

It consists of 12 casement windows, each with a large sash and two smaller lights above. Some of these transom windows have metal storms. The outline of the words "FLANDERS DEPT STORE" can still be seen just below the 2nd story windows. Mastic glue remains where these sign letters have been removed. There are 9 second story windows, which are narrow, double-hung, 1/1. The window surrounds are arched with radiating voussoirs capped with a horizontal brick course. The frieze area of the roof edge has elaborate, projecting brick patterns. Tile coping is on the roof edge. Brick piers on both ends of the front facade inframe the north elevation. The second story of the west elevation has been covered with stucco.

20. Description of environment and outbuildings.

107-111 W. Broadway is located on the main street of the traffic through the former historic center of Excelsior Springs. Parallel parking is allowed on Broadway. The block of W. Broadway between Main and Marietta is a mixture of one- and two-story commercial structures. A historic commercial structure is located on the east, and a non-historic one to the west.

21. History and significance

Flanders Dry Goods was constructed between 1900 and 1905, although other buildings were located at this site prior to its construction. It has retained the name "Flanders" throughout most of its history, although at first the commercial structure was divided into two parts. In 1905, the western portion contained the dry goods business, and the east had a grocery store. A 1909 photograph reveals that two small towers were on top of the brick piers at the roofline. At this time, the storefront had a different appearance, with the display windows and entries being flush with the sidewalk. The sign on the store indicated that "Flanders Dry Goods (was) A Good Place to Trade."

Flanders Dry Goods was the predominate dry goods/department store for local residents throughout most of the town's history. Although not directly related to the trade associated with the city's mineral water history, its success was the result of the economy based on that trade. It has been a long time fixture in the historic downtown area. Although the storefront is not original, it is historic and has acquired its own significance over time. The building has retained a high degree of architectural integrity. It would be a good candidate for a contributing building in a potential National Register historic district, and would also be eligible for local designation as either a landmark or a part of a local historic district.

22. Sources of information.

Sanborn maps. City directories. Historic photographs, Excelsior Springs Historical Museum.

23. Prepared by

Deon Wolfenbarger
Three Gables Preservation
9550 NE Cookingham Drive
Kansas City, MO 64157

24. Date of survey

July, 1991

25.

On National Register
Eligible for listing
Individual
 District
Local designation
 Eligible for local designation

23B. Prepared by

Excelsior Springs HPC
City of Excelsior Springs
201 East Broadway
Excelsior Springs, MO 64024

24B. Date of survey

January, 2005

25B.

National Register District listing

26. Negative: roll #

frame #

