>
<td>On National Register:</td>
<td></td>
</tr>
<tr>
<td>National Register Eligible:</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### ARCHITECTURAL INFORMATION

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category of Property:</td>
<td>Building(s)</td>
</tr>
<tr>
<td>Vernacular or Property Type:</td>
<td>Craftsman elements</td>
</tr>
<tr>
<td>Style:</td>
<td></td>
</tr>
<tr>
<td>Plan Shape:</td>
<td>Rectangular</td>
</tr>
<tr>
<td>No. of Stories:</td>
<td>2</td>
</tr>
<tr>
<td>No. of Bays (1st Story):</td>
<td>2</td>
</tr>
<tr>
<td>Roof Type:</td>
<td>Gable-Front</td>
</tr>
<tr>
<td>Windows:</td>
<td>9/1</td>
</tr>
<tr>
<td>Roof Material:</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Chimney Placement:</td>
<td>Exterior, Right</td>
</tr>
<tr>
<td>Structural System:</td>
<td>Frame</td>
</tr>
<tr>
<td>Exterior Wall Cladding:</td>
<td>Wood Siding</td>
</tr>
<tr>
<td>Foundation Material:</td>
<td>Stone</td>
</tr>
<tr>
<td>Basement Type:</td>
<td>Full</td>
</tr>
<tr>
<td>Front Porch Type/Placement:</td>
<td>Partial, Offset Right, Open Porch</td>
</tr>
<tr>
<td>Addition(s) Date(s):</td>
<td></td>
</tr>
<tr>
<td>Altered Date(s):</td>
<td></td>
</tr>
<tr>
<td>Moved Date(s):</td>
<td></td>
</tr>
<tr>
<td>Other Date(s):</td>
<td></td>
</tr>
<tr>
<td>Acreage (Rural):</td>
<td></td>
</tr>
<tr>
<td>Endangered By:</td>
<td></td>
</tr>
<tr>
<td>No of Outbuildings (Describe in Box 40 Cont.):</td>
<td>2</td>
</tr>
<tr>
<td>Further Description of Building Features and Associated Resources:</td>
<td></td>
</tr>
</tbody>
</table>

### OTHER

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Owner/Address:</td>
<td>Lauren Rieke, Rosin Preservation, LLC 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
<tr>
<td>Survey Date:</td>
<td>8/21/2014</td>
</tr>
</tbody>
</table>

### FOR SHPO USE

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Entered in Inventory:</td>
<td></td>
</tr>
<tr>
<td>Level of Survey:</td>
<td>Reconnaissance</td>
</tr>
<tr>
<td>Additional Research Needed?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### NATIONAL REGISTER STATUS

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Listed:</td>
<td>No</td>
</tr>
<tr>
<td>Pending Listing:</td>
<td>Yes</td>
</tr>
<tr>
<td>Eligible (Individually):</td>
<td>No</td>
</tr>
<tr>
<td>Eligible (District):</td>
<td>Yes</td>
</tr>
<tr>
<td>Not Eligible:</td>
<td>No</td>
</tr>
<tr>
<td>Not Determined:</td>
<td>No</td>
</tr>
</tbody>
</table>
The two-story house has a stone foundation, historic wood siding and an asphalt shingle, gable-front roof. Craftsman elements include exposed rafter tails and the porch supports. Cross gables rise on the east and west slopes of the roof. An exterior brick chimney rises on the east elevation. A gabled porch with brick piers, square wood columns and turned spindles projects from the east side of the primary (south) elevation. This elevation has two bays. A band of three historic nine-over-one double-hung wood windows fills each story in Bay 1; a single door with sidelights fills the first story in Bay 2.

The house was built c.1911 on land platted in 1887. The date of 1911 is an estimation based on the Sanborn Fire Insurance Maps. This home is not shown on the 1909 Sanborn map, but is shown in the 1913 map. Subsequent maps indicate that this house has gone unaltered since 1913. The City Directories show S.W. Henderson at the address in 1917 and again as owner/occupant in 1922. The 1940 phone book lists A.C. Weien at the address. [Boardinghouse Historic District Survey, 1994]

The historic house retains excellent historic character to clearly communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
### Historical Information

- **Survey Name:** Boardinghouse Historic Resource Inventory
- **County:** Clay
- **Address (Street No.):** 101
- **Street (Name):** Linden Avenue
- **City:** Excelsior Springs
- **UTM OR LAT:** 39.342728
- **LONG:** -94.219497
- **Township/Range/Section:** T 52 R 30 S
- **Historic Name (If Known):** Excelsior Soda Spring, Hiawatha Soda Spring
- **Present/Other Name (If Known):** Private
- **Ownership:** Private
- **Historic Use (If Known):** Domestic: Hotel; Health Care: Resort
- **Construction Date:** c. 1907
- **Architect:**
- **Builder/Contractor:**
- **Original or Significant Owner:** C. H. Munsel, J. B. Hyde
- **Previous Surveyed?** Yes
- **On National Register?**
- **National Register Eligible?** Not eligible
- **Date Entered in Inventory:**
- **Date of Revisions:**

### Architectural Information

- **Category of Property:** Building(s)
- **Vernacular or Property Type:** Queen Anne
- **Style:**
- **Plan Shape:** Irregular
- **No. of Stories:** 2 1/2
- **No. of Bays (1st Story):** 4
- **Roof Type:** Pyramidal
- **Roof Material:** Asphalt
- **Chimney Placement:** Center
- **Structural System:** Frame
- **Exterior Wall Cladding:** Asbestos Siding
- **Foundation Material:** Stone
- **Basement Type:** Unknown
- **Front Porch Type/Placement:** Wrap-Around, Open Porch
- **Windows:**
- **Roof Material:** Asphalt

### Other

- **Current Owner/Address:** Lauren Rieke, Rosin Preservation, LLC
- **Survey Date:** 8/21/2014
- **Date of Revisions:**

### For SHPO Use

- **Date Entered in Inventory:**
- **Level of Survey:** Reconnaissance
- **Additional Research Needed?**
- **Listed:**
- **Pending Listing:**
- **Eligible (Individually):**
- **Eligible (District):**
- **Not Eligible:**
- **Not Determined:**
### ADDITIONAL INFORMATION

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE</td>
<td>The two-and-one-half-story Queen Anne house has a stone foundation, asbestos siding and an asphalt shingle pyramidal roof. A three-story polygonal tower rises in the southwest corner. Gabled angled bay windows project from the north and south elevations. A gabled wing projects from the east elevation. A hip dormer projects from the north slope of the roof. A brick chimney rises from the roof. Simple wood modillions ornament the roofline. A curved boxed eave ornaments the gable end on the west elevation. A wrap-around porch with new square wood columns and a wood picket rail projects from the north, west and south elevations. The primary (west) elevation has four bays. On the first story, a single window fills Bay 1; a single door fills Bay 2; a single window with a stained glass upper sash fills Bay 3; single windows pierce each side of the tower on each story in Bay 4. On the second story, single windows pierce Bays 2 and 3. A Palladian window with historic wood windows fills the gable. Unless otherwise noted, all windows are replacement one-over-one double-hung vinyl windows. Changes since the 1994 survey include new porch supports and raling.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| 40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE | The house is set back from the street at the northwest corner of the corner lot. The terrain slopes down to the south. Mature trees dot the property. A concrete retaining wall defines the west elevation. A chain link fence and wood fence enclose the east portion of the lot. Wood stairs with a wood picket rail access the porch. |

| 21. (CONT.) HISTORY AND SIGNIFICANCE EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE | The house was built c.1907 on land platted in 1887. The date of 1907 is an estimation based on the Sanborn Fire Insurance Maps. The 1905 Sanborn map does not show this home, but it does show this home's predecessor, a 1½ story dwelling. The 1909 Sanborn map however, does show this then new home. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909, when it appears on the maps as the Hiawatha rooming house. The 1908 Excelsior Springs Blue Book lists the address as, Hiawatha, C.H. Munsell, prop. The City Directories show J.B. Hyde, Excelsior Soda at the address in 1917 and The Excelsior Soda Spring, The Hiawatha in 1922. The Excelsior Soda Spring was located on the northeast corner of Linden and Excelsior, 401 E. Excelsior, where a well had been dug and water was made available from a hand pump on a concrete slab. [Boardinghouse Historic District Survey, 1994] |

| ELIGIBILITY STATEMENT: | The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district. |


| LOCAL REGISTER DISTRICT NAME: | Boardinghouse Historic District |
| LOCAL REGISTER DESIGNATION DATE: | 2010 |
| LOCAL REGISTER DISTRICT C OR NC: | Boardinghouse Historic District |
**Survey number:** CL-AS-015-102  
**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory  
**3. COUNTY:** CLAY  
**4. ADDRESS (STREET NO.):** 101  
**STREET NAME:** Penn Street  
**5. CITY:** Excelsior Springs  
**6. UTM OR LAT:** 39.342726  
**LONG:** -94.220369  
**7. TOWNSHIP/RANGE/SECTION:** 
**8. HISTORIC NAME (IF KNOWN):**  
**9. PRESENT/OTHER NAME (IF KNOWN):**  
**10. OWNERSHIP:**  
<table>
<thead>
<tr>
<th>PRIVATE</th>
<th>PUBLIC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**11A. HISTORIC USE (IF KNOWN):** Domestic: Single Dwelling  
**11B. CURRENT USE:** Domestic: Single Dwelling  
**12. CONSTRUCTION DATE:** c. 1889  
**13. SIGNIFICANT DATE/PERIOD:**  
**14. AREA(S) OF SIGNIFICANCE:**  
**15. ARCHITECT:**  
**16. BUILDER/CONTRACTOR:**  
**17. ORIGINAL OR SIGNIFICANT OWNER:**  
**18. PREVIOUSLY SURVEYED?:** ✓  
**19. ON NATIONAL REGISTER?:**  
<table>
<thead>
<tr>
<th>INDIVIDUAL</th>
<th>DISTRICT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**20. NATIONAL REGISTER ELIGIBLE?:**  
| INDIVIDUALLY ELIGIBLE | DISTRICT ELIGIBLE | NOT ELIGIBLE | NOT DETERMINED |  
| ✓ | ❌ | ❌ | ❌ |  
**21. HISTORIC INFORMATION ON CONTINUATION PAGE:** ✓  
**22. SOURCES OF INFORMATION ON CONTINUATION PAGE:** ✓  
**23. CATEGORY OF PROPERTY:**  
<table>
<thead>
<tr>
<th>BUILDING(S)</th>
<th>SITE</th>
<th>STRUCTURE</th>
<th>OBJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
</tbody>
</table>
**24. VERNACULAR OR PROPERTY TYPE:** Cross-Gable Form  
**25. STYLE:**  
**26. PLAN SHAPE:** Irregular  
**27. NO. OF STORIES:** 1  
**28. NO. OF BAYS (1ST STORY):** 4  
**29. ROOF TYPE:** Cross-Gable  
**30. ROOF MATERIAL:** Asphalt  
**31. CHIMNEY PLACEMENT:** N/A  
**32. STRUCTURAL SYSTEM:** Frame  
**33. EXTERIOR WALL CLADDING:** Vinyl Siding  
**34. FOUNDATION MATERIAL:** Stone  
**35. BASEMENT TYPE:** Unknown  
**36. FRONT PORCH TYPE/PLACEMENT:** N/A  
**37. WINDOWS:**  
<table>
<thead>
<tr>
<th>HISTORIC</th>
<th>REPLACEMENT PANE ARRANGEMENT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>❌</td>
<td>1/1</td>
</tr>
</tbody>
</table>
**38. ACREAGE (RURAL):**  
| VISIBILE FROM PUBLIC ROAD?: | ✓ |  
| ENDANGERED BY: | | |  
**39. CHANGES (DESCRIBE IN BOX 41 CONT.):**  
| ADDITION(S) | DATE(S): c. 1903 | MOVED | DATE(S): | ALTERED | DATE(S): c. 2000 | NOT RENOVATED | DATE(S): |  
| ✓ | | | | | | | |  
**40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):**  
**41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION:** ✓  
**42. CURRENT OWNER/ADDRESS:**  
Lauren Rieke  
Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950 Lauren@rosinpreservation.com  
**43. FORM PREPARED BY (NAME AND ORG.):**  
Rosein Preservation, LLC Lauren Rieke  
**44. SURVEY DATE:** 8/21/2014  
**45. DATE OF REVISIONS:**  
**FOR SHPO USE**  
**DATE ENTERED IN INVENTORY:**  
**LEVEL OF SURVEY:** ✓ RECONNAISSANCE  
**ADDITIONAL RESEARCH NEEDED:**  
| YES | NO |  
| NO | ✓ |  
**NATIONAL REGISTER STATUS:**  
| LISTED | IN LISTED DISTRICT | OTHER: |  
| ✓ | ❌ | |  
**NAME:**  
| PENDING LISTING | ELIGIBLE (INDIVIDUALLY) | ELIGIBLE (DISTRICT) | NOT ELIGIBLE | NOT DETERMINED |  
| ✓ | ❌ | | | |  
**NATIONAL REGISTER STATUS:**  
| LISTED | IN LISTED DISTRICT | OTHER: |  
| ✓ | ❌ | |  
**NAME:**  
| PENDING LISTING | ELIGIBLE (INDIVIDUALLY) | ELIGIBLE (DISTRICT) | NOT ELIGIBLE | NOT DETERMINED |  
| ✓ | ❌ | | | |  
780-2125 (09-12)
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1889 on land platted in 1881. The date of 1889 is an estimation based partly on the style of the house and on the Sanborn Fire Insurance Maps. The 1894 Sanborn map does show this house, but there are no earlier maps. According to the Sanborn Fire Insurance Maps, this home has had an addition to its north facade sometime between 1900 and 1905. The city Directories show W.E. Crippen, Nancy McAffe and William Hancock at the address in 1917 and Mrs. E.T. Thomas in 1922. [Boardinghouse Historic District Survey, 1994]

