

# EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 110

1. Property name, present

Property name, historic

2. Address/location

403 Concourse  
Excelsior Springs, MO

3. Owner's name and address

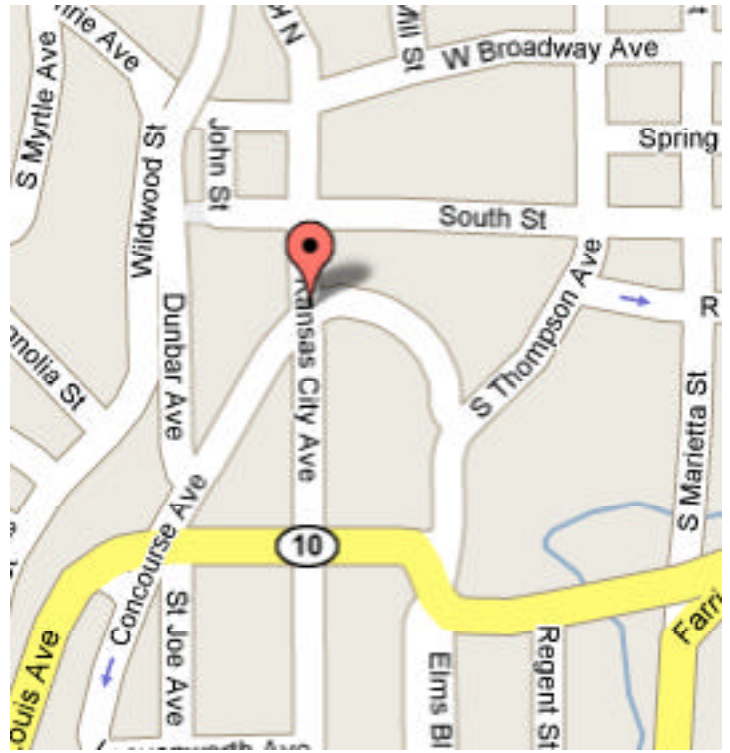
Ryan and Laura Schmidt  
1524 Northpoint Ave.  
Liberty, MO 64068

4.  Building Structure  
 Site Object

5. Use, present Residence

Use, original Residence

6. Location Map



7. Date of construction (or estimate) ca. 1904

8. Changes

Altered Addition Moved

9. Architect/engineer/designer

10. Contractor/builder/craftsman

11. Style:  High Style Queen Anne  
 Elements  
 Vernacular

12. Plan Shape Rectangle

13. Number of stories 2

14. Roof type and material Multiple/composition shingle

15. Type of construction Frame

16. Exterior material(s) Artificial stone, siding

17. Foundation material(s) Stone

18. Porch(es) Wrap-around, one-story

19. Additional physical description

This Queen Anne style residence retains many of its original details, despite the application of artificial shingles on the second story. The false stone veneer on the first floor is original to the building, however. The house has multiple rooflines, but the main portion of the building is a steeply pitched, side gable roof. It has overhanging eaves and gable end returns. The shed roof of the front porch extends the roof on the front, and second story, gable roof dormer is over the porch area. A round, two-story tower is on the southeast corner of the building. The front porch has square, wood columns with simple cushion capitals and bases. The porch has simple square wood balusters. The porch extends across the front from the round tower, around the west side of the house. The off-centered entry door has a large, simple lintel. The windows on the first story have identical lintels, as well as simple stone sills. The windows on the second story have wood surrounds with slightly projecting entablatures. All windows are one-over-one, double-hung sash. The house is a mirror image of 415 Concourse.

---

---

20. Description of environment and outbuildings.

The house is on a curving, brick residential street, just north and west of a commercial district. There is a small, grassy area in front, and the street is lined with shade trees.

---

---

21. History and significance

Originally part of the Central Park Addition platted in 1887, the Concourse Park Addition was subdivided on October 8, 1903 by the McLain Investment Company. Only four lots north of Concourse were included, but the alignment of Concourse was altered. Previously, it had formed an entire oval around the Elms Hotel complex. The four lots were quickly built upon, so that by the 1905 Sanborn map, all had been completed. Constructed between 1903 and 1905, the house was vacant in the 1917 directory. In 1922, P.V. Bowman was the owner/occupant. The change in siding on the second story detracts somewhat from the building's integrity from its earliest period, although the artificial stone on the first floor is evident on the 1905 Sanborn map. Siding changes were very typical in Excelsior Springs, reflecting the desire for owners of houses to keep their buildings "up-to-date" (as Excelsior Springs remained a popular destination spot up to the 1960's).

---

---

22. Sources of information.

Sanborn maps; city directories; 1940 Excelsior Springs Telephone Book

---

---

23. Prepared by

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

24. Date of survey

May, 1993

25.

On National Register

Eligible for listing

Individual

✓ District

Local designation

✓ Eligible for local designation

---

---

24. Negative: roll# B frame# 33



