

HALL OF WATERS

Assessment & Feasibility Study



City of Excelsior Springs, Missouri

201 East Broadway
Excelsior Springs, MO 64024

Final Report
VOLUME 1

August 1, 2014



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Executive Summary

The historic Hall of Waters, located in downtown Excelsior Springs, Missouri, is the focus of this Assessment and Feasibility Study. This c. 1938 Art Deco Style building currently serves as the City Hall of Excelsior Springs and has a rich history in the overall historic context and fabric of the historic downtown.

In the late 19th and early 20th century, Excelsior Springs was famous world-wide for its healing waters which flowed from its varied natural mineral springs. These historic springs were harnessed and used for medicinal and therapeutic purposes. The historic Hall of Waters was constructed by the City of Excelsior Springs and housed one of the largest public spas of its time which included a large swimming pool, water bar, bottling facilities and separate ladies and men's spa treatment areas.

The City of Excelsior Springs moved their offices into the building to serve as City Hall in the 1990s and still occupies, portions of the building. A devastating flood in the summer of 1993 caused extensive damage to the building and its systems from which it has never fully recovered. The constant threat of flooding has, to date, stalled future development plans for the building on its lower levels. Major building upgrades since the 1993 flood included a new elevator, new electrical service (relocated to a higher floor level) and minor modifications throughout the building in order to meet contemporary needs. Current mechanical systems are in need of replacement, as there is only one functioning boiler with no redundancy, aging infrastructure and no central air conditioning system. Programming of the vacant spaces within the building is a priority of the City.

This Assessment and Feasibility Study serves as a current snapshot of the historic Hall of Waters building exterior and interior conditions, site and utilities/building systems during the 2012-2013 study. It is intended that this report be used as a guide for future rehabilitation endeavors, with respect to the treatment of this significant historic building. Therefore, this document should be viewed as dynamic, with the ability to change and be updated as new information is collected and as phased rehabilitation work progresses.

The objectives of this Assessment and Feasibility Study include:

- Provide a historical background of the building and its site, including the cultural significance within the community.
- To identify the most important character defining features and historic elements of the building which should be closely guarded and preserved during proposed future work.
- Study the existing building's construction, materials and usage.
- To bring together a team of professionals to evaluate the existing building systems and make appropriate recommendations for future rehabilitation and improvements.
- Observe and determine the factors which are causing deterioration to the significant historic structure and to make recommendations on how to alleviate these forces.
- To evaluate compliancy with building codes, ADA accessibility and health and life safety.
- To provide technical guidance for the preservation, conservation and rehabilitation of the existing historic materials.

- To work with an Advisory Committee to help with the visioning process for potential redevelopment and rehabilitation of the building.
 - Outline ideas for redevelopment opportunities that complement the historic nature of the building and reinvigorate under-utilized portions of the building while providing additional income to the City.
 - Outline ideas for how the building's current City Hall function could be maintained and made more user friendly and efficient.
- To prioritize the immediate, short term and long term goals for the stabilization and rehabilitation of the structure.
- To assist in determining possible future use and programming strategies.
- To provide basic opinions of probable cost to assist in establishing future projects.
- To provide ideas for potential funding strategies based on the established priorities.

Research Methodology

The assessment of the existing physical building conditions was completed in 2012-2013 by the Design Team professionals. Drafts of the existing conditions and recommendations portion of the report were presented to the Advisory Committee and City of Excelsior Springs in the spring of 2013, and the final treatment recommendations in the fall of 2013. The final report with cost estimates was issued to the City in August 2014.

For the purposes of this report, some of the original 1938 drawings blueprints were scanned and were traced in AutoCAD 2010 to approximate the existing floor plans of the building. Many of the scanned historic drawings are included in Appendix B for reference. No field measuring was performed for this report. It is recommended that prior to rehabilitation of the building; the electronic drawings should be updated with field measurements for a better representation of current conditions. The AutoCAD drawings produced for this report are included at the end of the Treatment Recommendations section and in Appendix A.

The Hall of Waters site and building have been photographically documented by each Design Team consultant. All exterior survey work was conducted from grade or from the roof, utilizing a high powered scope and binoculars. No destructive testing was completed, though several recommendations for exploration or testing are suggested in the structural section of this report.

The Design Team carefully reviewed historic photographs and written histories of the Hall of Waters Building at the local Excelsior Springs Museum & Archives. Information regarding previous flooding and usage of the building and site was provided by City staff. A supplementary report was completed for the North Well Pump Room terrace in July 2012 by Structural Engineering Associates, Inc. and titled "Hall of Waters North Terrace Well Pump Room" and is included within Appendix D.