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the center of the corner lot. A paved driveway runs along the south side of the house. A concrete sidewalk and stairs access the front door.

ELIGIBILITY STATEMENT:

The alterations to the windows, siding, and porch compromise the historic character of the house, and would render it non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-092
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
### Survey Description

- **Survey Name**: Boardinghouse Historic Resource Inventory
- **County**: CLAY
- **Address**: 110 Perry Lane
- **City**: Excelsior Springs
- **UTM OR LAT**: 39.341819
- **LNG**: -94.217279
- **Township/Range/Section**: T: 52  R: 30  S: 1
- **Ownership**: PRIVATE
- **Historical Name (if known)**: N/A
- **Present/Other Name (if known)**: Private
- **Historic Use (if known)**: Single Dwelling
- **Current Use**: Vacant
- **Construction Date**: N/A
- **Significant Date/Period**: N/A
- **Area(s) of Significance**: N/A
- **Architect**: N/A
- **Builder/Contractor**: N/A
- **Original or Significant Owner**: N/A
- **Previously Surveyed?**: No
- **On National Register?**: No
- **National Register Eligible?**: Yes
- **Historical and Significance on Continuation Page**: Yes
- **Sources of Information on Continuation Page**: Yes

### Architectural Information

- **Category of Property**: Building(s)
- **Vernacular or Property Type**: Vacant Lot
- **Style**: N/A
- **Plan Shape**: N/A
- **No. of Stories**: N/A
- **No. of Bays (1st Story)**: N/A
- **Roof Type**: N/A
- **Roof Material**: N/A
- **Chimney Placement**: N/A
- **Structural System**: N/A
- **Exterior Wall Cladding**: N/A
- **Foundation Material**: N/A
- **Basement Type**: N/A
- **Front Porch Type/Placement**: N/A
- **Windows**: N/A
- **Roof Material**: N/A
- **Chimney Placement**: N/A
- **Structural System**: N/A
- **Exterior Wall Cladding**: N/A
- **Foundation Material**: N/A
- **Basement Type**: N/A
- **Front Porch Type/Placement**: N/A
- **Windows**: N/A
- **Roof Material**: N/A
- **Chimney Placement**: N/A
- **Structural System**: N/A
- **Exterior Wall Cladding**: N/A
- **Foundation Material**: N/A
- **Basement Type**: N/A
- **Front Porch Type/Placement**: N/A
- **Endangered By**: N/A

### Other Information

- **Current Owner/Address**: Lauren Rieke
  - Rosin Preservation, LLC
  - 215 W. 18th Street #150
  - Kansas City, MO 64108
  - 816-472-4950  Lauren@rosinpreservation.com

### National Register Status
- Listed: No
- Pending Listing: Yes
- Eligible (Individually): Yes
- Not Eligible: Yes

### FOR SHPO USE

- **Date Entered in Inventory**: N/A
- **Level of Survey**: Reconnaissance
- **Additional Research Needed**: No

### Form Preparation
- **Form Prepared By (Name and Org.)**: Lauren Rieke
  - Rosin Preservation, LLC
  - 215 W. 18th Street #150
  - Kansas City, MO 64108
  - 816-472-4950  Lauren@rosinpreservation.com

### Survey Date
- **Survey Date**: 9/3/2014

### Date of Revisions
- **Date of Revisions**: 9/3/2014

Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.
**Survey number:** CL-AS-015-104  
**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory  
**3. COUNTY:** CLAY  
**4. ADDRESS (STREET NO.):** 112  
**STREET (NAME):** Perry Lane  
**5. CITY:** Excelsior Springs Vicinity  
**6. UTM OR LAT:** 39.341818  
**LONG:** -94.217059  
**7. TOWNSHIP/RANGE/SECTION:** T: 52  
R: 30  
S: 1  
**8. HISTORIC NAME (IF KNOWN):**  
**9. PRESENT / OTHER NAME (IF KNOWN):** PRIVATE  
**10. OWNERSHIP:** PRIVATE  
**11A. HISTORIC USE (IF KNOWN):** DOMESTIC: Single Dwelling  
**11B. CURRENT USE (IF KNOWN):** DOMESTIC: Single Dwelling  
**12. CONSTRUCTION DATE:** c. 1955  
**13. SIGNIFICANT DATE / PERIOD:**  
**14. AREA(S) OF SIGNIFICANCE:**  
**15. ARCHITECT:**  
**16. BUILDER / CONTRACTOR:**  
**17. ORIGINAL OR SIGNIFICANT OWNER:**  
**18. ON NATIONAL REGISTER?** CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)  
**19. NATIONAL REGISTER ELIGIBLE?** NC  
**20. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE:** ✓  
**21. SOURCES OF INFORMATION ON CONTINUATION PAGE:** ✓  
**22. FORM PREPARED BY (NAME AND ORG.):** Rosin Preservation, LLC  
Lauren Rieke  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950 Lauren@rosinpreservation.com  
**23. CATEGORY OF PROPERTY:** BUILDING(S)  
SITE  
STRUCTURE  
OBJECT  
**30. ROOF MATERIAL:** Asphalt  
**37. WINDOWS:** REPLACEMENT PANE ARRANGEMENT: 6/6  
**39. CHANGES (DESCRIBE IN BOX 41 CONT.):** ALTERED DATE(S): c. 2000  
MOVED DATE(S):  
OTHER DATE(S):  
**40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):**  
**41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION:** ✓  
**24. VERNACULAR OR PROPERTY TYPE:** Side-Gable Form  
**25. STYLE:**  
**26. PLAN SHAPE:** Rectangular  
**27. NO. OF STORIES:** 1  
**28. NO. OF BAYS (1ST STORY):** 3  
**29. ROOF TYPE:** Side-Gable  
**31. CHIMNEY PLACEMENT:** N/A  
**32. STRUCTURAL SYSTEM:** Frame  
**34. FOUNDATION MATERIAL:** CMU  
**35. BASEMENT TYPE:** Unknown  
**36. FRONT PORCH TYPE / PLACEMENT:** Partial-Width, Center, Open Porch  
**42. CURRENT OWNER / ADDRESS:** Lauren Rieke  
Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950 Lauren@rosinpreservation.com  
**43. FORM PREPARED BY (NAME AND ORG.):** Rosin Preservation, LLC  
Lauren Rieke  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950 Lauren@rosinpreservation.com  
**44. SURVEY DATE:** 8/21/2014  
**45. DATE OF REVISIONS:**  
**780-2125 (09-12)**
The one-story Side-Gable house has a CMU foundation, vinyl siding and an asphalt shingle roof. A small porch with turned wood spindles and square wood columns projects from the center of the primary (south) elevation. Wood stairs access the raised porch. This elevation has three bays. A single replacement fifteen-light vinyl window fill Bay 1; a single door fills Bay 2; paired six-over-six vinyl windows fill Bay 3. Changes since the 1994 survey include the application of vinyl siding, alterations to the fenestration and the addition of the porch.

The alterations to the siding, windows, and porch compromise the historic character of the house and would render it non-contributing to a potential historic district.
Survey number: CL-AS-015-105

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 103 STREET (NAME): Saratoga Street

5. CITY: Excelsior Springs

6. UTM OR LAT: 39.342046 LON: -94.219336

7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN):

9. PRESENT/OTHER NAME (IF KNOWN):

10. OWNERSHIP: [ ] PRIVATE [ ] PUBLIC

11A. HISTORIC USE (IF KNOWN):

11B. CURRENT USE (IF KNOWN):

DOMESTIC: Multiple Dwelling

12. CONSTRUCTION DATE: c. 1959

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT:

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED? [ ] Y [ ] N

CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)

19. ON NATIONAL REGISTER? [ ] Y [ ] N

CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)

20. NATIONAL REGISTER ELIGIBLE? [ ] Y [ ] N [ ] NC

INDIVIDUALLY ELIGIBLE

DISTRICT POTENTIAL

NOT ELIGIBLE

NOT DETERMINED

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. [ ] Y [ ] N

22. SOURCES OF INFORMATION ON CONTINUATION PAGE. [ ] Y [ ] N

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: [ ] BUILDING(S) [ ] SITE [ ] STRUCTURE [ ] OBJECT

24. VERNACULAR OR PROPERTY TYPE:

Side-Gable Form, Two-Story

25. STYLE:

26. PLAN SHAPE:

Rectangular

27. NO. OF STORIES:

2

28. NO. OF BAYS (1ST STORY):

6

29. ROOF TYPE:

Side-Gable

30. ROOF MATERIAL:

Asphalt

31. CHIMNEY PLACEMENT:

N/A

32. STRUCTURAL SYSTEM:

Frame

33. EXTERIOR WALL CLADDING:

Brick

34. FOUNDATION MATERIAL:

CMU

35. BASEMENT TYPE:

Full

36. FRONT PORCH TYPE/PLACEMENT:

Partial-Width, Offset Right, Open

37. WINDOWS:

38. ACREAGE (RURAL):

VISIBLE FROM PUBLIC ROAD? [ ] Y [ ] N

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION. [ ] Y [ ] N

OTHER

42. CURRENT OWNER/ADDRESS:

Lauren Rieke

Rosin Preservation, LLC

215 W. 18th Street #150

Kansas City, MO 64108

816-472-4950 Lauren@rosinpreservation.com

43. FORM PREPARED BY (NAME AND ORG.):

Rosin Preservation, LLC Lauren Rieke

44. SURVEY DATE:

8/21/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:

LEVEL OF SURVEY

[ ] RECONNAISSANC [ ] INTENSIVE

ADDITIONAL RESEARCH NEEDED?

