

EXCELSIOR SPRINGS HISTORIC RESOURCES

1. Property name, present
Moberly Manor

Property name, historic
The Keystone

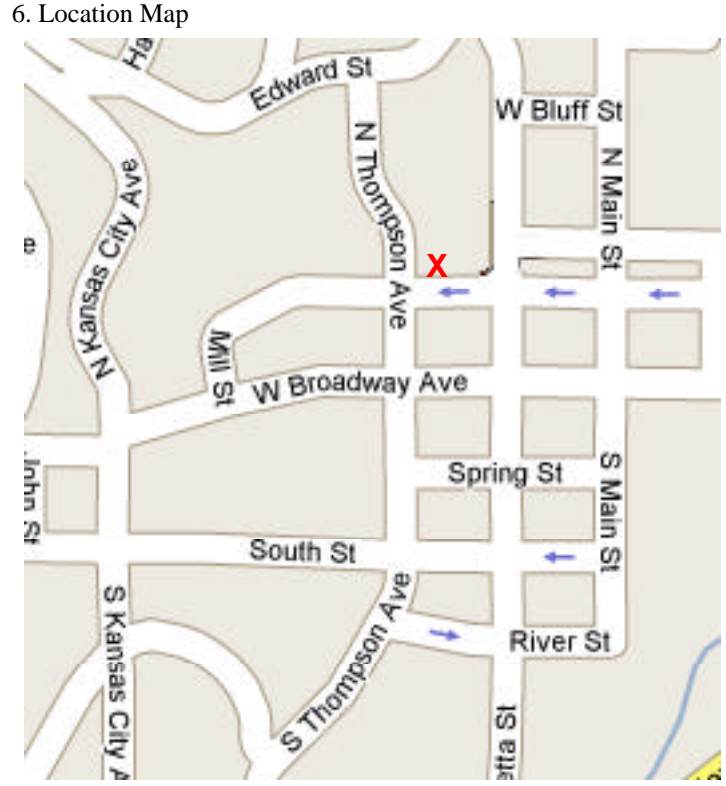
2. Address/location
220 W. Excelsior
Excelsior Springs, MO

3. Owner's name and address
Ryan and Laura Schmidt
1524 Northpoint Ave.
Liberty, MO 64068

4. Building Structure
 Site Object

5. Use, present Multi-family residential

Use, original Boarding house



7. Date of construction (or estimate) ca. 1890

8. Changes
 Altered Addition Moved

9. Architect/engineer/designer

10. Contractor/builder/craftsman

11. Style: High Style Craftsman
 Elements
 Vernacular

12. Plan Shape Rectangle

13. Number of stories 2

14. Roof type and material Multiple cross gables/
 composition shingles

15. Type of construction Frame

16. Exterior material(s) Asbestos shingles

17. Foundation material(s)

18. Porch(es) Recessed, full-length, one-story

19. Additional physical description

Although today presenting basically a two-story, rectangular plan, this boarding house originally started as a two-story I-house, and has had multiple additions over the years to reach its present shape. A one-story, recessed porch runs the full length of the front facade (south elevation). With simple square balusters, the porch roof is supported by tapered, round porch columns and a wide, flat frieze are second-story rooms, which have been enclosed. Three front-facing gables form the roof for this enclosed, upper-story porch. On the west elevation (facing Thompson Avenue) are also three street-facing gables - one from the original I-house, and two smaller, dormer wall-gables. The windows are tall and narrow, double-hung, wood sash, with simple rectangular moldings. The central gable on the second story of the front facade has paired windows, the vast majority, however, are single. The front entry door is centered, and there are entry doors on all other elevations. While it is evident that the building has had multiple additions and alterations, the asbestos siding is probably hiding further clues to the buildings changes over the years.

20. Description of environment and outbuildings.

The boarding house sits quite close to the sidewalk, and is located at the northeast corner of Thompson Avenue and W. Excelsior. Fishing River runs behind (to the north) of the building. Three deciduous shade trees line Thompson Avenue on the west. Trimmed yew hedges are in the small strip of grass between the sidewalk and front porch.

21. History and significance

This house is first noted in records in an 1894 Sanborn map. At that time, it was a two-story I-house with a one-story, rear addition (forming a "T"). By 1905, the central rear addition was two-stories, and additions along either side of the "T" were one-story. In 1909, the porch was altered - previously, it had been a one-story, full-length porch. By this time, however, it was changed to a three second porch, with the central bay being two-stories, flanked by one-story porches. By 1926, the building had the same porch as it has today, as well as basically the same plan (with the exception of a few, one-story additions on the east). It has served as a rooming house from at least 1909, through the present day. The proprietor in 1917 was Mrs. Laura Rice. Located on the same block (from west to east) as the Baltimore, the Gardiner Cottage, and the Kansas City House, it was known as "The Keystone" in 1922. Although altered from its earliest appearance through additions, it remains intact from the historic period. The change in siding material, quite typical in Excelsior Springs, remains its biggest deterrant for listing in the National Register. Demolition of surrounding buildings prevents inclusion within a historic district.

22. Sources of information.

Sanborn maps; city directories

23. Prepared by

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

24. Date of survey

January, 1993

25.

On National Register

Eligible for listing

Individual

District

Local designation

✓ Eligible for local designation

24. Negative: roll# C frame# 5

