

1. Survey No. CL-AS-010-010		2. Survey name: Mineral Water Resources of Excelsior Springs	
3. County: CL		4. Address (Street No.)	Street (name) Between 418-424 E. Broadway Avenue
5. City: Excelsior Springs	Vicinity: <input type="checkbox"/>	6. UTM: 15S/394997.63 E/4355500.03 N	7. Township/Range/Section: T: 52N R: 30W S:1
8. Historic name (if known): Soda Carbonic Spring (Well)/Grant's Spring (at The Grant)		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): HEALTH CARE/resort facility; DOMESTIC/hotel	11b. Current use: DOMESTIC/single dwelling

HISTORICAL INFORMATION

12. Construction date: c. 1907 (original feature); 1945 (424 E. Broadway)		15. Architect:	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: C. 1907-1930s		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:	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential (<input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" 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

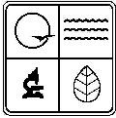
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object		30. Roof material: Asphalt shingles	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: 1/1
24. Vernacular or property type: Ranch house (building)		31. Chimney placement: Offset right, side slope	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style:		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: Irregular		33. Exterior wall cladding: Permastone, stucco	
27. No. of stories: 1		34. Foundation material: concrete	
28. No. of bays (1 st floor): 4		35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): N/A
29. Roof type: cross gable		36. Front porch type/placement: recessed Partial, right center	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

OTHER

42. Current owner/address: Decker Holdings, LLC 7170 North St. Lathrop, MO 64465-9507		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

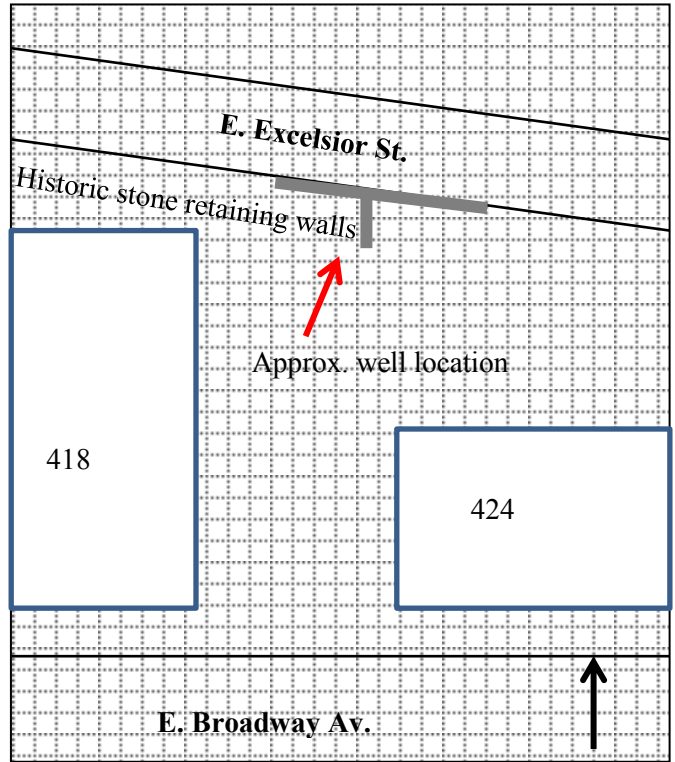
Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district 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)



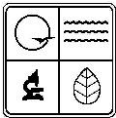
PHOTOGRAPH

Photographer:
Deon Wolfenbarger

Date:
11/09/2011

Description:
(left) Looking north from Broadway towards rear of lot & Excelsior St.; (right) looking east at rear of lot from Excelsior Street