[ ] YES [ ] NO

NATIONAL REGISTER STATUS:

[ ] LISTED [ ] IN LISTED DISTRICT

NAME:

[ ] PENDING LISTING [ ] ELIGIBLE (INDIVIDUALLY)

[ ] ELIGIBLE (DISTRICT) [ ] NOT ELIGIBLE

[ ] NOT DETERMINED

780-2125 (09-12)
### ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The two-story apartment building has a concrete foundation, brick cladding and an asphalt shingle side-gable roof. A concrete deck projects from the south side of the primary (west) elevation. This elevation has six bays. Paired replacement one-over-one double-hung vinyl windows fill each story in Bays 1, 3, and 6; single doors fill the first story of Bays 2, 4, and 5. A small sliding window with shutters fills the second story of Bay 2; glazed white brick spelling “103” fills Bay 4; a single replacement one-over-one double-hung vinyl window fills Bay 5. Alterations since the 1994 survey include the installation of the replacement porch railing and vinyl windows.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The building is slightly set back from the street and nearly abuts the public sidewalk. A concrete sidewalk spans the north elevation, a gravel drive fills the rear of the property. Concrete stairs access the porch.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE


**ELIGIBILITY STATEMENT:**

The historic apartment building retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

**PREVIOUS SURVEY NAME:** Boardinghouse Historic District Survey, 1994; CL-AS-007

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:** 2010

**LOCAL REGISTER DISTRICT C OR NC:**
**Survey number:** CL-AS-015-106

**2. SURVEY NAME:** Boardinghouse Historic Resource Inventory

**3. COUNTY:** CLAY

**4. ADDRESS (STREET NO.):** 106

**5. CITY:** Excelsior Springs

**6. UTM OR LAT:** 39.341992

**7. TOWNSHIP/RANGE/SECTIO:** T: 52 R: 30 S: 1

**8. HISTORIC NAME (IF KNOWN):** The Victoria

**9. PRESENT/OTHER NAME (IF KNOWN):** Hoffman Hotel

**10. OWNERSHIP:**

- [ ] PRIVATE
- [ ] PUBLIC

**11A. HISTORIC USE IF KNOWN:** Hotel

**11B. CURRENT USE DOMESTIC:** Single Dwelling

### HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th>12. CONSTRUCTION DATE:</th>
<th>c. 1911</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. SIGNIFICANT DATE/PERIOD:</td>
<td></td>
</tr>
<tr>
<td>14. AREA(S) OF SIGNIFICANCE:</td>
<td></td>
</tr>
<tr>
<td>15. ARCHITECT:</td>
<td></td>
</tr>
<tr>
<td>16. BUILDER/CONTRACTOR:</td>
<td></td>
</tr>
<tr>
<td>17. ORIGINAL OR SIGNIFICANT OWNER:</td>
<td></td>
</tr>
<tr>
<td>18. PREVIOUSLY SURVEYED?</td>
<td>✓</td>
</tr>
<tr>
<td>19. ON NATIONAL REGISTER?</td>
<td></td>
</tr>
<tr>
<td>20. NATIONAL REGISTER ELIGIBLE?</td>
<td></td>
</tr>
<tr>
<td>21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.</td>
<td>✓</td>
</tr>
<tr>
<td>22. SOURCES OF INFORMATION ON CONTINUATION PAGE.</td>
<td>✓</td>
</tr>
</tbody>
</table>

### ARCHITECTURAL INFORMATION

<table>
<thead>
<tr>
<th>23. CATEGORY OF PROPERTY:</th>
<th>✓ BUILDING(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>24. VERNACULAR OR PROPERTY TYPE:</td>
<td>Flat Roof, Three-Story</td>
</tr>
<tr>
<td>25. STYLE:</td>
<td>Rectangular</td>
</tr>
<tr>
<td>26. PLAN SHAPE:</td>
<td>Rectangular</td>
</tr>
<tr>
<td>27. NO. OF STORIES:</td>
<td>3</td>
</tr>
<tr>
<td>28. NO. OF BAYS (1ST STORY):</td>
<td>3</td>
</tr>
<tr>
<td>29. ROOF TYPE:</td>
<td>Flat</td>
</tr>
<tr>
<td>30. ROOF MATERIAL:</td>
<td>Asphalt</td>
</tr>
<tr>
<td>31. CHIMNEY PLACEMENT:</td>
<td>N/A</td>
</tr>
<tr>
<td>32. STRUCTURAL SYSTEM:</td>
<td>Frame</td>
</tr>
<tr>
<td>33. EXTERIOR WALL CLADDING:</td>
<td>Brick</td>
</tr>
<tr>
<td>34. FOUNDATION MATERIAL:</td>
<td>Stone</td>
</tr>
<tr>
<td>35. BASEMENT TYPE:</td>
<td>Unknown</td>
</tr>
<tr>
<td>36. FRONT PORCH TYPE/PLACEMENT:</td>
<td>Partial-Width, Center, Open Porch</td>
</tr>
<tr>
<td>37. WINDOWS:</td>
<td></td>
</tr>
<tr>
<td>38. ACREAGE (RURAL):</td>
<td></td>
</tr>
<tr>
<td>39. CHANGES (DESCRIBE IN BOX 41 CONT.):</td>
<td></td>
</tr>
<tr>
<td>40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):</td>
<td></td>
</tr>
<tr>
<td>41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION</td>
<td>✓</td>
</tr>
</tbody>
</table>

### OTHER

**42. CURRENT OWNER/ADDRESS:**

Lauren Rieke
Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com

**43. FORM PREPARED BY (NAME AND ORG.):**

Lauren Rieke
Rosin Preservation, LLC

**44. SURVEY DATE:**

8/21/2014

**45. DATE OF REVISIONS:**


### FOR SHPO USE

**DATE ENTERED IN INVENTORY:**

**LEVEL OF SURVEY:**

- [ ] RECONNAISSANCE
- [ ] INTENSIVE

**ADDITIONAL RESEARCH NEEDED:**

- [ ] YES
- [ ] NO

**NATIONAL REGISTER STATUS:**

- [ ] LISTED
- [ ] IN LISTED DISTRICT

**NAME:**

- [ ] PENDING LISTING
- [ ] ELIGIBLE (INDIVIDUALLY)
- [✓] ELIGIBLE (DISTRICT)
- [ ] NOT ELIGIBLE

- [ ] NOT DETERMINED

---

780-2125 (09-12)
The hotel was built c.1911 on land platted in 1887. The date of 1911 is an estimation based on the Sanborn Fire Insurance Maps. The 1900-1909 Sanborn Maps do not show this building, although the 1900-1905 do show a pavilion structure for the Saratoga Springs located at what would be the southwest corner of the future hotel building. The present buildings appears on the 1913 Sanborn as the Hoffman Hotel. By the 1922 city Directory, it listed as the Victoria Hotel. The c.1933 "Official Map of Excelsior Springs" lists the Victoria Hotel as having 12 rooms renting from $3-$6 per week. The 1926 Sanborn map show that this building had a large, one story addition to its southwest side which has recently been removed. A historic postcard shows the former front porch, which was a deep, full length, two-story porch. There were classical columns on both the first and second story, and the second story roof of the porch had a shallow pitched roof. [Boardinghouse Historic District Survey, 1994]

The building slightly set back from the street on the north side of the lot. A concrete parking lot fills the south portion of the lot. The building abuts a concrete parking lot at the rear property line. A concrete sidewalk and wood stairs access the porch.

The three-story apartment building has a stone foundation, brick cladding and a flat roof. Vinyl siding clads the third story. A decorative cornice with brackets and dentil molding ornaments the roofline. An angled bay window and three-story wood deck project from the south elevation. A porch with square wood columns and a wood picket rail projects from the center of the primary (east) elevation. This elevation has three bays. A single door fills Bay 2 on the first story and a small window with wood infill set in a historic door opening. Replacement one-over-one double-hung vinyl windows fill Bays 1 and 3 on the first and second stories. Replacement six-over-six double-hung vinyl windows fill each bay on the third story. This building appears to have been undergoing a remodel during the 1994 survey. Changes include the addition of the porch and three-story deck.

The removal of the porch and incompatible replacement alters the form of the building, compromising its historic character, and would render it non-contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
Survey number: CL-AS-015-107
2. SURVEY NAME: Boardinghouse Historic Resource Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 109 STREET (NAME): Saratoga Street
5. CITY: Excelsior Springs Vicinity
6. UTM OR LAT: 39.34188 LONG: -94.219314
7. TOWNSHIP/RANGE/SECTION: T: 52 R: 30 S: 1
8. HISTORIC NAME (IF KNOWN): The Montclare Boarding House
9. PRESENT/OTHER NAME (IF KNOWN): PRIVATE
10. OWNERSHIP
11A. HISTORIC USE IF KNOWN: DOMESTIC: Hotel
11B. CURRENT USE DOMESTIC: Multiple Dwelling

HISTORICAL INFORMATION
12. CONSTRUCTION DATE: C. 1899
13. SIGNIFICANT DATE/PERIOD:
14. AREA(S) OF SIGNIFICANCE:
15. ARCHITECT:
16. BUILDER/CONTRACTOR:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. PREVIOUSLY SURVEYED? ✓
19. ON NATIONAL REGISTER? C
20. NATIONAL REGISTER ELIGIBLE?
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.
22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

ARCHITECTURAL INFORMATION
23. CATEGORY OF PROPERTY: ✓ BUILDING(S)
24. VERNACULAR OR PROPERTY TYPE: Colonial Revival
25. STYLE: Colonial Revival
26. PLAN SHAPE: Irregular
27. NO. OF STORIES: 2 1/2
28. NO. OF BAYS (1ST STORY): 3
29. ROOF TYPE: Side-Gable
30. ROOF MATERIAL: Asphalt
31. CHIMNEY PLACEMENT: Straddle Ridge
32. STRUCTURAL SYSTEM: Frame
33. EXTERIOR WALL CLADDING: Asbestos Siding
34. FOUNDATION MATERIAL: Stone
35. BASEMENT TYPE: Full
36. FRONT PORCH TYPE/PLACEMENT: Full-Width, Open Porch
37. WINDOWS: ✓ HISTORIC
38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD?
39. CHANGES (DESCRIBE IN BOX 41 CONT.):
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

OTHER
42. CURRENT OWNER/ADDRESS: Lauren Rieke
Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com
43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke
44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE
DATE ENTERED IN INVENTORY:
LEVEL OF SURVEY: ✓ RECONNAISSANC
46. ADDITIONAL RESEARCH NEEDED?
OTHER:
LISTED IN LISTED DISTRICT
NAME:
PENDING LISTING
ELIGIBLE (INDIVIDUALLY)
ELIGIBLE (DISTRICT)
NOT ELIGIBLE
NOT DETERMINED

780-2125 (09-12)
The house was built c.1899 on land platted in 1887. The estimated construction date is based on available data from the Sanborn Fire Insurance Maps and the City Directories: it is possible the house was constructed earlier. The 1894 Sanborn does not extend this far west in 1894. In 1900, a one-story dwelling appears with a rear, one-story addition. The same basic footprint remains for nearly fifty years, but the building’s height apparently is altered. In 1905 it remains listed as a one-story dwelling, but in 1909 and 1913, the same footprint appears for a 1 1/2 story house (the present building might be considered by some to be 1 1/2 stories). In 1926 and 1942 it appears as a two-story rooming house, “The Montclare”, with a small one-story addition at the south rear of the buildings. It also appears as “The Montclare” in the 1917 Directory (the 1917 directory at the Excelsior Springs Museum is missing the pages for Saratoga street.). The c.1933 "Official Map of Excelsior Springs" lists the Montclare Apartments as having 16 rooms renting from $4.50-$5 per week. The 1940 phone book lists Bessie Scott at the

The building is slightly set back from the street at the west end of the long, narrow lot. Mature trees dot the rear of the property. A wire fence defines the south property line. An asphalt parking lot fills the center of the lot. A one-story outbuilding with various siding types and an asphalt side-gable roof is located at the rear of the property. This historic garage would be contributing to a potential historic district.