Additional References:

- Original Construction Documents 1934-1938,
 - Keene & Simpson Architects, W.L. Cassell MEP, Erwin Pfuhl, Structural
- *Hall of Waters Pool Renovation Study*, Excelsior Springs, Missouri. Prepared by Bucher, Willis & Ratliff Corporation and Water's Edge Aquatic Design, November 9, 2004.
- National Register of Historic Places Inventory – Nomination Form, Hall of Waters, Prepared by Patti Banks, Community Development Director, August 3, 1981.
- Excelsior Springs Museum & Archives website:
<http://exsmo.com/museum/business/hallwaters/hall.html>

Acknowledgements

This material is based upon the combined efforts of the professional Design Team and the cooperation and creative direction from the Hall of Waters Assessment Advisory Committee. The Design Team would like to thank the following persons or organizations for their assistance in completing this report:

City of Excelsior Springs

Abrose Buckman, Mayor
David Haugland, City Manager
Steve Marriott, Finance Department Director
Bill Ahrens, Planning & Zoning Department Director
Larry Murry, Inspections Department Director
Nick Pappas, GIS Coordinator
Chad Birdsong, Public Works Director
Katie Noyd, Parks and Recreation Director

Historic Preservation Commission

Sonya Morgan - Council Liaison
Members: Betty Bissell, Nile Brown, James Bowman, Darryl Coutts, Patrick Grass, Lance Lamb, Earl McElwee

Hall of Waters Assessment Advisory Committee

Ambrose Buckman, Mayor
David Haugland, City Manager
Sonya Morgan, Councilwoman
Bill Ahrens, Planning & Zoning Department Director
Chad Birdsong, Public Works Director
Larry Murry, Inspections Department Director
Katie Noyd, Parks and Recreation Director
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Missouri State Historic Preservation Office

Deputy State Historic Preservation Officer
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Excelsior Springs Museum & Archives

Consultant Team

A team of consultants, qualified to assess and make recommendations for the rehabilitation of the Hall of Waters was assembled for this specific project.

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Part 1: Existing Building and Site

Building and Site History

Excelsior Springs, Missouri is located in within a beautiful landscape of rolling hills, rock outcroppings, underground caverns and picturesque streams and rivers which wind through the vast, rugged landscape. The first settlers built cabins and cultivated the imposing land into a village around 1880. According to popular belief, settler Travis Mellion discovered the first spring water, Siloam Spring (originally named Excelsior Spring) of ferro-manganese water, and gave it to his ailing daughter suffering from a serious tuberculosis illness. His daughter Opal's condition improved after drinking the water for a few days, and supposedly was cured within a few weeks. Another farmer, Fred Kugler, was also supposedly cured of a terrible leg wound and rheumatic knees after using the spring water. Reverend John Van Buren Flack traveled to the area in 1880 after hearing of the medicinal properties of the spring and encouraged Anthony W. Wyman, the local land owner, to have the water analyzed and the land platted.¹ Flack and Wyman are credited as founding partners of the town and originally had tried to name the town "Excelsior"; however, there was already a town with this name in Missouri. Officially incorporated as a town on July 12, 1881, the valley was beginning to see an influx of activity with new houses, churches, schools, boarding houses, an opera house, livery stables, hotels and stores.² The town was originally named Vigniti until 1882 when it was renamed Excelsior Springs.

The City of Excelsior Springs is known for its spring waters and their medicinal qualities. Very early on the city established itself as a health resort destination. People traveled from all over the country to experience the medicinal spring waters. The city is credited with having the world's greatest collection of natural mineral waters in one location of which include 20+ separate natural springs of a variety of mineral combinations. The waters were bottled and shipped worldwide. During the 1893 Chicago World's Fair, Excelsior Springs and its mineral waters were recognized on the national stage when medals were awarded to the Regent Spring Water and Soterian Ginger Ale.³ Known as "America's Haven of Health", Excelsior Springs, Missouri continued to grow even during the Great Depression when other small Midwest towns were declining.

During the Great Depression, the City of Excelsior Springs petitioned the U.S. Government in 1933 for a loan and grant through the Federal Public Works Administration to build the Hall of Waters on the site of the Siloam Pavilion and the Sulpho Saline Building as a complete mineral water treatment center. Prior to construction, the City of Excelsior Springs and the community united ownership and management of the spring water wells under the City of Excelsior Springs to ensure proper maintenance of the wells, and centralized sale and distribution of the waters. This was a requirement by the federal government as a condition of the loan agreement. The rights to the springs were mortgaged to the Government and run by the City with the profits going to the federal government until the loan was paid off.⁴

¹ Excelsior Springs Chamber of Commerce, History of Excelsior Springs, 2012

² Wikipedia, History of Excelsior Springs, Missouri, 2012

³ Information from the City of Excelsior Springs, Missouri website, 2012

⁴ Hall of Waters, National Register of Historic Places Inventory-Nomination Form, 1983



Fig. 1 Photograph of the Hall of Waters under construction, Nov. 6 1936. Source: Hall of Waters history exhibit in the Hall of Springs.