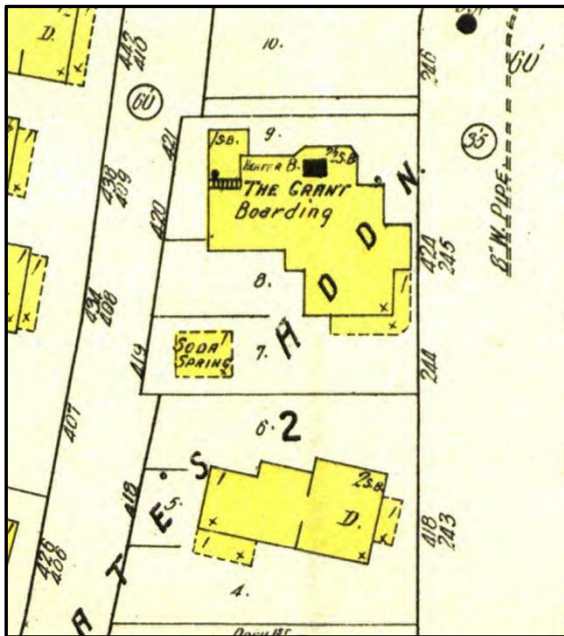


ADDITIONAL INFORMATION:

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

The Soda Carbonic Spring, also known as Grant's Spring or Well, was associated with "The Grant" rooming/boarding house. The Grant was located on the east end of Broadway. Excelsior Street to the north of The Grant was called Grant Hill and was famous locally for coasting. The Soda Carbonic Spring was one of eleven identified soda bicarbonate springs in Excelsior.

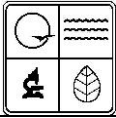
In 1905, lot 7 (the eventual location of the spring house) was part of the parcel associated with the property to the west, while lots 8 and 9 contained a dwelling. By 1909, The Grant boarding house was built (or expanded from the original house) on lots 8 & 9, and lot 7 contained a "soda spring" structure at the north end of the property. Lot 7 was now associated with the boarding house parcel. Due to the proximity of the spring house/pavilion to Excelsior Street, some records use that street to reference its location. The Grant and spring house were still extant in the 1926 Sanborn map, but by 1942, both structures were demolished. Today, lot 7 is split between two parcels associated with both 418 as well as 420 E. Broadway. The county assessor's records lists the construction date of the one-story residence as 1945, although a ca. 1950s date is more likely.



1909 Sanborn Fire Insurance Map



Historic postcard for Soda-Carbonic Spring and Grant Hotel; view from Broadway looking northeast.



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

"Excelsior Springs Boarding House District Survey," 1994

Sanborn Fire Insurance Maps

The Waters of Excelsior Springs poster

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

The raised lot slopes up in elevation from the sidewalk along Broadway. There are brick and concrete steps leading up from the sidewalk to the main entry which has limestone edging. The property rises again to the rear (north) and the east, where there is a stone retaining wall. The back yard has mature deciduous and evergreen trees.

420-424 E. Broadway (not previously surveyed) is a one-story house with a basic rectangular shape and gable roof, extended by gable-front bays on the east end of the façade as well as a slightly shallower bay in the center of the façade. Both of these façade bays have PermaStone cladding on walls, while the attic portion of the gable-front wings have clapboard siding. The rear and side elevations have stucco cladding. There were two entries: one within a small, one bay, partially recessed porch slightly right of center, and the other on the western third of the façade. Window configurations vary: from fixed sash to double-hung. There is an extension on the east side of the rear which connects with a garage.

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

Historically, the well was located on the north half of Lot 7, Block 2, Craver & Bates Addition; today that lot is divided into two separate parcels. 420-424 E. Broadway contains the east 15' of lot 7, as well as Lots 8 & 9 and west 6' lot 10, Block 2, Craven & Bates Addition, with Clay County parcel ID: 12-312-00-16-032.00; while part of 418 E. Broadway is on the west half of lot 7. A historic limestone retaining wall is extant along the north boundary between of lot 7 of Craver & Bates Addition; the western portion of this wall is approximately 3' wide – possibly a former foundation. A short section of limestone wall also extends south on the eastern portion of lot 7. These historic limestone wall remnants are in the approximate location of the historic Soda Carbonic/Grants Spring.