The two-and-one-half-story Colonial Revival apartment building has a stone foundation, asbestos siding and an asphalt shingle roof. Two shed dormers rise from the west slope of the roof. A two-story and a one-story wing project from the east elevation. A brick chimney rises from the ridge. A porch with simple round wood columns spans the primary (west) elevation. This elevation has three bays. Single historic one-over-one double-hung wood windows fill each story in Bays 1 and 3; a single door with sidelights fills the first story of Bay 1; a single multi-light French door fills the second story. Paired historic one-over-one double-hung wood windows pierce the dormers.

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.
Survey number: CL-AS-015-108

2. SURVEY NAME: Boardinghouse Historic Resource Inventory

3. COUNTY: CLAY

4. ADDRESS (STREET NO.): 115

5. CITY: Excelsior Springs

6. UTM OR LAT: 39.341775

7. TOWNSHIP/ RANGE/SECTION: 52 R: 30 S: 1

8. HISTORIC NAME (IF KNOWN): The Cambell Inn

9. PRESENT/OTHER NAME (IF KNOWN): Private

10. OWNERSHIP

11A. HISTORIC USE IF KNOWN: DOMESTIC: Hotel

11B. CURRENT USE: DOMESTIC: Multiple Dwelling

12. CONSTRUCTION DATE: c. 1920

13. SIGNIFICANT DATE/PERIOD:

14. AREA(S) OF SIGNIFICANCE:

15. ARCHITECT:

16. BUILDER/CONTRACTOR:

17. ORIGINAL OR SIGNIFICANT OWNER:

18. PREVIOUSLY SURVEYED?

19. ON NATIONAL REGISTER?

20. NATIONAL REGISTER ELIGIBLE?

21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE.

22. SOURCES OF INFORMATION ON CONTINUATION PAGE.

23. CATEGORY OF PROPERTY: BUILDING(S)

24. VERNACULAR OR PROPERTY TYPE: Front-Gable Form

25. STYLE: Rectangular

26. PLAN SHAPE: Rectangular

27. NO. OF STORIES: 2 1/2

28. NO. OF BAYS (1ST STORY): 5

29. ROOF TYPE: Front-Gable

30. ROOF MATERIAL: Asphalt

31. CHIMNEY PLACEMENT: N/A

32. STRUCTURAL SYSTEM: Frame

33. EXTERIOR WALL CLADDING: Asbestos Siding

34. FOUNDATION MATERIAL: Stone

35. BASEMENT TYPE: Unknown

36. FRONT PORCH TYPE/PLACEMENT: Full-Width, Deck

37. WINDOWS: HISTORIC

38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD?

39. CHANGES (DESCRIBE IN BOX 41 CONT.):

40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1

41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION.

42. CURRENT OWNER/ADDRESS: Lauren Rieke

43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC

44. SURVEY DATE: 8/21/2014

45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY: LEVEL OF SURVEY: ADDITIONAL RESEARCH NEEDED?

RECONNAISSANCE

INTENSIVE

YES

NO

LISTED

IN LISTED DISTRICT

OTHER:

ELIGIBLE LISTING

ELIGIBLE (INDIVIDUALLY)

ELIGIBLE (DISTRICT)

NOT ELIGIBLE

NOT DETERMINED

780-2125 (09-12)
### ADDITIONAL INFORMATION

**41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The two-and-one-half-story Front-Gable Form apartment building has a stone foundation, asbestos siding and an asphalt shingle front-gable roof with simple wood brackets. Two gabled dormers rise from the north and south slopes of the roof. A multi-level wood deck spans the primary (west) elevation. A simple wood picket rail encloses the north half. This elevation has five bays on the first story. Single doors fill the deeply recessed Bay 1, and Bays 3 and 5; single windows fill Bays 2 and 4. Three single windows pierce the second story. A band of three windows pierces the gable end. Historic one-over-one double-hung wood windows fill each window opening on this elevation. Changes since the 1994 survey include the addition of the wood railing on the deck.

**40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The building is slightly set back from the street at the west end of the long, narrow lot. Mature trees dot the rear of the property. A wire fence defines the north property line. A concrete sidewalk abuts the south elevation. A concrete sidewalk and wood deck access the porch. A one-story outbuilding with fiberboard siding and an asphalt front-gable roof is located at the center of the property. This historic garage would be contributing to a potential historic district.

**21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The house was built c.1920 on land platted in 1887. The date of 1920 is an estimation based on the Sanborn Fire Insurance Maps and the city Directories. In the 1913 Sanborn map, a 1 1/2 story irregular plan home of probable Victorian-era construction is shown. The present buildings shows up on the 1926 map as the "Campbell Inn rooming house." The Campbell Inn appears at this address in the 1922 Directory (the 1917 directory is missing the pages for Saratoga Street). Subsequent maps indicate that this house has not had any additions from 1926 through 1942, although the Sanborn Maps do reveal a full-width, one-story wood porch which is no longer extant. The City Directory for 1922 shows Mrs. M.E. Campbell as owner/occupant of the Campbell House. The 1940 phone book lists H.N. Cramer at the address. [Boardinghouse Historic District Survey, 1994]

**ELIGIBILITY STATEMENT:**

This building was likely constructed as a Craftsman style house typically defined by a prominent front porch. The removal of the porch severely alters the form of the building, compromising its historic character, and would render it non-contributing to a potential historic district.

**22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-095
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District
**LOCAL REGISTER DESIGNATION DATE:** 2010
**LOCAL REGISTER DISTRICT C OR NC:***
### Boardinghouse Historic Resource Inventory

**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** Clay  
**Address:** 117 Saratoga Street  
**City:** Excelsior Springs  
**Historical Name:** The Baker House  
**Ownership:** Private  
**Municipality:** Excelsior Springs  
**Vicinity:** Vicinity  
**UTM OR LAT:** 39.341673 94.219272  
**Township/Range/Section:** 52R 30S 1  

#### Historical Information

- **Construction Date:** c. 1905  
- **Significant Date/Period:**  
- **Area(s) of Significance:**  
- **Original or Significant Owner:**  
- **Previously Surveyed:** Yes
- **National Register Eligible:** Yes

#### Architectural Information

- **Category of Property:** Building(s)  
- **Vernacular or Property Type:** Pyramidal Hip Form  
- **Style:**  
- **Plan Shape:** Rectangular  
- **No. of Stories:** 2 1/2  
- **No. of Bays (1st Story):** 3  
- **Roof Type:** Double Hip with Gablet  
- **Windows:**  
- **Roof Material:** Asphalt  
- **Chimney Placement:** N/A  
- **Structural System:** Frame  
- **Exterior Wall Cladding:** Aluminum  
- **Foundation Material:** Stone  
- **Basement Type:** Unknown  
- **Acreage (Rural):**  
- **Endangered By:**  
- **Outbuildings:** 1

#### Other

- **Date Entered in Inventory:**  
- **Level of Survey:** Reconnaissance  
- **National Register Status:** Listed
- **Pending Listing:** Yes
- **Eligible (Individually):** No
- **Eligible (District):** Yes
- **Not Eligible:** No
- **Not Determined:** Yes

---

**Survey Date:** 8/21/2014  
**Date of Revisions:**

---

**Notes:**

- **Survey Number:** CL-AS-015-109  
- **Form Prepared By:** Rosin Preservation, LLC  
  Lauren Rieke  
  215 W. 18th Street #150  
  Kansas City, MO 64108  
  816-472-4950 Lauren@rosinpreservation.com
### ADDITIONAL INFORMATION

**21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The house was built c.1905 on land platted in 1887. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. Also, the only known copy of the City Directory for 1917 is missing the Saratoga addresses. According to the Sanborn Fire Insurance Maps, this home was known as the "Baker Hotel" in 1926. The City Directory for 1922 shows G.C. Potter at the address. A pre-1925 tourist booklet entitled "Missouri's National Health Resort" lists the Baker House renting rooms for $10-$12 per week. [Boardinghouse Historic District Survey, 1994]

**ELIGIBILITY STATEMENT:**

The addition of the porch and the application of aluminum siding compromise the historic character of the house and would render it non-contributing to a potential historic district.

**22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-096

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District

LOCAL REGISTER DESIGNATION DATE: 2010

LOCAL REGISTER DISTRICT C OR NC:
### Survey Name: Boardinghouse Historic Resource Inventory

#### County: CLAY

**Address:** 121 Saratoga Street, Excelsior Springs

**City:** Excelsior Springs Vicinity

**UTM OR LAT:** 39.341534, -94.219278

**Township/Range/Sectio:** T: 52, R: 30, S: 1

**Ownership:** Private

**Historic Name:**

**Present/Other Name:**

**Historic Use:** Domestic: Single Dwelling

**Current Use:** Domestic: Multiple Dwelling

#### Historical Information

- **Construction Date:** c. 1919
- **Architect:**
- **Previously Surveyed:** Yes
- **On National Register:**
  - **Eligible (Individually):** Yes
  - **District Potential:**
- **Significant Date/Period:**
- **Area(s) of Significance:**
- **Original or Significant Owner:**
- **National Register Eligible:**
  - **Individually Eligible:**
  - **District Potential:** Yes
  - **Not Eligible:**
  - **Not Determined:**

#### Architectural Information

- **Category of Property:** Building(s)
- **Vernacular or Property Type:** Craftsman
- **Style:**
- **Plan Shape:** Rectangular
- **No. Of Stories:** 2 1/2
- **No. Of Bays (1st Story):** 4
- **Roof Type:** Gable-Front
- **Roof Material:** Asphalt
- **Chimney Placement:** Exterior, Left
- **Structural System:** Frame
- **Exterior Wall Cladding:** Asbestos Siding
- **Foundation Material:** Stone
- **Basement Type:** Full
- **Front Porch Type/Placement:** Full-Width, Open Porch
- **Historic Replacement Pane Arrangement:** 1/1
- **Acreage (Rural):**
- **Visible From Public Road:** Yes
- **Changes (Describe in Box 41 Cont.):**
- **Endangered by:**
- **No Of Outbuildings (Describe in Box 40 Cont.):**

#### Other

- **Current Owner/Address:** Lauren Rieke, Rosin Preservation, LLC
  - 215 W. 18th Street #150
  - Kansas City, MO 64108
  - 816-472-4950 Lauren@rosinpreservation.com

- **Survey Date:** 8/21/2014

- **Date of Revisions:**

#### For SHPO Use

- **Date Entered in Inventory:**
- **Level of Survey:** Reconnaissance Intensive
- **Additional Research Needed:**
  - **Yes:**
  - **No:**

- **National Register Status:**
  - **Listed:**
  - **Pending:**
  - **In Listed District:**
  - **Pending Listing:**
  - **Eligible (Individually):**
  - **Eligible (District):**
  - **Not Eligible:**
  - **Not Determined:**

---

**Survey Number:** CL-AS-015-110

---

**Sheet Number:** 1

**Page Number:** 1

---

**Form Number:** 780-2125 (09-12)
The house was built c.1919 on land platted in 1887. The date of 1919 is an estimation based on the Sanborn Fire Insurance Maps and the City Directories. This home is not shown on the 1913 Sanborn map; nor is it listed in the 1917 City Directory. But is shown in the 1926 map and listed in the 1922 Directory. Subsequent maps indicate that this house has not had any additions since 1926. The City Directory for 1922 shows A.M. Howard as owner/occupant. [Boardinghouse Historic District Survey, 1994]

The house is set back from the street at the northwest corner of the double lot. Mature trees dot the perimeter of the property. An asphalt parking lot fills the south portion of the lot. A concrete sidewalk and stairs with stone cheekwalls access the porch.

