

1. Survey No. CL-AS-010-022		2. Survey name: Mineral Water Resources of Excelsior Springs	
3. County: CL		4. Address (Street No.) 207	Street (name) E. Excelsior Street
5. City: Excelsior Springs	Vicinity: <input type="checkbox"/>	6. UTM: 15 S/ 394711.35E/ 4355528.04N	7. Township/Range/Section: T: 52N R: 30W S:1
8. Historic name (if known): Peerless Lithia Spring; Leonard Well		9. Present/other name (if known): Peerless Mineral Spring, Peerless Mineral Water Co.	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): HEALTH CARE/resort facility	11b. Current use: VACANT/not in use

HISTORICAL INFORMATION

12. Construction date: 1913	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: Ca. 1913-1920	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: Leonard	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

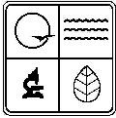
23. Category of property: <input type="checkbox"/> building(s) <input checked="" type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement:
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): Endangered by: new construction
26. Plan shape: N/A	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: Concrete	
28. No. of bays (1 st floor): N/A	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): N/A
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

OTHER

42. Current owner/address: Villas Downtown, LP 1414 E Primrose ST STE 100 Springfield, MO 65804-4283	43. Form prepared by (name and org.): Deon Wolfenbarger Three Gables Preservation 320 Pine Glade Road, Nederland, CO Deon@threegables.net	44. Survey date: 2012
		45. Date of revisions:

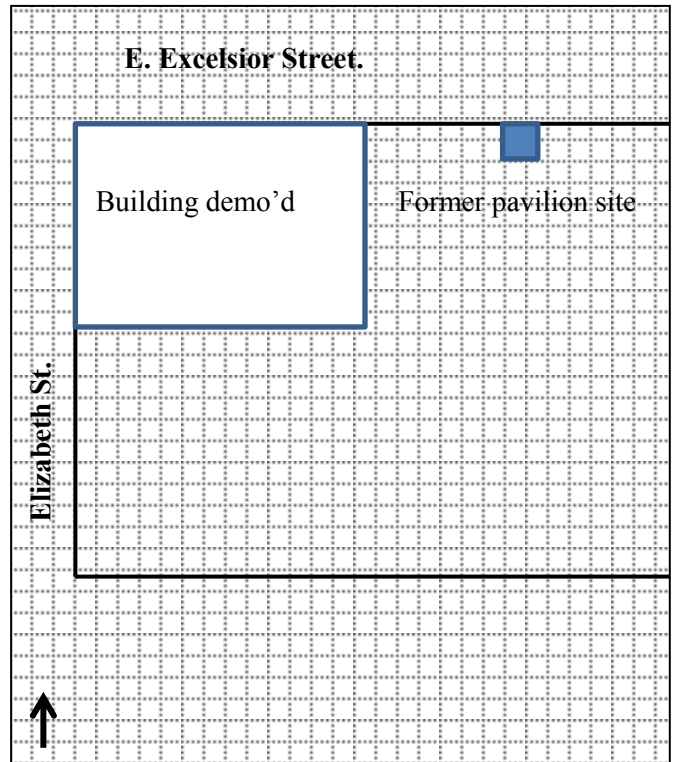
FOR SHPO USE

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)



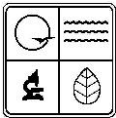
PHOTOGRAPH

Photographer:
Deon Wolfenbarger

Date:
11/09/2011

Description:
(left) Looking southwest onto north boundary of vacant lot (building on right side of photograph is not located on this parcel)

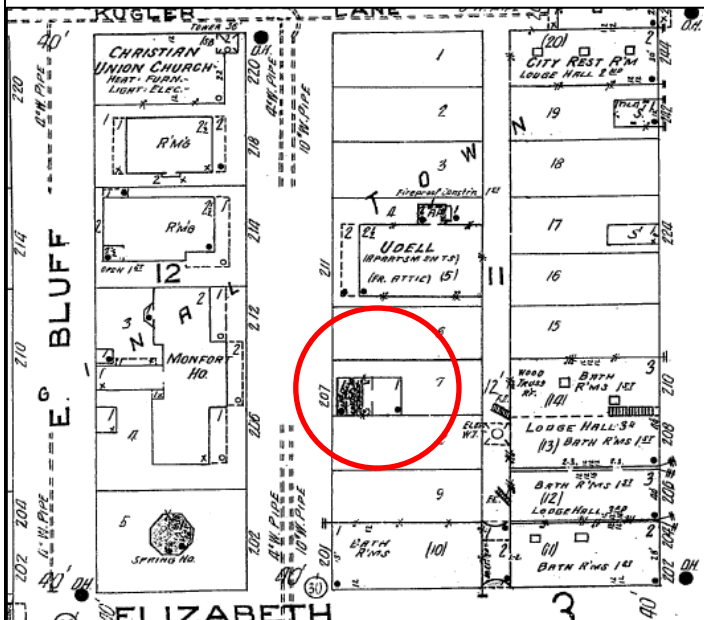




ADDITIONAL INFORMATION:

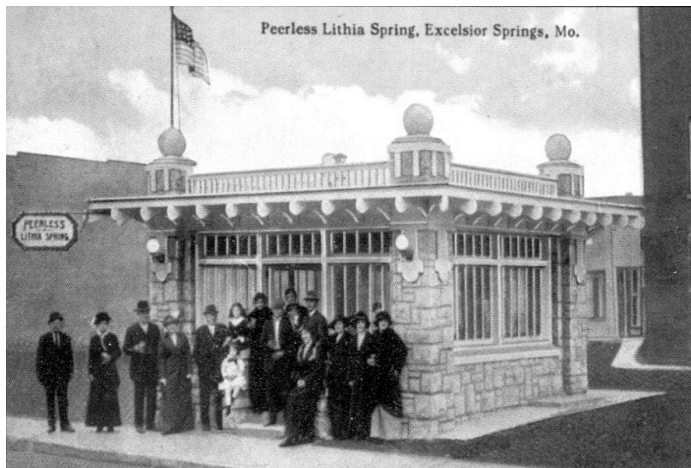
21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

The Peerless Mineral Water company, which sold three waters at a stone pavilion at 207 E. Excelsior, operated for a brief period during the 1910s. Lot 7, block 11 of Original Town, contained only a residence in 1909, which was demolished by 1913 (the Sanborn map reveals that the entire south side of the 200 block of E. Excelsior was vacant in 1913 except for the Montezuma Hotel on the westernmost lot.) Newspaper clippings indicate that a pavilion was likely constructed later in 1913. A public notice stated "We wish to notify the public, that owing to the continued dry spell, and the enormous run on our well, known as the Leonard Well on East Excelsior street, which will hereafter be known as the PEERLESS MINERAL SPRING or well, that we are compelled for its protection, to place the water on sale commencing tomorrow, August 20. We have figured out rates for home consumption, low as consistent for its maintenance." Another notice dated December 1913: "To the Public:--The management of the PEERLESS LITHIA, Manganese Spring, have arranged to serve this famous water both Hot and Cold at their fine new pagoda" (photo included). There were two wells drilled at this location: the first was 23.5 feet deep and produced the Peerless Lithia waters (analysis by Professor C. C. Young, Kansas University, below). The other was so strong in minerals that it purportedly paralyzed the muscles of the throat. The 1917 City Directory contained an advertisement with photograph for the Peerless Mineral Water Company that listed the different waters available at the pavilion. "Three Great Waters. *Peerless Saline* (Laxative) for Constipation and all diseases affecting the alimentary canal. *Peerless Lithia*. Diuretic; good in all forms of Kidney, Bladder and Urinary ailments. *Peerless Soda* for neutralizing acidotic bloats, and accumulating gases from the stomach. Nature's own remedies. All waters fresh from the deep wells to you at the pavilion." In the street listing of that same directory, Arnold & Leonard were listed along with the Peerless Lithia Spring. Another advertisement (below) lists J. H. Sims as the manager, and notes that the water was available for shipping. By the time of the 1922 city directory, however, 207 E. Excelsior was vacant, indicating a short period of operation for the Peerless Mineral Water Company and well. However, the stone pavilion was still extant up through the 1942 update to the Sanborn maps.

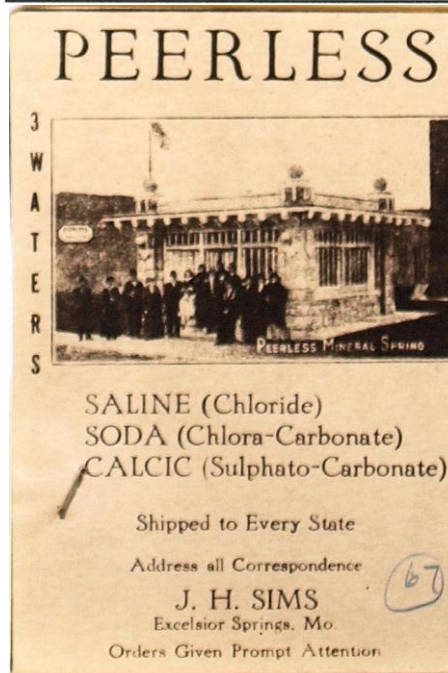


1926 Sanborn Map

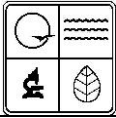
Peerless Lithia Analysis	Salts in Solution in Grains Per Gallon
Calcium Bicarbonate	34.8000
Calcium Chloride	6.4800
Calcium Nitrate	3.3550
Calcium Sulphate	13.9500
Magnesium Sulphate	3.4100
Silica	0.6310
Sodium Nitrate	6.0800
Fe and Al Oxide	0.0020
Mineral Matter	68.7080



Historic photograph of sales pavilion



Historic advertisement



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 Museum & Archives; "Peerless Lithia," V1.200.303

1917 City Directory

The Waters of Excelsior Springs poster

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

At the time of the initiation of this survey, the parcel included lots 6 & 7, block 11, Original Town, and was addressed 000 E. Excelsior Street (during the survey project, the land was graded in preparation for new construction; description covers the conditions existing in 2011). A vacant lot containing grassed lawn except for small paved patio areas near the building on the adjoining lot to the east. Two large deciduous shade trees on the north boundary of lot 6; lot 7 (original location of pavilion) was empty. Clay County parcel ID: 12-311-00-22-007.00

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

Sanborn maps indicate that the original pavilion, and likely the well, was located on the north boundary of lot 7, adjacent to the sidewalk on E. Excelsior. Prior to the grading which occurred during this survey, the lot was vacant and no visible sign of pavilion foundation.