

1. Survey No. CL-AS-010-001		2. Survey name: Mineral Water Resources of Excelsior Springs	
3. County: CL		4. Address (Street No.) 101	Street (name) Linden Avenue
5. City: Excelsior Springs	Vicinity: <input type="checkbox"/>	6. UTM: 15 S/394905.72 E/4355525.02 N	7. Township/Range/Section: T: 52N R: 30W S:1
8. Historic name (if known): Excelsior Soda Spring, Hiawatha Soda Spring at Hiawatha Boarding House		9. Present/other name (if known): Bissell Residence	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): HEALTH CARE/resort; DOMESTIC/hotel	11b. Current use: DOMESTIC/single dwelling

**HISTORICAL INFORMATION**

12. Construction date: c. 1907		15. Architect:	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: c. 1907-1942		16. Builder/contractor:	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: HEALTH/MEDICINE		17. Original or significant owner: C. H. Munsel, J. B. Hyde	20. National Register eligible? <input checked="" type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>	

**ARCHITECTURAL INFORMATION**

23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object		30. Roof material: Asphalt shingle	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1 sash
24. Vernacular or property type:		31. Chimney placement: center	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style: Late Victorian/Queen Anne revival		32. Structural system: Wood frame	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: T		33. Exterior wall cladding: Asbestos shingle	
27. No. of stories: 2 1/2		34. Foundation material: limestone	
28. No. of bays (1 <sup>st</sup> floor): 4		35. Basement type: unknown	40. No. of outbuildings (describe in box 40 cont.): N/A
29. Roof type: Gable on hip		36. Front porch type/placement: Open Wrap-around: front and north	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address: Bissell, Betty J. 101 Linden Avenue Excelsior Springs, MO 64024		43. Form prepared by (name and org.): Deon Wolfenbarger Three Gables Preservation 320 Pine Glade Road, Nederland, CO Deon@threegables.net	44. Survey date: 2011
			45. Date of revisions:

**FOR SHPO USE**

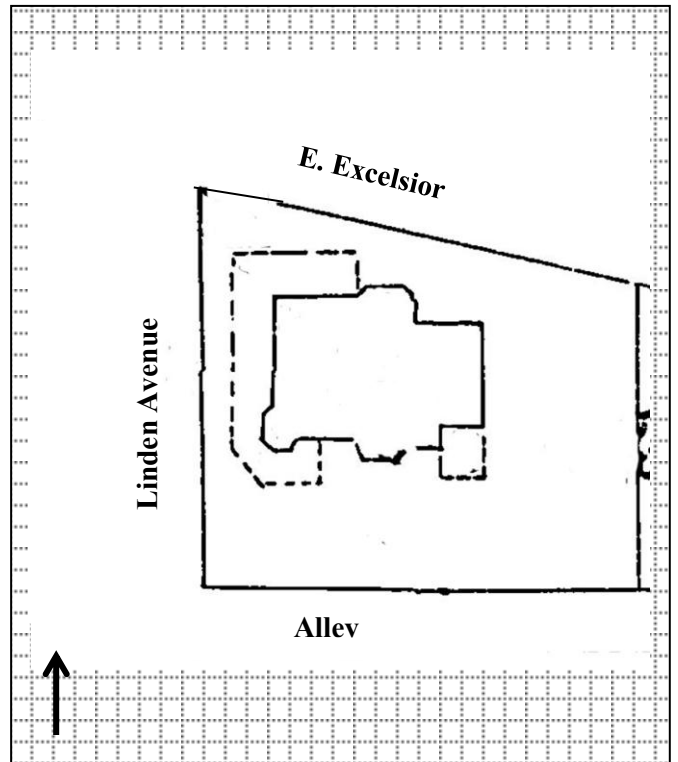
Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**LOCATION MAP (include north arrow)**



**SITE MAP/PLAN (include north arrow)**

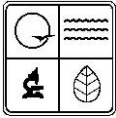


**PHOTOGRAPH**

Photographer: Deon Wolfenbarger	Date: 7/29/2011	Description: Looking southeast at north elevation & west façade; concrete pad at corner is location of former spring pavilion/pagoda
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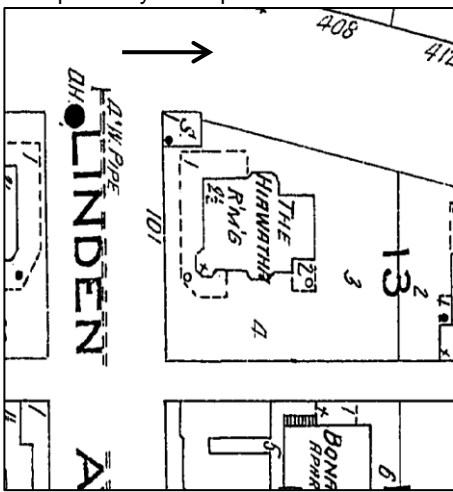