The house was built c.1919 on land platted in 1887. The date of 1919 is an estimation based on the Sanborn Fire Insurance Maps and the City Directories. This home is not shown on the 1913 Sanborn map; nor is it listed in the 1917 City Directory. But is shown in the 1926 map and listed in the 1922 Directory. Subsequent maps indicate that this house has not had any additions since 1926. The City Directory for 1922 shows A.M. Howard as owner/occupant. [Boardinghouse Historic District Survey, 1994]

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC: 
## Boardinghouse Historic Resource Inventory

### Survey Name: Boardinghouse Historic Resource Inventory

### County: CLAY

### Address (Street No.): 127

### Street (Name): Saratoga Street

### City: Excelsior Springs

### UTM OR LAT: 39.341289

### LONG: -94.219253

### Township/Range/Section: T: 52 R: 30 S: 1

### Ownership

<table>
<thead>
<tr>
<th>PRIVATE</th>
<th>PUBLIC</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔️</td>
<td>💼</td>
</tr>
</tbody>
</table>

### Historic Use (if known):

- Domestic: Single Dwelling

### Present/Other Name (if known):

- Private

### Historic Name (if known):

- Public

### Construction Date:

- 1944

### Significant Date/Period:

### Architect:

### Builder/Contractor:

### Original or Significant Owner:

- Private

### Previously Surveyed?

- ✔️

### Currently Surveyed?

- ✔️

### On National Register?

- ✔️

### National Register Eligible?

- ✔️

### Area(s) of Significance:

### Architectural Information

<table>
<thead>
<tr>
<th>Category of Property:</th>
<th>Vernacular or Property Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔️ Building(s)</td>
<td>Gable-Front Form</td>
</tr>
<tr>
<td>Site</td>
<td></td>
</tr>
<tr>
<td>Structure</td>
<td></td>
</tr>
<tr>
<td>Object</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof Material:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt</td>
</tr>
</tbody>
</table>

### Roof Type:

- Gable-Front

### Porch Type/Placement:

- Full-Width, Open Porch

### Windows

- 1/1

### Wall Cladding:

- CMU

### Foundation Material:

- CMU

### Basement Type:

- Unknown

### Outbuildings (describe in Box 41 cont.)

- 0

### Description of Building Features and Associated Resources on Continuation Page

### Form Prepared By (Name and Org.):

- Rosin Preservation, LLC
  - Lauren Rieke

### Survey Date:

- 8/21/2014

### Date of Revisions:

- 8/21/2014

### National Register Status:

- Listed
- In Listed District

### Additional Research Needed?

- ✔️
- No

### FOR SHPO USE

<table>
<thead>
<tr>
<th>Date Entered in Inventory:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level of Survey:</td>
</tr>
<tr>
<td>Additional Research Needed:</td>
</tr>
<tr>
<td>National Register Status:</td>
</tr>
<tr>
<td>Listed</td>
</tr>
<tr>
<td>Pending Listing</td>
</tr>
<tr>
<td>Eligible (District)</td>
</tr>
<tr>
<td>Not Determined</td>
</tr>
</tbody>
</table>
41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The one-story Gable-Front house has a CMU foundation and walls and an asphalt shingle roof. A gabled wing projects from the east elevation. A porch with simple square wood posts projects from the primary (west) elevation. This elevation has three bays. A single historic one-over-one double-hung wood window fills Bay 1; a single replacement door fills Bay 2; a large historic wood picture window fills Bay 3. Changes since the 1994 survey include the new wood posts on the porch.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the center of the corner lot. Mature trees define the north boundary. A concrete sidewalk and separate wood ramp access the porch.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE


ELIGIBILITY STATEMENT:

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-098

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
<table>
<thead>
<tr>
<th><strong>Survey number:</strong></th>
<th>CL-AS-015-112</th>
<th>2. <strong>SURVEY NAME:</strong></th>
<th>Boardinghouse Historic Resource Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3. COUNTY:</strong></td>
<td>CLAY</td>
<td>4. <strong>ADDRESS (STREET NO.):</strong></td>
<td>305 Saratoga Street</td>
</tr>
<tr>
<td><strong>5. CITY:</strong></td>
<td>Excelsior Springs</td>
<td><strong>OR LAT:</strong></td>
<td>39.3407</td>
</tr>
<tr>
<td><strong>6. UTM OR LAT:</strong></td>
<td>/ /</td>
<td><strong>LONG:</strong></td>
<td>-94.2191</td>
</tr>
<tr>
<td><strong>7. TOWNSHIP/RANGE/SECTION:</strong></td>
<td>T: 52 R: 30 S: 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>8. HISTORIC NAME (IF KNOWN):</strong></td>
<td></td>
<td><strong>9. PRESENT/OTHER NAME (IF KNOWN):</strong></td>
<td></td>
</tr>
<tr>
<td><strong>10. OWNERSHIP:</strong></td>
<td>PRIVATE</td>
<td><strong>11A. HISTORIC USE IF KNOWN:</strong></td>
<td>DOMESTIC: Single Dwelling</td>
</tr>
<tr>
<td><strong>11B. CURRENT USE:</strong></td>
<td>PRIVATE</td>
<td><strong>11B. CURRENT USE:</strong></td>
<td>DOMESTIC: Single Dwelling</td>
</tr>
</tbody>
</table>

### HISTORICAL INFORMATION

| **12. CONSTRUCTION DATE:** | c. 1900 |
| **13. SIGNIFICANT DATE/PERIOD:** | |
| **14. AREA(S) OF SIGNIFICANCE:** | |
| **15. ARCHITECT:** | |
| **16. BUILDER/CONTRACTOR:** | |
| **17. ORIGINAL OR SIGNIFICANT OWNER:** | |
| **18. PREVIOUSLY SURVEYED:** | YES |
| **19. ON NATIONAL REGISTER:** | |
| **20. NATIONAL REGISTER ELIGIBLE:** | |

### ARCHITECTURAL INFORMATION

| **23. CATEGORY OF PROPERTY:** | BUILDING(S) |
| **24. VERNACULAR OR PROPERTY TYPE:** | Folk Victorian |
| **25. STYLE:** | |
| **26. PLAN SHAPE:** | Irregular L-Shape |
| **27. NO. OF STORIES:** | 1 |
| **28. NO. OF BAYS (1ST STORY):** | 2 |
| **29. ROOF TYPE:** | Cross-Gable |
| **30. ROOF MATERIAL:** | Asphalt |
| **31. CHIMNEY PLACEMENT:** | N/A |
| **32. STRUCTURAL SYSTEM:** | Frame |
| **33. EXTERIOR WALL CLADDING:** | Asbestos Siding |
| **34. FOUNDATION MATERIAL:** | Stone |
| **35. BASEMENT TYPE:** | Unknown |
| **36. FRONT PORCH TYPE/PLACEMENT:** | Inset Corner, Open Porch |
| **37. WINDOWS:** | |
| **38. ACREAGE (RURAL):** | |
| **39. CHANGES (DESCRIBE IN BOX 41 CONT.):** | |
| **40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.)** | |

### OTHER

| **42. CURRENT OWNER/ADDRESS:** | Lauren Rieke Rosin Preservation, LLC 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 Lauren@rosinpreservation.com |
| **43. FORM PREPARED BY (NAME AND ORG.):** | |
| **44. SURVEY DATE:** | 8/21/2014 |
| **45. DATE OF REVISIONS:** | |

### FOR SHPO USE

| **DATE ENTERED IN INVENTORY:** | |
| **LEVEL OF SURVEY:** | RECONNAISSANCE INTENSIVE |
| **ADDITIONAL RESEARCH NEEDED:** | YES NO |
| **NATIONAL REGISTER STATUS:** | LISTED IN LISTED DISTRICT |
| **NAME:** | |
| **PENDING LISTING:** | |
| **ELIGIBLE (INDIVIDUALLY):** | |
| **ELIGIBLE (DISTRICT):** | |
| **NOT ELIGIBLE:** | |
| **NOT DETERMINED:** | |

780-2125 (09-12)
21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had its southeast porch enclosed sometime between 1913 and 1926. The City Directories show J.W. Grugin at the address in 1917 and A.O. Anderson as owner/occupant in 1922.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-099
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** CLAY  
**Address (Street No.):** 000 Temple Avenue  
**City:** Excelsior Springs  
**HISTORICAL INFORMATION**

12. **Construction Date:**  
15. **Architect:**  
12. **Construction Date/Period:**  
16. **Builder/Contractor:**

14. **Area(s) of Significance:**

17. **Original or Significant Owner:**

18. **Previously Surveyed?**

19. **On National Register?**

20. **National Register Eligible?**

21. **History and Significance on Continuation Page:**

**ARCHITECTURAL INFORMATION**

23. **Category of Property:**

24. **Vernacular or Property Type:**

25. **Style:**

26. **Plan Shape:**

27. **No. of Stories:**

28. **No. of Bays (1st Story):**

29. **Roof Type:**

30. **Roof Material:**

31. **Chimney Placement:**

32. **Structural System:**

33. **Exterior Wall Cladding:**

34. **Foundation Material:**

35. **Basement Type:**

36. **Front Porch Type/Placement:**

37. **Windows:**

38. **Acreage (Rural):**

39. **Changes (Describe in Box 41 Cont.):**

40. **No of Outbuildings (Describe in Box 40 Cont.):**

41. **Further Description of Building Features and Associated Resources on Continuation:**

**OTHER**

42. **Current Owner/Address:**

43. **Form Prepared By (Name and Org.):**

44. **Survey Date:**

45. **Date of Revisions:**

**FOR SHPO USE**

**Date Entered in Inventory:**

**Level of Survey:**

**Additional Research Needed:**

**National Register Status:**

- Listed
- In Listed District

- Pending Listing
- Eligible (Individually)

- Eligible (District)
- Not Eligible

- Not Determined
41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The public park consists of a grass lawn dotted with mature trees and enclosed with a chain link fence on the west end of the lot. There are no permanent structures. Playground equipment fills the north side of the lawn. An asphalt surface parking lot fills the east end.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
Gravel alleys surround the park on the north, south and west sides. A concrete sidewalk and Temple Avenue abut the east side.

21. (CONT.) HISTORY AND SIGNIFICANCE EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The parcel was not surveyed in the Boardinghouse Historic District Survey, 1994. Sanborn maps show that three houses with outbuildings occupied the east side of the lot in 1942. No other information is known at this time.