In 1935, the City of Excelsior Springs and the Federal Public Works Administration began the \$1,000,000 project. The Hall of Waters was built to bottle the mineral waters and to function as the finest modern health resort structure in the United States. This project was the most ambitious and expensive WPA project to take place in the State of Missouri. Ground-breaking took place in 1936 amidst national excitement and ceremony. CBS transmitted the event to 62 stations across the country. The ceremony was attended by many visitors, citizens and well-known celebrities of the day and concluded with the laying of the cornerstone of the Hall of Waters into place.⁵



Fig. 2 Photograph of the bronze plaque located at the base of the stairs leading up to the north entrance of the building. (SRJA 2012)

⁵ Wikipedia, History of Excelsior Springs, Missouri, 2012

During construction, the George E. Kessler designed Siloam Spring Park and Siloam Pavilion slowly disappeared as the new building design included the demolition of the pavilion and grounds located south of Broadway at the entrance to Siloam Park.⁶ The Siloam and Sulpho Saline springs (located on the Hall of Waters site) along with waters from all the main springs, were piped into the building and sold from what became known as the “longest mineral water bar in the world” in the Hall of Springs. The ‘Water Bar’ as it is commonly known today, was first opened to the public in 1937 while the structure was only partially complete.



Fig. 3 Photograph during construction of the demolition of the Siloam Pavilion, date unknown. Source: Hall of Waters history exhibit in the Hall of Springs.



Fig. 4 Postcard of the Hall of Springs. Source: Ancestry.com

⁶ Excelsior Springs Chamber of Commerce, Hall of Waters & Cultural Museum website, 2012

In addition to the grand Hall of Springs, the First Floor contained the women's bath department, a sunroom, a covered porch, a grand foyer, offices for the management of the springs and for the chamber of commerce. Located on the Ground Floor was a swimming pool within the Great Hall known as the 'Great Bathing Pool' which was filled with saline water from the local spring. The pool was used as a physical therapy treatment facility and for major sporting events including A.A.U. championship swimming events. This double height space opened to outdoor terraces and had an upper mezzanine which could seat up to 500 patrons for swimming events.⁷



Fig. 5 Postcard of the Hall of Waters pool. Source: Ancestry.com ca. 1944

Adjoining the pool in the south wing was a special hydrotherapy department, devoted to research into the uses of the waters and treatment of chronic cases of different ailments on prescriptions of licensed physicians. A dedicated physical therapy pool, also known as the 'Polio Pool', was built on the Ground Floor adjacent to the large pool for special therapy purposes. The men's and women's hydrotherapy departments were located on different floors of the building and served men in the morning and women in the afternoon. Each department administered mineral water baths as treatments for various ailments as a part of an eight step process and could handle up to 300 patrons at any one time. The water bottling department was located on the east side of the Ground Floor. Up to five varieties of mineral waters were bottled in the Hall of Waters Processing and Bottling Plant and shipped all over the world. At the height of its popularity, over 10,000 people a day visited the Hall of Waters which helped to establish an economic base for the community.⁸

⁷ Ibid.

⁸ Ibid.



Fig. 6 Postcard depicting the health spa amenities. Source: CardCow.com ca. 1943

The Hall of Waters is an excellent example of the Art Deco and Depression Modern architectural styles, both of which were common to the Depression era buildings built by the WPA.⁹ The Hall of Waters however is unique from other buildings with its imagery and decorative detailing which was influenced by the Mayan Indian traditions of water and water gods. These influences can be seen in the exterior carved limestone, interior bass relief bronze panels, elevator doors, and interior glazed tiles. The Hall of Waters was designed by the Kansas City architectural firm of Keene and Simpson for the United States Public Works Administration. The structural engineer for the project was Erwin Pfhul. This company survives today as Structural Engineering Associates, Inc. who are serving as the structural engineering consultant for this study. Black & Veatch, consulting engineers in Kansas City, were retained to develop the plans for the Mineral Water Development of Excelsior Springs. This involved pipes designed especially for each type of mineral water and a system to bring all of them to the site of the proposed Hall of Waters. From 1936 to 1938, architects Keene & Simpson, along with W.L. Cassell, mechanical engineer, and Hare & Hare, landscape architects, created the plans for the Hall of Waters.¹⁰ The Hall of Waters was placed on the Clay County Historical Landmark Register in 1981 and was listed in the National Register of Historic Places on June 9, 1983. The building is also a contributing property within the Hall of Waters Historic District, designated in March of 2007. Additional information about the Hall of Waters Historic District can be found on the City of Excelsior Springs website: www.eshpc.org.

⁹ Hall of Waters, National Register of Historic Places Inventory-Nomination Form, 1983

¹⁰ Information from "The Idle Hour" website under Hall of Waters History, 2012



Fig. 7 Postcard depicting an aerial view of the Hall of Waters. Source: Cardcow.com ca. 1940's



Fig. 8 Postcard of the exterior of the Hall of Waters. SRJA Personal Archive.