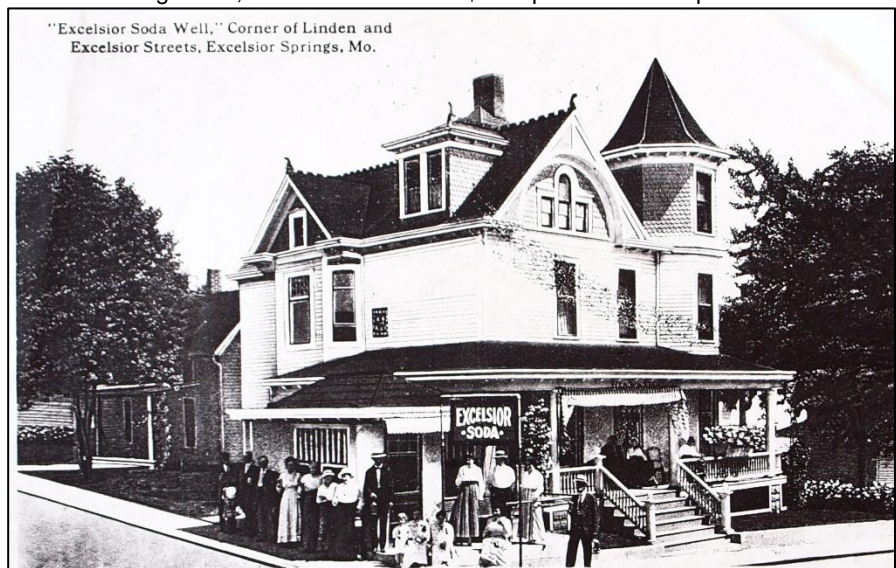
**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

Located one block east of the Saratoga Hotel, and across the street from the Natrona Soda Spring, the Hiawatha Soda Spring was associated with the Hiawatha boarding house. It was categorized as one of the eleven known soda bicarbonate waters that operated at various times in town, although it is one of the lesser known wells with little historic advertising remaining. C. H. Munsel purchased the property in November 1905 for \$2000.00. Munsel likely built the present house between 1905 and 1909 as evidenced by the Sanborn Fire Insurance maps. The Hiawatha replaced a smaller one-story residence on the same property. Furthermore, in 1908 local directories show Munsel's wife, Ida B., as the manager of The Hiawatha rooming house. C. H. Munsel became the principal owner of the local Citizens Telephone Company that same year. He sold the property in 1912 for \$8,750.00; a year later, James B. Hyde bought it for \$9000.00. Hyde sank a well and built the Excelsior Soda Spring between 1913 and 1917. The 1926 Sanborn maps shows a small spring house on the northwest corner of the property, which was not present in the 1909 or 1913 maps (see 1924 Sanborn map). In 1919, the property's ownership was transferred three times, with F.E. Bishop and his wife Bessie eventually acquiring it for \$15,000.00. The Bishops continued to operate the Hiawatha and spring until 1924, when they sold it to Ina Brown of Illinois. She operated it using hired managers for several years. Eventually the property was used as a nursing home from 1942 through 1985, operated by Sultana Sharp. Today it is a private residence. When it was a boarding home, the five rooms let at \$3.50 per week and up.



1924 Sanborn Fire Insurance Map



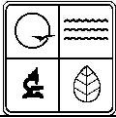
"Excelsior Soda Well," Corner of Linden and Excelsior Streets, Excelsior Springs, Mo.

Historic postcard of Excelsior Soda Pavilion and The Hiawatha



Historic photograph – interior of Excelsior Soda Spring "Pagoda"

LEE-WAY METAL TRIM  
 EXCELSIOR SODA SPRING PAVILION, IHD.  
 EXCELSIOR SPRINGS, MO.



22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Clay County Assessor's Office

*The Waters of Excelsior Springs: Valley of Vitality*

Sanborn Fire Insurance Maps

Excelsior Springs Boarding House District Survey, 1994

Excelsior Springs Museum & Archives; file V1.200.117 "Excelsior Soda Spring" [note: historic photo of interior was mis-filed]

"Hiawatha Hotel," *Excelsior Springs Museum & Archives*, <http://exsmo.com/museum/hotels/hiawatha/hiawatha.html>

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The level lot is at the southeast corner of the intersection of Linden Avenue and E. Excelsior Streets. There are concrete sidewalks on the west and north property lines, with a low concrete retaining wall on the west gradually rising in height as the elevation drops slightly to the south. A small deciduous tree is on the northwest corner of the property, and a large coniferous evergreen is on the south side of the house. A concrete pad extends from the sidewalk on the northwest corner, and a metal hand pump commemorates the location of the former Excelsior Soda Spring. The lot is Excelsior Springs City Block 83, west 35' Lot 3 and lot 4, Clay County parcel ID: 12-312-00-16-017.00.

41. (cont.) Further description of important architectural features. Expand box as necessary, or add continuation pages.

The two-and-a-half-story frame house has a modified T plan. It is an example of a "free classic" subtype of the Queen Anne style, as defined by McAlester's *A Field Guide to American Houses*. The complex roof form features a steeply pitched gable front roof set on a steeply pitched hip roof, with a lower cross gable for a north oriel bay; the octagonal three-story tower on the southwest corner of the house has a bellcast hip roof. There is another hip roof dormer on the north elevation. All roof eaves are overhanging, and feature dentils. The third story façade gable (west) has a palladian window set within a recessed semi-circular spandrel opening. The wrap-around front porch has square classically inspired columns, supporting an architrave with dentils beneath the roof eaves. The porch railings feature simple balustrades with corner posts topped with finials (the balustrade was added after the 1994 survey, and replicates the original porch features). The 1/1 windows, as well as the front entry door, have flat surrounds, except for the 3<sup>rd</sup> story oriel window which has a pedimented surround. Sashes in several windows feature leaded stained glass.