ELIGIBILITY STATEMENT:
The park appears to be non-historic and would be non-contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME:

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
### HISTORICAL INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey Name</td>
<td>Boardinghouse Historic Resource Inventory</td>
</tr>
<tr>
<td>County</td>
<td>Clay</td>
</tr>
<tr>
<td>Address (Street No.)</td>
<td>103 Temple Avenue</td>
</tr>
<tr>
<td>City</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>Latitude</td>
<td>39.342116</td>
</tr>
<tr>
<td>Longitude</td>
<td>-94.217625</td>
</tr>
<tr>
<td>Township</td>
<td>52</td>
</tr>
<tr>
<td>Range</td>
<td>30</td>
</tr>
<tr>
<td>Section</td>
<td>1</td>
</tr>
<tr>
<td>Ownership</td>
<td>Private</td>
</tr>
<tr>
<td>Historic Use</td>
<td>Domestic: Single Dwelling</td>
</tr>
<tr>
<td>Construction Date</td>
<td>c. 1900</td>
</tr>
<tr>
<td>Significant Date/Period</td>
<td></td>
</tr>
<tr>
<td>Area(s) of Significance</td>
<td></td>
</tr>
<tr>
<td>Original or Significant Owner</td>
<td></td>
</tr>
<tr>
<td>Previously Surveyed</td>
<td>Yes</td>
</tr>
<tr>
<td>On National Register</td>
<td>No</td>
</tr>
<tr>
<td>National Register Eligible</td>
<td>Yes</td>
</tr>
<tr>
<td>History and Significance</td>
<td>On continuation page.</td>
</tr>
<tr>
<td>Sources of Information</td>
<td>On continuation page.</td>
</tr>
</tbody>
</table>

### ARCHITECTURAL INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category of Property</td>
<td>Building(s)</td>
</tr>
<tr>
<td>Vernacular or Property Type</td>
<td>Gable-Front-and-Wing</td>
</tr>
<tr>
<td>Style</td>
<td></td>
</tr>
<tr>
<td>Plan Shape</td>
<td>Irregular</td>
</tr>
<tr>
<td>No. of Stories</td>
<td>1 1/2</td>
</tr>
<tr>
<td>No. of Bays (1st Story)</td>
<td>4</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Gable</td>
</tr>
<tr>
<td>Roof Material</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Chimney Placement</td>
<td>N/A</td>
</tr>
<tr>
<td>Structural System</td>
<td>Frame</td>
</tr>
<tr>
<td>Exterior Wall Cladding</td>
<td>Wood Siding</td>
</tr>
<tr>
<td>Foundation Material</td>
<td>Stone</td>
</tr>
<tr>
<td>Basement Type</td>
<td>Full</td>
</tr>
<tr>
<td>Front Porch Type/Placement</td>
<td>Partial-Width, Offset Left, Open</td>
</tr>
<tr>
<td>Windows</td>
<td>1/1</td>
</tr>
<tr>
<td>Acreage (Rural)</td>
<td></td>
</tr>
<tr>
<td>Endangered By</td>
<td></td>
</tr>
<tr>
<td>No of Outbuildings</td>
<td>1</td>
</tr>
<tr>
<td>Changes (Describe in Box 41)</td>
<td></td>
</tr>
<tr>
<td>Further Description of Building Features and Associated Resources</td>
<td></td>
</tr>
</tbody>
</table>

### OTHER

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Owner/Address</td>
<td>Lauren Rieke, Rosin Preservation, LLC, 215 W. 18th Street #150, Kansas City, MO 64108, 816-472-4950, <a href="mailto:Lauren@rosinpreservation.com">Lauren@rosinpreservation.com</a></td>
</tr>
<tr>
<td>Survey Date</td>
<td>8/21/2014</td>
</tr>
<tr>
<td>Date of Revisions</td>
<td></td>
</tr>
</tbody>
</table>

### FOR SHPO USE

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Entered in Inventory</td>
<td></td>
</tr>
<tr>
<td>Level of Survey</td>
<td>Reconnaissance</td>
</tr>
<tr>
<td>Additional Research Needed</td>
<td>No</td>
</tr>
<tr>
<td>National Register Status</td>
<td>Listed</td>
</tr>
<tr>
<td>Pending Listing</td>
<td>No</td>
</tr>
<tr>
<td>Eligible (Individually)</td>
<td>No</td>
</tr>
<tr>
<td>Eligible (District)</td>
<td>Yes</td>
</tr>
<tr>
<td>Not Eligible</td>
<td>No</td>
</tr>
<tr>
<td>Not Determined</td>
<td>No</td>
</tr>
</tbody>
</table>
41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The one-and-one-half-story Gable-Front-and-Wing house has a stone foundation, wood siding and an asphalt shingle roof. Historic wood fishscale shingles fill the peak of the gable ends. Multiple one- and two-story additions project from the east elevation. An open porch with limestone kneewalls projects from the Wing on the primary (west) elevation. This elevation has four bays. Single replacement one-over-one double-hung vinyl windows fill Bays 1 and 4; single replacement doors with infilled transoms fill Bay 2 and the canted Bay 3. This house has been sub-divided into apartments. The original form is similar to the adjacent house at 436 East Broadway. Changes since the 1994 survey include the removal of the shed roof and wood columns from the porch, and the removal of asbestos siding.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house is set far back from the street at the west end of the long, narrow lot. The terrain slopes down sharply to the south and west. Concrete stairs access the porch. stone retaining walls define the north and west boundaries. A gravel drive runs along the south boundary to a garage. The two-story two-car garage has parged CMU walls and an asphalt shingle gable-front roof. The historic garage retains integrity of materials and fenestration and would be contributing to a potential historic district.

21. (CONT.) HISTORY AND SIGNIFICANCE.EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The house was built c.1900 on land platted in 1901. The date of 1900 is an estimation based largely on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area. The City Directories show H.G. Roebken, Minnie L., C.B. and Ester M. Roebken at the address in 1917 and A.B. Hulen as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:
The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-101
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library. Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
### Historical Information

<table>
<thead>
<tr>
<th>2. Survey Name:</th>
<th>Boardinghouse Historic Resource Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. County:</td>
<td>Clay</td>
</tr>
<tr>
<td>4. Address (Street No.):</td>
<td>Temple, Avenue</td>
</tr>
<tr>
<td>5. City:</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>6. UTM OR LAT:</td>
<td>39.341988</td>
</tr>
<tr>
<td>7. Township/Range/Section:</td>
<td>T: 52, R: 30, S: 1</td>
</tr>
<tr>
<td>8. Historic Name (If Known):</td>
<td>Warneke Boarding House</td>
</tr>
<tr>
<td>9. Present/Other Name (If Known):</td>
<td>Private</td>
</tr>
<tr>
<td>10. Ownership:</td>
<td>Domestic: Hotel</td>
</tr>
<tr>
<td>11A. Historic Use If Known:</td>
<td>Single Dwelling</td>
</tr>
</tbody>
</table>

| 12. Construction Date: | c. 1900 |
| 13. Significant Date/Period: | |
| 14. Area(s) of Significance: | |
| 15. Architect: | |
| 16. Builder/Contractor: | |
| 17. Original or Significant Owner: | |
| 18. Previously Surveyed? | Yes |
| 19. On National Register? | |
| 20. National Register Eligible? | |

### Architectural Information

<table>
<thead>
<tr>
<th>23. Category of Property:</th>
<th>Building(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>24. Vernacular or Property Type:</td>
<td>Pyramidal Form</td>
</tr>
<tr>
<td>25. Style:</td>
<td></td>
</tr>
<tr>
<td>26. Plan Shape:</td>
<td>Irregular</td>
</tr>
<tr>
<td>27. No. of Stories:</td>
<td>2 1/2</td>
</tr>
<tr>
<td>28. No. of Bays (1st Story):</td>
<td>3</td>
</tr>
<tr>
<td>29. Roof Type:</td>
<td>Truncated Pyramidal</td>
</tr>
<tr>
<td>30. Roof Material:</td>
<td>Asphalt</td>
</tr>
<tr>
<td>31. Chimney Placement:</td>
<td>N/A</td>
</tr>
<tr>
<td>32. Structural System:</td>
<td>Frame</td>
</tr>
<tr>
<td>33. Exterior Wall Cladding:</td>
<td>Vinyl Siding</td>
</tr>
<tr>
<td>34. Foundation Material:</td>
<td>Stone, CMU, Brick</td>
</tr>
<tr>
<td>35. Basement Type:</td>
<td>Full</td>
</tr>
<tr>
<td>36. Front Porch Type/Placement:</td>
<td>Partial-Width, Center, Veranda</td>
</tr>
<tr>
<td>37. Windows:</td>
<td></td>
</tr>
<tr>
<td>38. Acreage (Rural):</td>
<td></td>
</tr>
<tr>
<td>39. Changes (Describe in Box 41 cont.):</td>
<td></td>
</tr>
<tr>
<td>40. No of Outbuildings (Describe in Box 40 cont.):</td>
<td></td>
</tr>
</tbody>
</table>

### Other

| 42. Current Owner/Address: | Rosin Preservation, LLC, Lauren Rieke, 215 W. 18th Street #150, Kansas City, MO 64108, 816-472-4950, Lauren@rosinpreservation.com |
| 43. Form Prepared By (Name and Org.): | |
| 44. Survey Date: | 8/21/2014 |
| 45. Date of Revisions: | |

### For SHPO Use

| Date Entered in Inventory: | |
| Level of Survey: | Reconnaissance |
| Additional Research Needed? | No |
| National Register Status: | Listed in Listed District |

| Name: | |
| Pending Listing | No |
| Eligible (Individually) | No |
| Eligible (District) | Yes |
| Not Eligible | No |
| Not Determined | Yes |
The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The 1909 and 1913 Sanborn maps show this home as a single family dwelling, while the 1926 Sanborn map lists this home as the Warneke Apts., with 7 rooms renting for $5 per week. [Boardinghouse Historic District Survey, 1994]

The alterations to the porch, siding and windows compromise the historic character of the house, and would render it non-contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** CLAY  
**Address:** 109 Temple Avenue  
**City:** Excelsior Springs  
**UTM OR LAT:** 39.341954  
**LONG:** -94.217642  
**Township/Range/Sectio:** T: 52 R: 30 S: 1  
**Ownership:**  
**Private:** ☑  
**Public:** ☐  
**Historic Name:** Single Dwelling  
**Present/Other Name:**  
**Use:** Domestic: Single Dwelling  
**Construction Date:**  
**Significant Date/Period:**  
**Area(s) of Significance:**  
**Architect:**  
**Builder/Contractor:**  
**Original Or Significant Owner:**  
**Previous Surveyed?** ☑  
**On National Register?**  
**Historic and Significance on Continuation Page:** ☑  
**Sources of Information on Continuation Page:** ☑  

**Category of Property:**  
**Vernacular or Property Type:** Vacant Lot  
**Style:** N/A  
**Plan Shape:** N/A  
**No. of Stories:** N/A  
**No. of Bays (1st Story):** N/A  
**Roof Type:** N/A  
**Roof Material:** N/A  
**Chimney Placement:** N/A  
**Structural System:** N/A  
**Exterior Wall Cladding:** N/A  
**Foundation Material:** N/A  
**Basement Type:** N/A  
**Front Porch Type/Placement:** N/A  

**Current Owner/Address:**  
Lauren Rieke  
Rosin Preservation, LLC  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950  
Lauren@rosinpreservation.com  

**Form Prepared By (Name and Org.):** Rosin Preservation, LLC  
Lauren Rieke  
215 W. 18th Street #150  
Kansas City, MO 64108  
816-472-4950  
Lauren@rosinpreservation.com  

**Survey Date:** 9/3/2014  
**Date of Revisions:**  

**Listed:** ☐  
**In Listed District:** ☐  
**Pending Listing:** ☐  
**Eligible (Individually):** ☐  
**Eligible (District):** ☑  
**Not Eligible:** ☐  
**Not Determined:** ☐  

**Other:**  

**Sources of Information on Continuation Page:** ☑  

**Historical Information:**  
**Architectural Information:**  
**Other:**  

**FOR SHPO USE:**

**Date Entered in Inventory:**
**Level of Survey:** Reconnaissance  
**Intensive:**  
**Additional Research Needed:**  
**Yes:** ☐  
**No:** ☑  

**National Register Status:**  
**Listed:** ☐  
**In Listed District:** ☐  
**Pending Listing:** ☐  
**Eligible (Individually):** ☐  
**Eligible (District):** ☑  
**Not Eligible:** ☐  
**Not Determined:** ☐  

780-2125 (09-12)
This is the site of the former Keith Apartments. The three-story building had historic wood siding and a hip roof. A three-story porch with a balcony at each story spanned the primary (west) elevation. It was demolished after 1994. See Boardinghouse Historic District Survey, 1994, for more information.