History of Building Related Changes

Chart of Building Changes

Year	Hall of Waters Building Related Events
1965	Gas fired boilers installed at Ground Floor, coal burners abandoned in sub-basement
1967	Water bottling operates at a loss of \$25,000 per year
1968	Patio outside pool area installed
1972	New lay-in ceiling for pool area
1972	New filtering system for swimming pool
1972	City jail in basement level abandoned for Public Works Department new use
1972	Remodeling of Council Chambers and Court Room on Second Floor and First Floor Offices
1973	Mechanized bottling operation installed on Ground Floor in order to continue bottling mineral water
1977	Modifications to steam heat system
1978	New elevator switching and cables
1979	Painting of interior spaces on First Floor
1980s	Improvements to the bath departments by Dr. John Teale
1990s	CDGB funding: Cleaning, sealing and repointing of exterior façade, glass block repair to the tower, upgrading the elevator to meet ADA standards, skylight improvements, upgrades to the exterior entrance doors, upgrades to the restrooms and miscellaneous electrical and plumbing upgrades
1997	New windows in Hall of Springs

Fig. 9 Chart of Building Changes. Information Courtesy of The Idle Hour Website, City of Excelsior Springs and Chamber of Commerce websites, Excelsior Springs Museum & Archives, National Register of Historic Places Inventory-Nomination Form, 1983.

Excelsior Springs Development

The development of the City of Excelsior Springs is inextricably linked to the ebb and flow of the springs themselves. The height of popularity for the spring waters was in the late 19th and early 20th centuries. By the late 1950's and early 1960's the popularity of the Hall of Waters and other local spas and clinics began to decline as tourists ventured other places. In 1967, the mineral water bottling facility in the Hall of Waters was operating at a loss, but continued operations regardless. 1971 was a pivotal year for mineral water bottling. The Missouri State Health agency ruled that the community must cease and desist all bottling operations due to health safety concerns over the bottling process. Bottling and capping of the waters was done by hand at that time which was a violation of state law. In response, new mechanized bottling equipment was purchased and the operation was moved to a new facility on Isley Boulevard across the Fishing River directly south of the Hall of Waters. The facility was in operation for a brief time. In the 1980's, an increase in mineral water demand prompted continuation of mineral water bottling and spa baths. The community has continuously promoted the waters for these commercial opportunities to private investors. Several out-of-town companies have bottled the mineral water for resale; however, these operations were not profitable and have all closed.

The Hall of Waters water bar and bath departments remained in operation until the early 1990's. The City of Excelsior Springs moved their city offices, council chamber and county court chambers into the Ground, First and Second Floors of the Hall of Waters in the 1990's.

The City of Excelsior Springs, Missouri is a Certified Local Government with the State of Missouri, and as such is eligible for community development block grants (CDBG) and other types of funding. Shortly after the flood of 1993, the city received a CDBG grant for the restoration of prioritized projects at the Hall of Waters including: window replacement in the Hall of Springs, cleaning and sealing of the exterior façade, repointing of mortar joints, glass block repair to the tower, upgrading the elevator to meet ADA standards, skylight improvements, upgrades to the exterior entrance doors, upgrades to the restrooms and miscellaneous electrical and plumbing upgrades. Capital Improvement funding for the restoration of the swimming pool was allocated in 2003 for an assessment and feasibility study to determine the costs of restoration of the pool in addition to determining the cost of building a new community center. The costs for restoring the pool and building into a new community center were more than financially feasible.

History of Hydrology and the Hall of Waters

The Hall of Waters is located directly adjacent to the Fishing River and consists of a variety of terraces and levels both above and below grade. Over the years, flooding has been a serious problem for the Hall of Waters and many major site changes have been made to attempt to improve the site conditions. The area was known to flood as far back as 1903 with anecdotal evidence given in newspapers from 1941 from "Oldtimers" who "watching the torrents said the water was the highest they had seen it in the park since 1915, and some said it was the highest since 1903 when all the Missouri river valley was inundated. It went over the high dike along Siloam Park."¹¹

The United States Core of Engineers have worked on the hydrological issues of the river for many years and were responsible for the construction of the dike which has helped to somewhat quell the massive flooding events occurring frequently but has never eliminated flooding completely. The main reason for the flooding is due to flash flooding of the Fishing River and the building's location both above and below grade and close proximity to the river. Newspaper research into flood events at the Excelsior Springs Museum & Archives found that the Hall of Waters has had one major flood event (causing damage enough to close the building) at minimum every 10 years since it was built. The most recent major flood event was the "Great Flood of '93" from which the building has never fully recovered. Water flooded the Basement, and Ground Floor up to the Ground Floor Mezzanine. The waters caused permanent damage to the interior, pool and pool equipment, and mechanical, electrical and plumbing systems. Since the flood, the pool has been closed along with the majority of the Ground Floor, the entire Ground Floor Mezzanine, and basement levels. At this time, the spa closed and has never reopened.

Below are excerpts from newspapers and a chart of major flood events chronicling the flooding at the Hall of Waters. Additional research into the flooding at the Hall of Waters may turn up more flood events and it is recommended that additional research be performed in order to solidify the exact time table of events. For more information about site and hydrological issues, refer to the Site/Civil portion of this report.

¹¹ "Hall of Waters Is Damaged by Flood." *The Daily Standard* [Excelsior Springs, MO] 9 Oct. 1941, Vol. 56-No. 238 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).

Chart of Major Flood Events

Year	Month	Flood Event Description
1941	October	The Fishing River overflowed its banks, and before the flood ended 20 inches of water in the Hall of Waters basement did close to \$10,000 damage, and water rose to the 32-foot mark on the sides of buildings. ¹²
1943	June	Fishing River flooded the Hall of Waters and surrounding site. Water filled the bottling works and boiler rooms causing extensive damage. ¹³
1947	June	'Worst Flood in History' Extensive flooding from the Fishing River caused \$25,000 to \$50,000 of damage was done to the Hall of Waters. Water 'covered every floor except the Hall of springs, reaching an elevation 7 feet higher than the 1943 flood. Loss of all tank room equipment, bottling equipment, filters for the pool, ventilation system for the building.... Extensive damage to downtown Excelsior Springs. ¹⁴
1951	July	Massive flood submerging much of downtown Excelsior Springs and impacting the Hall of Waters. ¹⁵
1955		Potential flood event – Needs confirmation. Levee work, The Hall of Waters site was altered for the construction, many sidewalks and stone walls were removed.
1957		Brick panels replacing patio doors on the pool level were installed due to damage during flooding and prevent water from entering the pool deck.
1969	July	Flooding again impacts the Hall of Waters flooding the building. Corps of Engineers to provide report on flood and Fishing River flood prevention. ¹⁶
1974		Potential flood event – Needs confirmation.
1977	September	Floods caused \$1.8 million damage. More than 30 cars were submerged, four bridges were damaged, water and sewer mains broke, more than 50 homes and two floors of the Hall of Waters suffered damage, and water was chest-high in Roosevelt Field. ¹⁷
1993	August	"Great Flood of '93" Massive flooding of the site and the interior of the building permanently altering the Hall of Water's use and appearance. ¹⁸
1993	September	Hall of Waters and Police Station flood again. ¹⁹

Fig. 10 Chart of Major Flood Events. Information Courtesy of The Idle Hour Website, Excelsior Springs Museum & Archives, National Register of Historic Places Inventory-Nomination Form, 1983.

¹² "Hall of Waters Is Damaged by Flood." *The Daily Standard* [Excelsior Springs, MO] 9 Oct. 1941, Vol. 56-No. 238 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).

¹³ "Heavy Flood Damage to Hall of Waters." *The Daily Standard* [Excelsior Springs, MO] 8 June 1943, Vol. 55-No.112 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).

¹⁴ Newspaper Article Courtesy of the Excelsior Springs Museum & Archives: Unknown. "Vast Damage Is Done at Hall Waters." *The Daily Standard* [Excelsior Springs, Missouri] 23 June 1947, Flood Extra No.1 ed., Cover sec.: 1. Print.

¹⁵ "Begin Cleaning Flood Mire at Hall of Waters." *The Daily Standard* [Excelsior Springs, MO] 8 July 1951, Vol.63-No.134 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).

¹⁶ "Springs Area Flooded By Fishing River." *The Daily Standard* [Excelsior Springs, MO] 2 July 1969, Vol.81-No.129 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).

¹⁷ "City Submerged By Flood." *The Daily Standard* [Excelsior Springs, MO] 13 Sept. 1977, Vo.89-No.181 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).

¹⁸ Kincaid, Janis. "Downtown Flooded." *The Daily Standard* [Excelsior Springs, MO] 12 Aug. 1993, Vol.105-No.157 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).

¹⁹ Hanson. "Downtown Flooded Again." *The Daily Standard* [Excelsior Springs, MO] 22 Sept. 1993, Vol.105-No.185 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).

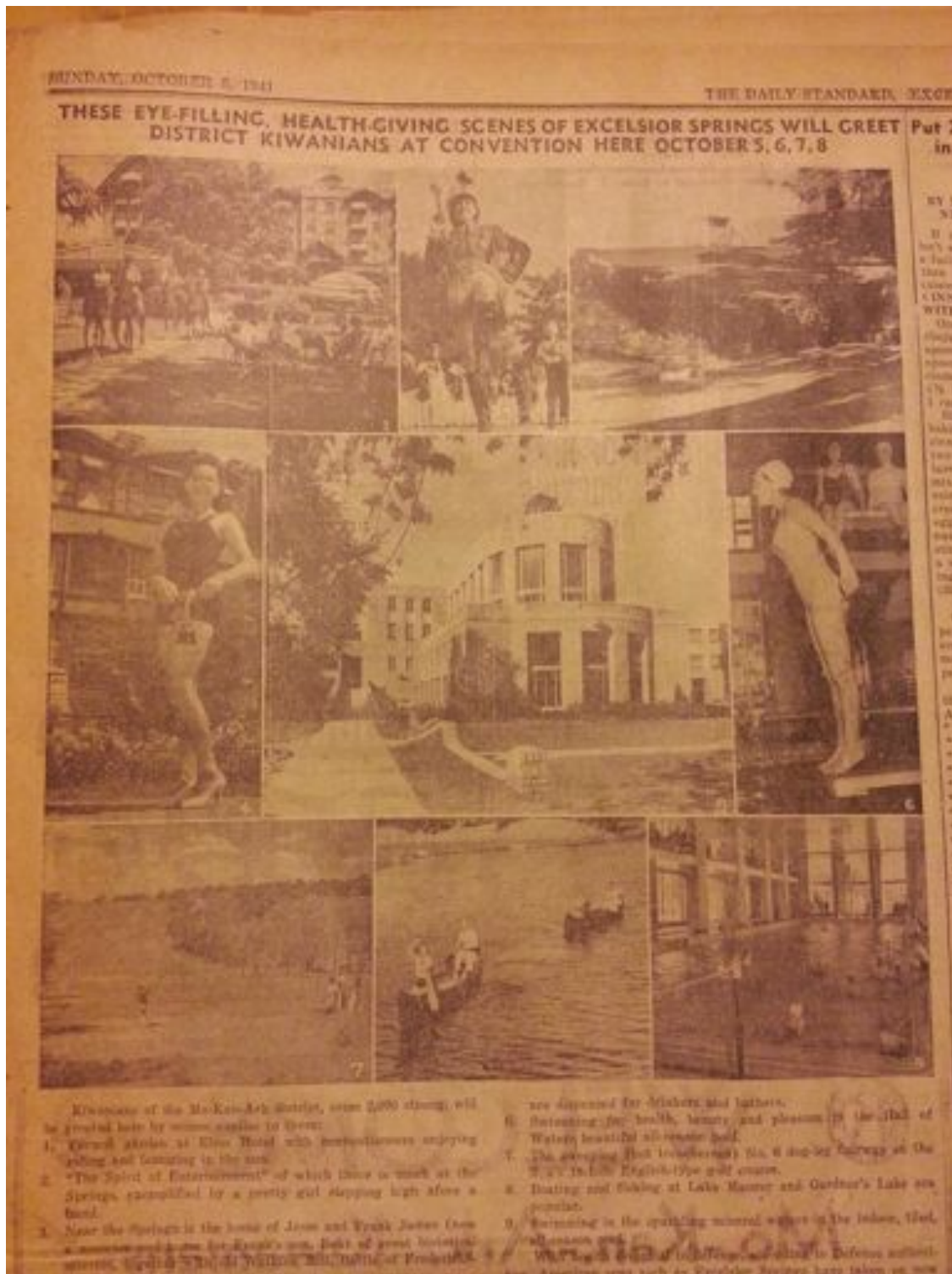


Fig. 11 Photographs of Attractions in Excelsior Springs, Missouri. Source: "These Eye-Filling, Health-Giving Scenes of Excelsior Springs Will Greet District Kiwanians at Convention Here October 5, 6, 7, 8." *The Daily Standard* [Excelsior Springs, MO] 5 Oct. 1941: 5. Print. (Excelsior Springs Museum & Archives).

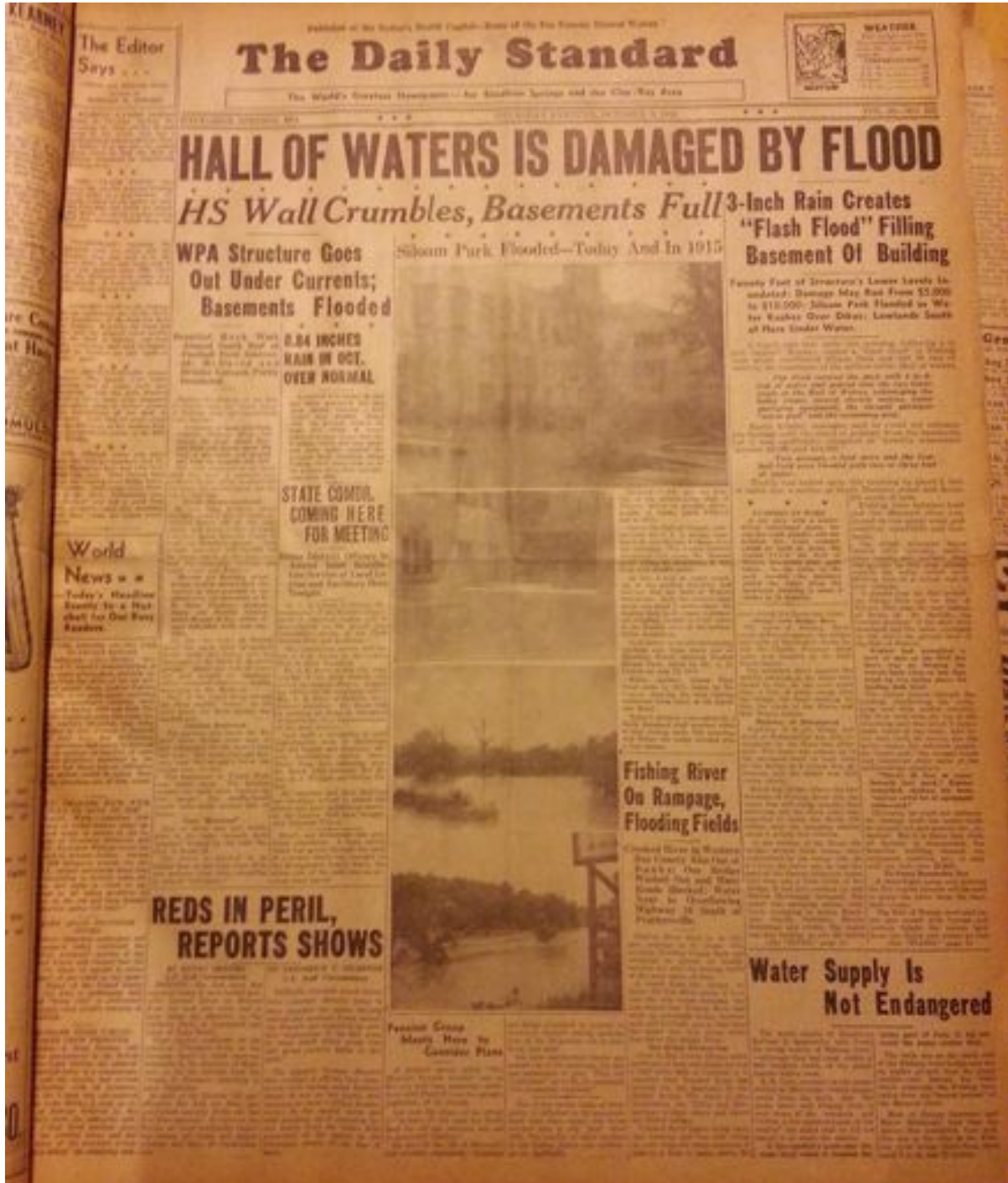


Fig. 12 Photograph of 1941 Flood newspaper article. Source: "Hall of Waters Is Damaged by Flood." *The Daily Standard* [Excelsior Springs, MO] 9 Oct. 1941, Vol. 56-No. 238 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).

