**Survey Name:** Boardinghouse Historic Resource Inventory  
**County:** CLAY  
**Address:** 328 East Broadway Street  
**City:** Excelsior Springs  
**Lat.:** 39.34249  
**Long.:** -94.22022  
**Township:** T52  
**Range:** R30  
**Section:** S1  
**Name:** Colonial Apartments  
**Present/Other Name:** Colonial Hotel  
**Ownership:**  
- Private  
- Public  
**Historical Name:** Colonial Apartments  
**Present/Other Name:** Colonial Hotel  
**Construction Date:** c. 1924  
**Significant Date/Period:**  
**Area(s) of Significance:**  
**Original or Significant Owner:**  
**Previously Surveyed:** Yes  
**National Register Eligible:** No  
**Historical and Significance on Continuation Page:** Yes  
**Sources of Information on Continuation Page:** Yes  
**Category of Property:** Building(s)  
**Vernacular or Property Type:** Colonnaded Apartment Building  
**Style:**  
**Plan Shape:** Rectangular  
**No. of Stories:** 3  
**No. of Bays (1st Story):** 3  
**Roof Type:** Flat  
**Windows:**  
**Chimney Placement:** N/A  
**Structural System:** Frame  
**Exterior Wall Cladding:** Brick  
**Foundation Material:** Stone  
**Basement Type:** Full  
**Roof Type:** Flat-Width, Three-Story, Open Porch  
**Architect:**  
**Builder/Contractor:**  
**Previous Surveys:**  
**National Register:** No  
**Architecture Information:**  
**Sources of Information:**  
**Current Owner/Address:** Lauren Rieke  
**Form Prepared By:** Rosin Preservation, LLC  
**Survey Date:** 8/21/2014  
**Date of Revisions:**  
**Date Entered in Inventory:**  
**National Register Status:**  
- Listed  
- In Listed District  
- Pending Listing  
- Eligible (Individually)  
- Eligible (District)  
- Not Eligible  
- Not Determined  
**Other:**
2. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
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]

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The building nearly fills the lot. Concrete steps with brick cheekwalls access the porch.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
The three-story colonnaded apartment building has a stone foundation, brick cladding and a flat roof. A three-story porch with brick columns projects from the primary (south) elevation. Balconies on the second and third stories have historic wood railings. The first story has brick kneewalls with limestone caps; the second and third stories have a wood picket rail with an "X" in the center of each bay. This elevation has three symmetrical bays. In Bays 1 and 3, the first story has a band of three historic vertical three-over-one double-hung wood windows; the second and third stories have paired historic vertical four-over-one double-hung wood windows. A single door fills each story in Bay 2.

ELIGIBILITY STATEMENT:
The historic apartment building was listed in the National Register of Historic Places on June 24, 2010.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE
PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-32
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; National Register of Historic Places Form, "Colonial Hotel."