A grassy lawn fills the vacant lot.

Because a building historically occupied this property, the vacant lot would be non-contributing to a potential historic district.
### Survey Name: Boardinghouse Historic Resource Inventory

**County:** CLAY  
**Address:** 111 Temple Avenue  
**City:** Excelsior Springs

**Historical Name:** Keith Apartments  
**Current/Other Name:** Private

**Ownership:** Private  
**Historic Use:** Domestic: Multiple Dwelling

#### Construction Date:
- C. 1926

#### Significant Date/Period:

#### Area(s) of Significance:

#### Architect:

#### Significant National Register Eligible?
- Yes  
- No  
- Pending  
- Not Eligible

#### Date of Revisions:
- 8/21/2014

#### Sources of Information:
- On continuation page.

### Architectural Information

- **Category of Property:** Building/Site  
- **Vernacular Or Property Type:** Gable-Front Form  
- **Style:** Rectangular  
- **Plan Shape:** Rectangular  
- **No. Of Stories:** 2 1/2  
- **No. Of Bays (1st Story):** 3  
- **Roof Type:** Gable-Front  
- **Roof Material:** Asphalt  
- **Exterior Wall Cladding:** N/A  
- **Foundation Material:** Stone  
- **Basement Type:** Full  
- **Front Porch Type/Placement:** Full-Width, Two-Story, Open Porch

#### Windows:
- Historic  
- Replacement  
- Pane Arrangement:
  - 3/1 Wood, 1/1 Vinyl

#### Acreage (Rural):
- Visible from Public Road?
- Yes

#### Changes (Describe in Box 41 Cont.):
- Addition(s) Date(s):  
- Altered Date(s):  
- Moved Date(s):  
- Other Date(s):  
- Endangered By:

#### Outbuildings (Describe in Box 40 Cont.):
- No of Outbuildings:

#### Further Description of Building Features and Associated Resources:
- On continuation page.

### Other

**Current Owner/Address:**
- Lauren Rieke  
- Rosin Preservation, LLC
- 215 W. 18th Street #150
- Kansas City, MO 64108
- 816-472-4950  Lauren@rosinpreservation.com

**Form Prepared By:**
- Rosin Preservation, LLC  
- Lauren Rieke

**Date of Survey:** 8/21/2014

**Date of Revisions:**

**National Register Status:**
- Listed
- In Listed District

**Pending Listing:**
- Yes  
- No

**Eligible (Individually):**
- Yes  
- No

**Eligible (District):**  
- Yes  
- No

**Not Eligible:**
- Yes  
- No

**Not Determined:**
- Yes  
- No
### ADDITIONAL INFORMATION

41. **(CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The two-and-one-half-story Gable-Front apartment building has a stone foundation, vinyl siding and an asphalt shingle roof. A brick chimney and gabled dormer rise from the south slope of the roof. A two-story porch, with a porch at each level, spans the primary (east) elevation. It has limestone columns and kneewalls on the first story and square wood columns and a wood picket rail on the second story. This elevation has three bays. The first story of Bays 1 and 3 have a replacement paired one-over-one vinyl windows. The second story has a historic paired historic three-over-one wood windows in these bays. Single doors fill each story of Bay 2. A single historic three-over-one wood window pierces the center of the gable end. Changes since the 1994 survey include the removal of decorative trim from the second story porch.

40. **(CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The building is set back from the street at the center of the corner lot. A wood fence runs along the north and south boundaries. A concrete retaining wall extends along the west boundary. A concrete sidewalk and stairs access the porch.

21. **(CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The house was built in 1926 on land platted in 1910. The date of 1926 is based on the Sanborn Fire Insurance Maps. The 1926 map shows this building "from plans" and the 1942 Sanborn map shows the building constructed as planned, indicating that this building was probably under construction when the survey was done in 1926. According to the Sanborn Fire Insurance Maps, this building has not had any additions since 1926. Although the 1926 and 1942 Sanborn maps show this home as a single family dwelling, judging by the design of the building and the following references, there can be little doubt that it was ever intended for anything but multi-family use. The City Directories (1917 and 1922) do not list this home, but the post-1933 "Official Map of Excelsior Springs" lists The "Keith Apartments" as having 30 rooms renting for $7-$15 per week. The 1940 phone book lists F.D. Baird and Mrs. Jessie S. Keith Samuels at the address. [Boardinghouse Historic District Survey, 1994]

**ELIGIBILITY STATEMENT:**

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. **(CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

**PREVIOUS SURVEY NAME:** Boardinghouse Historic District Survey, 1994; CL-AS-007-104

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:** 2010

**LOCAL REGISTER DISTRICT C OR NC:**
2. SURVEY NAME: Boardinghouse Historic Resource Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.): 119 Temple Avenue
5. CITY: Excelsior Springs
6. UTM OR LAT: 39.341559 LONG: -94.217611
7. TOWNSHIP/RANGE/SECTIO: T: 52 R: 30 S: 1
8. HISTORIC NAME (IF KNOWN): Shoemaker Boarding House
9. PRESENT/OTHER NAME (IF KNOWN): PRIVATE
10. OWNERSHIP: PRIVATE
11A. HISTORIC USE IF KNOWN: Domestic: Hotel
11B. CURRENT USE: Domestic: Single Dwelling

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: c. 1901
13. SIGNIFICANT DATE/PERIOD: 16. BUILDER/CONTRACTOR: 
14. AREA(S) OF SIGNIFICANCE: 17. ORIGINAL OR SIGNIFICANT OWNER: 
15. ARCHITECT: 
16. BUILDER/CONTRACTOR: 
18. PREVIOUSLY SURVEYED: ✓
CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)
19. ON NATIONAL REGISTER: 
20. NATIONAL REGISTER ELIGIBLE: ✓ INDIVIDUALLY ELIGIBLE ✓ DISTRICT POTENTIAL ✓ C □ NC 
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE: ✓ 22. SOURCES OF INFORMATION ON CONTINUATION PAGE: ✓

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: BUILDING(S) SITE STRUCTURE OBJECT
24. VERNACULAR OR PROPERTY TYPE: Cross-Gable Form
25. STYLE: 
26. PLAN SHAPE: Irregular
27. NO. OF STORIES: 1
28. NO. OF BAYS (1ST STORY): 3
29. ROOF TYPE: Cross-Gable
30. ROOF MATERIAL: Asphalt
31. CHIMNEY PLACEMENT: N/A
32. STRUCTURAL SYSTEM: Frame
33. EXTERIOR WALL CLADDING: Wood Siding
34. FOUNDATION MATERIAL: Stone
35. BASEMENT TYPE: Unknown
36. FRONT PORCH TYPE/PLACEMENT: Deck, Side-Wrap, Right Side
37. WINDOWS: ✓ HISTORIC ✓ REPLACEMENT PANE ARRANGEMENT: 1/1
38. ACREAGE (RURAL): VISIBEL FROM PUBLIC ROAD: ✓
39. ADDITION(S) DATE(S): c. 1911
39. ADDITION(S) DATE(S): ✓ ALRED DATE(S): ✓ MOVED DATE(S): ✓ OTHER DATE(S): 
39. ADDITION(S) DATE(S): ENDANGERED BY: 
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION: ✓

OTHER

42. CURRENT OWNER/ADDRESS: Lauren Rieke
Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com
43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke
44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY: LEVEL OF SURVEY: ✓ RECONNAISSANCE □ INTENSIVE 
ADDITIONAL RESEARCH NEEDED? ✓ YES □ NO
NATIONAL REGISTER STATUS: ✓ LISTED □ IN LISTED DISTRICT
NAME: 
PENDING LISTING ✓ ELIGIBLE (INDIVIDUALLY)
ELIGIBLE (DISTRICT) □ NOT ELIGIBLE
NOT DETERMINED 
780-2125 (09-12)
The house was built c.1901 on land platted in 1910. The date of 1901 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home had an extended porch that wrapped around the entire west facade, added sometime between 1909 and 1913. The Sanborn maps also indicate that the home was used as a rooming house beginning sometime between 1913 and 1926. The City Directories show Mrs. S.M. Shoemaker at the address in 1917 and again as owner/occupant in 1922. The post-1933 "Official Map of Excelsior Springs" lists The "Shoemaker Apartments" as having 5 rooms renting for $5 per week. The 1940 phone book lists Joe Shoemaker at the address. [Boardinghouse Historic District Survey, 1994]

The building is set back from the street at the center of the corner lot. Mature trees dot the property. A wood fence encloses the southeast portion of the lot. A concrete sidewalk and wood stairs access the porch.

The one-story Cross-Gable house has a stone foundation, historic wood siding and an asphalt shingle roof. A large hipped wing projects from the east elevation. A wood deck surrounds the projecting gabled wing on the primary (west) elevation. This elevation has three bays. A single door fills Bay 1; single historic one-over-one double-hung wood windows fill Bays 2 and 3. Replacement one-over-one vinyl windows pierce the secondary elevations. The hipped wing appears to have been constructed since the 1994 survey.

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.
Survey number: CL-AS-015-119
2. SURVEY NAME: Boardinghouse Historic Resource Inventory
3. COUNTY: CLAY
4. ADDRESS (STREET NO.) 210 STREET (NAME) Temple Avenue
5. CITY: Excelsior Springs Vicinity
6. UTM OR LAT: 39.34073 LONG: -94.217986
7. TOWNSHIP/RANGE/SECTIO T: 52 R: 30 S: 1
8. HISTORIC NAME (IF KNOWN):
9. PRESENT/OTHER NAME (IF KNOWN):
10. OWNERSHIP □ PRIVATE □ PUBLIC
11A. HISTORIC USE IF KNOWN: DOMESTIC: Single Dwelling
11B. CURRENT USE: DOMESTIC: Single Dwelling

HISTORICAL INFORMATION
12. CONSTRUCTION DATE: c. 1911
13. SIGNIFICANT DATE/PERIOD:
14. AREA(S) OF SIGNIFICANCE:
15. ARCHITECT:
16. BUILDER/CONTRACTOR:
17. ORIGINAL OR SIGNIFICANT OWNER:
18. PREVIOUSLY SURVEYED? ☑
CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)
19. ON NATIONAL REGISTER?
CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)
INDIVIDUAL ☐ DISTRICT ☑
20. NATIONAL REGISTER ELIGIBLE?
INDIVIDUALLY ELIGIBLE ☐ DISTRICT POTENTIAL ☑ C ☑ NC
NOT ELIGIBLE ☒ NOT DETERMINED ☐
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. ☑
22. SOURCES OF INFORMATION ON CONTINUATION PAGE. ☑