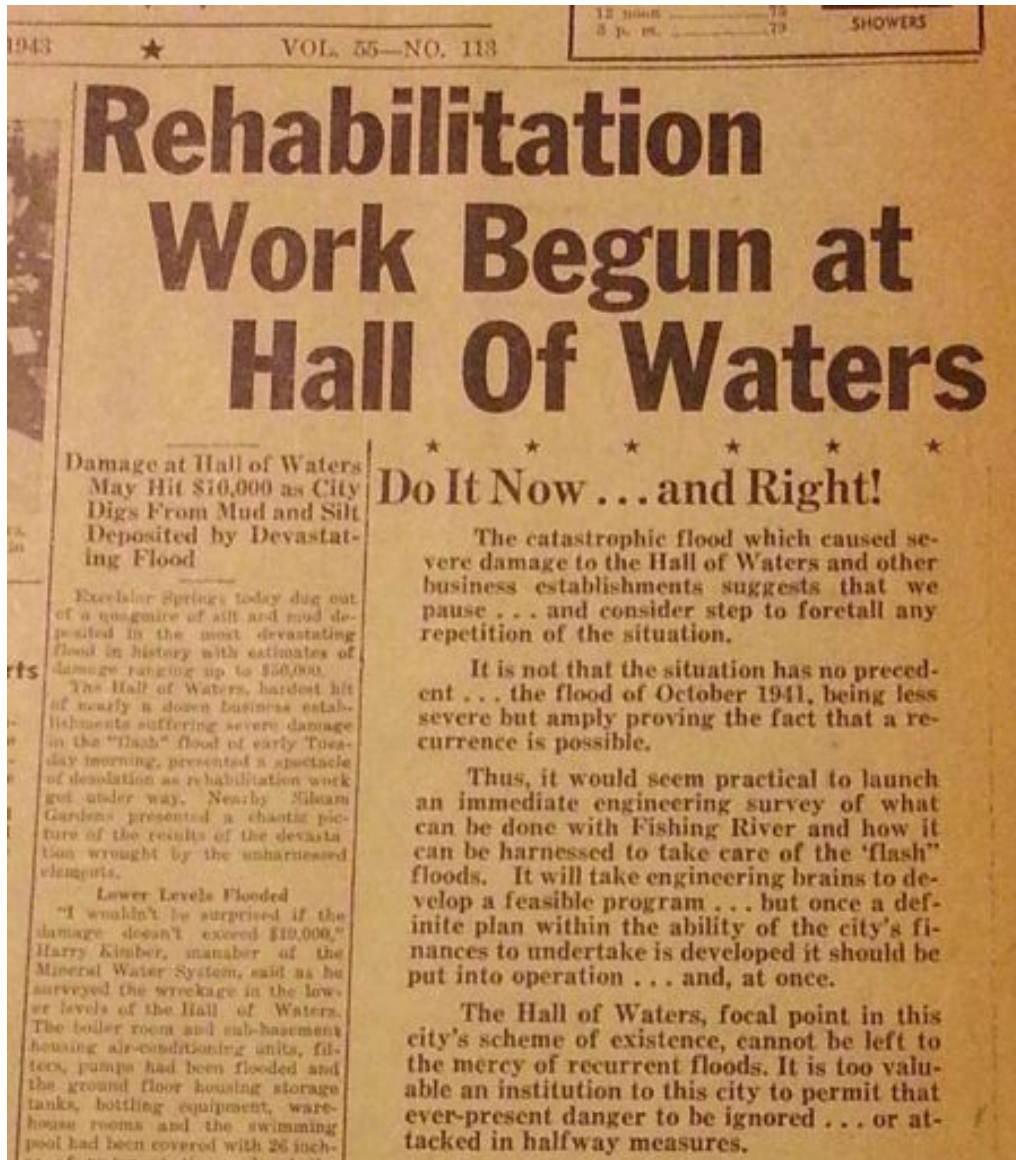


Fig. 13 Photograph of 1943 Flood newspaper article. Source: "Rehabilitation Work Begun at Hall of Waters." *The Daily Standard* [Excelsior Springs, MO] 9 June 1943, Vol.55-No.113 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).



Fig. 14 Photograph of 1993 Flood newspaper article. Source: Kincaid, Janis. "Flood Called Worst Ever." *The Daily Standard* [Excelsior Springs, MO] 13 Aug. 1993, Vol.105-No.158 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).

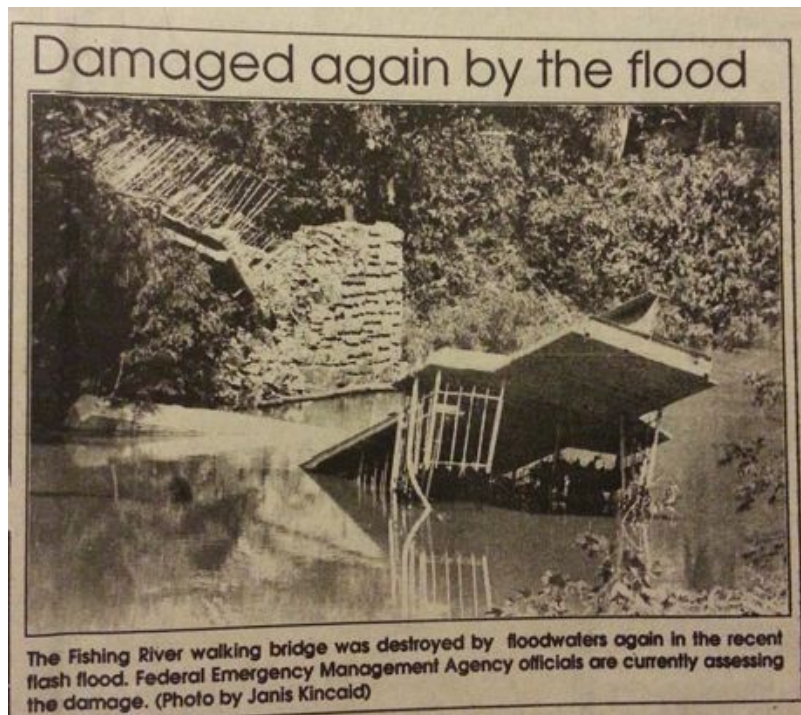


Fig. 15 Photograph of 1993 Flood newspaper article. Source: Kincaid, Janis. "Damaged Again by the Flood." *The Daily Standard* [Excelsior Springs, MO] 31 Aug. 1993, Vol.105-No.170 ed., Cover sec.: 1. Print. (Excelsior Springs Museum & Archives).

