

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

**HISTORICAL INFORMATION**

|                                                                                        |                                               |                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12. Construction date:<br>1913                                                         | 15. Architect:                                | 18. Previously surveyed? <input type="checkbox"/><br>Cite survey name in box 22 cont. (page 3)                                                                                                                                                                                          |
| 13. Significant date/period:<br>Ca. 1913-1920                                          | 16. Builder/contractor:                       | 19. On National Register?<br><input type="checkbox"/> individual <input type="checkbox"/> district<br>Cite nomination name in box 22 cont. (page 3)                                                                                                                                     |
| 14. Area(s) of significance:<br>HEALTH/MEDICINE                                        | 17. Original or significant owner:<br>Leonard | 20. National Register eligible?<br><input type="checkbox"/> individually eligible<br><input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC )<br><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**

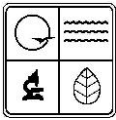
|                                                                                                                                                                               |                                        |                                                                                  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

**OTHER**

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

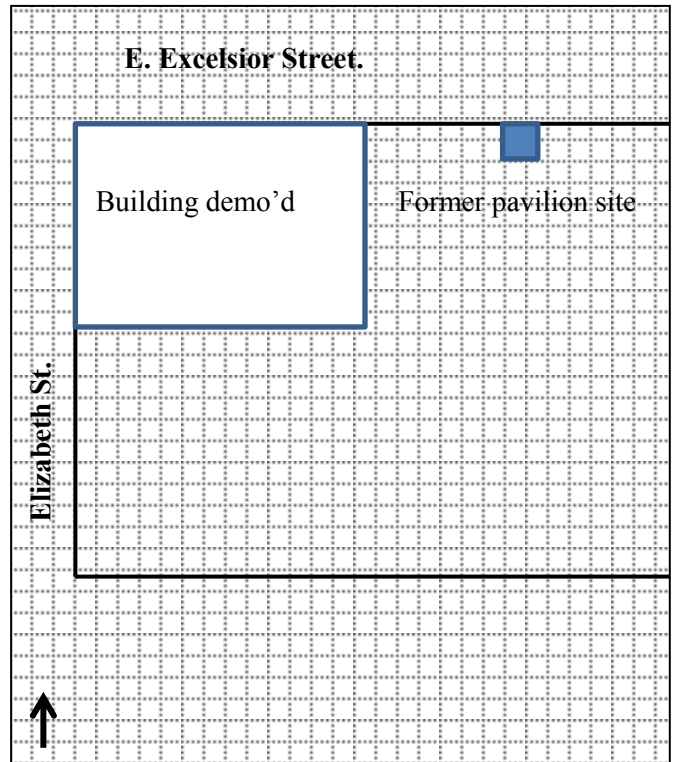
**FOR SHPO USE**

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



**LOCATION MAP (include north arrow)**

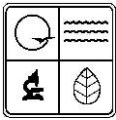
**SITE MAP/PLAN (include north arrow)**



**PHOTOGRAPH**

|                                    |                     |                                                                                                                                                 |
|------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Photographer:<br>Deon Wolfenbarger | Date:<br>11/09/2011 | Description:<br>(left) Looking southwest onto north boundary of vacant lot (building on right side of photograph is not located on this parcel) |
|------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|

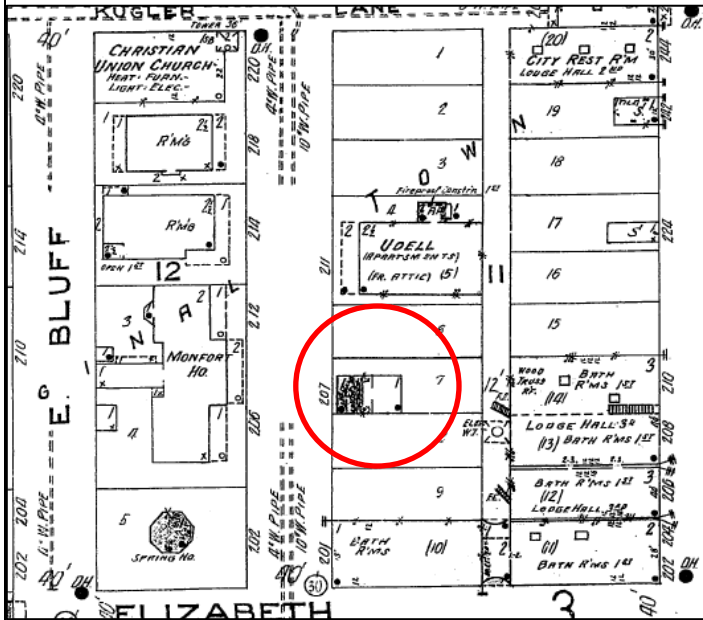




**ADDITIONAL INFORMATION:**

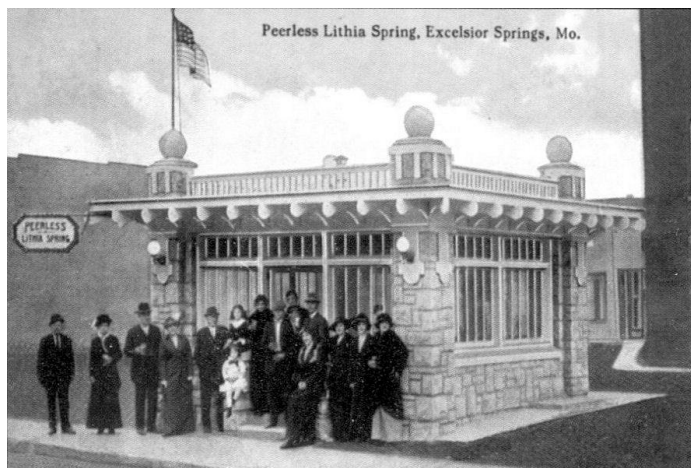
21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

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.

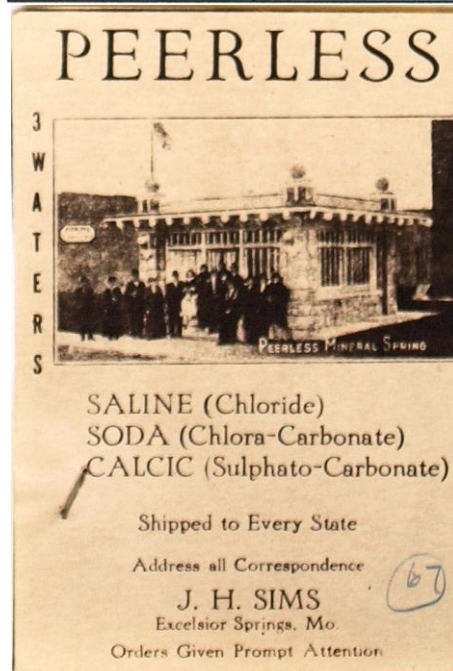


1926 Sanborn Map

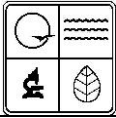
| Peerless Lithia Analysis | Salts in Solution in Grains Per Gallon |
|--------------------------|----------------------------------------|
| Calcium Bicarbonate      | 34.8000                                |
| Calcium Chloride         | 6.4800                                 |
| Calcium Nitrate          | 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.