ARCHITECTURAL INFORMATION
23. CATEGORY OF PROPERTY: ☑ BUILDING(S) ☐ SITE
☐ STRUCTURE ☐ OBJECT
24. VERNACULAR OR PROPERTY TYPE:
Hip Form, Two-Story
25. STYLE:
26. PLAN SHAPE:
Irregular
27. NO. OF STORIES:
2 1/2
28. NO. OF BAYS (1ST STORY):
2
29. ROOF TYPE:
Pyramidal Hip
30. ROOF MATERIAL:
Asphalt
31. CHIMNEY PLACEMENT:
Exterior, Right
32. STRUCTURAL SYSTEM:
Frame
33. EXTERIOR WALL CLADDING:
Wood Siding
34. FOUNDATION MATERIAL:
Stone
35. BASEMENT TYPE:
Unknown
36. FRONT PORCH TYPE/PLACEMENT:
Partial-Width, Offset Left, Enclosed
37. WINDOWS:
☑ HISTORIC ☐ REPLACEMENT
PANE ARRANGEMENT:
1/1
38. ACREAGE (RURAL):
VISIBLE FROM PUBLIC ROAD? ☑
39. CHANGES (DESCRIBE IN BOX 41 CONT.):
☐ ADDITION(S) DATE(S):
☑ ALTERNED DATE(S): c. 2000
☐ MOVED DATE(S):
☐ OTHER DATE(S):
ENDANGERED BY:
40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ☑

OTHER
42. CURRENT OWNER/ADDRESS:
Lauren Rieke
Rosin Preservation, LLC
215 W. 18th Street #150
Kansas City, MO 64108
816-472-4950 Lauren@rosinpreservation.com
43. FORM PREPARED BY (NAME AND ORG.):
Rosin Preservation, LLC Lauren Rieke
44. SURVEY DATE: 8/21/2014
45. DATE OF REVISIONS:

FOR SHPO USE
DATE ENTERED IN INVENTORY:
LEVEL OF SURVEY
☑ RECONNAISSANCE ☐ INTENSIVE
ADDITIONAL RESEARCH NEEDED?
☐ YES ☐ NO

NATIONAL REGISTER STATUS:
☐ LISTED ☐ IN LISTED DISTRICT
NAME:
☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY)
☑ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE
☐ NOT DETERMINED

DATE 780-2125 (09-12)
**PHOTOGRAPHS**

<table>
<thead>
<tr>
<th>PHOTOGRAPHER</th>
<th>Brad Finch, F-Stop Photography</th>
<th>DATE</th>
<th>8/21/2014</th>
<th>DESCRIPTION: East and south elevations, view northwest.</th>
</tr>
</thead>
</table>

**ADDITIONAL INFORMATION**

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1911 on land platted in 1887. The date of 1911 is an estimation based on the Sanborn Fire Insurance Maps. The home does not appear on the 1909 map, but does appear on the 1913 map. According to the Sanborn Fire Insurance Maps, this home has had its porch extended on the northeast corner sometime between 1913 and 1926. The City Directories show M.S. Hudson and W.L. Hudson at the address in 1917 and M.S. Hudson as owner/occupant in 1922. The 1940 phone book lists Dr. F.B. Irwin at the address. [Boardinghouse Historic District Survey, 1994]

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-106
Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library. Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC:
**Survey number:** CL-AS-015-120

<table>
<thead>
<tr>
<th>2. SURVEY NAME:</th>
<th>Boardinghouse Historic Resource Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. COUNTY:</td>
<td>CLAY</td>
</tr>
<tr>
<td>4. ADDRESS (STREET NO.): STREET (NAME):</td>
<td>Temple Avenue 211</td>
</tr>
<tr>
<td>5. CITY:</td>
<td>Excelsior Springs</td>
</tr>
<tr>
<td>6. UTM OR LAT: LONG:</td>
<td>39.340784 -94.21768</td>
</tr>
<tr>
<td>7. TOWNSHIP/RANGE/SECTIO</td>
<td>T: 52 R: 30 S: 1</td>
</tr>
<tr>
<td>8. HISTORIC NAME (IF KNOWN):</td>
<td></td>
</tr>
<tr>
<td>9. PRESENT/OTHER NAME (IF KNOWN):</td>
<td></td>
</tr>
<tr>
<td>10. OWNERSHIP</td>
<td>PRIVATE PUBLIC</td>
</tr>
<tr>
<td>11A. HISTORIC USE (IF KNOWN): DOMESTIC: Single Dwelling</td>
<td></td>
</tr>
<tr>
<td>11B. CURRENT USE DOMESTIC: Single Dwelling</td>
<td></td>
</tr>
</tbody>
</table>

### HISTORICAL INFORMATION

| 12. CONSTRUCTION DATE: | c. 1900 |
| 13. SIGNIFICANT DATE/PERIOD: |  |
| 14. AREA(S) OF SIGNIFICANCE: |  |
| 15. ARCHITECT: |  |
| 16. BUILDER/CONTRACTOR: |  |
| 17. ORIGINAL OR SIGNIFICANT OWNER: |  |
| 18. PREVIOUSLY SURVEYED? | ✓ |
| 19. ON NATIONAL REGISTER? |  |
| 20. NATIONAL REGISTER ELIGIBLE? |  |

**ARCHITECTURAL INFORMATION**

| 23. CATEGORY OF PROPERTY: BUILDING(S) SITE STRUCTURE OBJECT |
| 30. ROOF MATERIAL: Asphalt |
| 31. CHIMNEY PLACEMENT: N/A |
| 32. STRUCTURAL SYSTEM: Frame |
| 33. EXTERIOR WALL CLADDING: Synthetic Stone |
| 34. FOUNDATION MATERIAL: Stone |
| 35. BASEMENT TYPE: Unknown |
| 36. FRONT PORCH TYPE/PLACEMENT: Recessed, Offset Right, Screened-In |

| 24. VERNACULAR OR PROPERTY TYPE: Hip with Lower Cross-Gables |
| 25. STYLE: Irregular |
| 26. PLAN SHAPE: Irregular |
| 27. NO. OF STORIES: 1 1/2 |
| 28. NO. OF BAYS (1ST STORY): 3 |
| 29. ROOF TYPE: Pyramidal Hip with Front-Gable |
| 37. WINDOWS:  |
| 38. ACREAGE (RURAL): |
| 39. CHANGES (DESCRIBE IN BOX 41 CONT.): |

### OTHER

| 42. CURRENT OWNER/ADDRESS: Lauren Rieke Rosin Preservation, LLC 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 Lauren@rosinpreservation.com |
| 43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke |
| 44. SURVEY DATE: 8/21/2014 |
| 45. DATE OF REVISIONS: |

### FOR SHPO USE

| DATE ENTERED IN INVENTORY: | LEVEL OF SURVEY: RECONNAISSANCE INTENSIVE |
| ADDITIONAL RESEARCH NEEDED: | YES NO |

| NATIONAL REGISTER STATUS: LISTED IN LISTED DISTRICT |
| NAME: PENDING LISTING ELIGIBLE (INDIVIDUALLY) ELIGIBLE (DISTRICT) NOT ELIGIBLE NOT DETERMINED |

780-2125 (09-12)
### ADDITIONAL INFORMATION

**41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The one-and-one-half-story Queen Anne house has a stone foundation, cast stone cladding and an asphalt shingle pyramidal hip roof with a lower cross-gable. An inset, screened porch fills the first story of the gabled wing on the primary (west) elevation. It has limestone piers and columns and historic wood kneewalls beneath the screens. This elevation has three bays. Single historic one-over-one double-hung wood windows fill Bays 1 and 3; a single door fills Bay 2. A single historic one-over-one double-hung wood window pierces the gable end.

**40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The house is set back from the street and nearly fills the small lot. Mature trees dot the property. A concrete sidewalk and stairs access the porch.

**21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show G.R. Tiffany and Mrs. Anna Jackson at the address in 1917 and S.M. Young as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

**ELIGIBILITY STATEMENT:**

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

**22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE**

Previous Survey Name: Boardinghouse Historic District Survey, 1994; CL-AS-007-107

Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library; Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum: Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.

**LOCAL REGISTER DISTRICT NAME:** Boardinghouse Historic District

**LOCAL REGISTER DESIGNATION DATE:** 2010

**LOCAL REGISTER DISTRICT C OR NC:**
**Survey Number:** CL-AS-015-121  
**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** Clay  
**Address:** 213 Temple Avenue  
**City:** Excelsior Springs  
**Address (Street No.):** 213  
**Street Name:** Temple Avenue  
**UTM OR LAT:** 39.340691 -94.217674  
**TOWNSHIP/RANGE/SECTION:** T52 R30 S1  
**Historic Name (if known):**  
**Present/Other Name (if known):**  
**Ownership:** Private  
**Use:** Domestic: Single Dwelling  
**Significance:**  
**Date of Significance:**  
**Architect:**  
**Builder/Contractor:**  
**Historic Use:** Domestic: Single Dwelling  
**Construction Date:** c. 1900  
**Significant Date/Period:**  
**Area(s) of Significance:**  
**Original or Significant Owner:**  
**Historic Replacement Pane Arrangement:**  
**Acreage (Rural):**  
**Visited from Public Road:**  
**Endangered By:**  
**No. Of Outbuildings:**  
**Further Description of Building Features and Associated Resources:**  
**Category of Property:** Building(s)  
**Vernacular or Property Type:** Truncated Hip with Front-Gable  
**Style:** Truncated Hip with Front-Gable  
**Plan Shape:** Irregular  
**No. Of Stories:** 1 1/2  
**No. Of Bays (1st Story):** 3  
**Roof Type:** Truncated Hip with Front-Gable  
**Roof Material:** Asphalt  
**Chimney Placement:** Center  
**Structural System:** Frame  
**Exterior Wall Cladding:** Asbestos Siding  
**Foundation Material:** Stone  
**Basement Type:** Unknown  
**Front Porch Type/Placement:** Recessed, Offset Right, Open Porch  
**Windows:**  
**Changes:**  

**History and Significance on Continuation Page:** Yes  
**Sources of Information on Continuation Page:** Yes  
**Architectural Information:**  
**Category of Property:** Building(s)  
**Vernacular or Property Type:** Truncated Hip with Front-Gable  
**Style:** Truncated Hip with Front-Gable  
**Plan Shape:** Irregular  
**No. Of Stories:** 1 1/2  
**No. Of Bays (1st Story):** 3  
**Roof Type:** Truncated Hip with Front-Gable  
**Roof Material:** Asphalt  
**Chimney Placement:** Center  
**Structural System:** Frame  
**Exterior Wall Cladding:** Asbestos Siding  
**Foundation Material:** Stone  
**Basement Type:** Unknown  
**Front Porch Type/Placement:** Recessed, Offset Right, Open Porch  
**Windows:**  
**Changes:**  

**Other:**  
**Form Prepared By:** Rosin Preservation, LLC  
**Survey Date:** 8/21/2014  
**National Register Status:** Listed  
**Additional Research Needed:** No  
**Pending Listing:**  
**Eligible (Individually):**  
**Eligible (District):**  
**Not Eligible:**  
**Not Determined:**  

**For SHPO Use:**  
**Date Entered in Inventory:**  
**Level of Survey:** Reconnaissance  
**Additional Research Needed:** No  
**Listed:** Yes  
**In Listed District:** No  
**Pending Listing:**  
**Eligible (Individually):**  
**Eligible (District):**  
**Not Eligible:**  
**Not Determined:**  

**Listed:** Yes  
**In Listed District:** No  
**Pending Listing:**  
**Eligible (Individually):**  
**Eligible (District):**  
**Not Eligible:**  
**Not Determined:**
The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show H.R. Howard at the address in 1917 and O.D. Russel in 1922. [Boardinghouse Historic District Survey, 1994]

The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1909. The City Directories show H.R. Howard at the address in 1917 and O.D. Russel in 1922. [Boardinghouse Historic District Survey, 1994]

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library. Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum: Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
LOCAL REGISTER DESIGNATION DATE: 2010
LOCAL REGISTER DISTRICT C OR NC: