



capitals; a straight, molded entablature; large sidelights of single pane, and a double door with modern aluminum storms. It is reached by concrete steps with iron rails leading to the raised wood porch on stone piers. There is also an entry on the second story. The windows have arched brick lintel courses, and are 6/6, double-hung. The windows on the west bay extension have aluminum awnings.

A rear (north) porch has been enclosed and stuccoed. It has a non-historic door and 6/1 windows. An exterior chimney reaches from the ground level to above the roofline. Stairs lead to a 2nd floor entrance.

114 S. Marietta was formerly a multiple entry commercial structure with display windows, with one entry being a corner entrance. However, all but the corner entry and display windows have been closed down with stucco. Small, square single pan windows have been inserted in the stucco bays on the first level. The corner entrance, now vacant, has a recessed opening with a massive corner square support. The display windows angle in towards the double-door; both doors and windows are modern, with aluminum frames. The transom/signboard area of the shop has been covered over. The entire first floor has been covered with stucco.

The 2nd story is separated from the 1st by metal molding which acts as a belt course. There are oriels at the southwest, southeast, and northeast corners, and in the middle of the south facade. The metal belt course is cantilevered out under the oriels on the south, and has two supporting brackets underneath. The wall material on the upper story is brick, except for the oriels which are metal covered with asbestos shingles. The upper story windows are aluminum framed, 6/6 double-hung; all have aluminum awnings. The windows on the main portion of the building have arched brick lintel courses. The entablature at the roofline is widely projecting, and features a flat frieze with deeply molded cornice. Three windows on the second story of the rear (north) are 6/1, double-hung; one has a metal fire escape. On the first story are two square window openings which have been boarded over. The entire rear elevation has been stuccoed.

A narrow walkway connects the short distance between 208 Spring and 114 S. Marietta. The 2nd story of the connection has asbestos shingles; the 1st story is stucco part way up, with trellis paneling above.

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## 20. Description of environment and outbuildings.

208 Spring Street is set off of the sidewalk a short distance, leaving a small area of grass and shrubs. The elevation is a few feet higher than the street, and the yard is edged with a limestone retaining wall. 114 S. Marietta is on the northwest corner of Spring St. and S. Marietta. The sidewalks reach up to the edge of the building. To the west and south are historic structures; a non-historic structure is across Marietta to the east, and a parking lot is to the southeast.

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## 21. History and significance

Construction on the Arlington began in late 1899, and was completed in 1900. It was built by the McLain Land and Investment Company, which stated in a promotional pamphlet about the Arlington that “Modesty will not permit us to say in print that this is the best built, best arranged, best lighted, best ventilated, best sanitary and coolest little hotel in the country.” Perhaps in reference to some of the competing hotels in Excelsior Springs, such as the German House, the pamphlet also noted that “THE ARLINGTON is an American name, built and owned by Americans, furnished by American products and will be run on the most liberal American plan by extending a cordial American welcome to good patrons from all nations. The American flag floats over THE ARLINGTON.” A description of the design, materials and construction of the hotel was included, noting the basement of “flat blue limestone rock” and concrete, and the main building of “St. Louis buff brick” with granite trimmings. The cornices and tower were galvanized iron, so to be as “near fireproof as possible.” Two mantles saved from the fire at The Elms were incorporated into the interior. Rooms were available at 208 Spring Street, and on the second story of 110-116 S. Marietta (today addressed as 114 S. Marietta). The first floor of this corner building was commercial. In 1900, it contained a barber shop, drugstore/jeweler, grocer and dry goods store.

Although Mrs. Helen L. McLain acted as the superintendent, the venture must not have proved profitable for the McLain Company. After a few short years of operation, the company leased 208 Spring Street to the Excelsior Club. This club was notorious beyond the borders of Excelsior Springs, and was later closed down by Governor Folk. By 1913, 208 Spring was occupied by the Excelsior Springs Sanitarium, operated by Harriet Lindsey. The

second story rooms on the corner building were known as “The Albia Rooms” in the 1910’s. In 1917, the first story commercial enterprises were the Central Meat Market, Craven & McRorey Insurance & Real Estate, and the French Shop Millinery. By 1922, 208 Spring was known as the Lucerne Hotel. It was operated at first by Mrs. C.P. McGaugh, and later by Mr. and Mrs. L.H. Adams. The commercial enterprises at this time were the Pollyanna Art Shop, Mrs. Eva Christian (later Christian’s Art Shop), the Electric Bath House, and James E. Bennet & Co. After tough economic times in the 1930’s, General American Life Insurance Company foreclosed on the buildings. In 1942, it was sold to Claude Prichard, who made general repairs and converted it to apartments.

The Arlington Hotel buildings have retained varying degrees of integrity among the two structures -- 208 Spring has retained much of its original building fabric, while 110-116 S. Marietta has lost a good deal of its original wall covering, as well as the first story commercial entrances and display windows. Although not individually eligible for the National Register, the two structures would probably be contributing elements in a potential historic district if viewed together as one complex with a shared history. They add to the historic sense of time and place in this portion of Excelsior Springs. Although the alterations do detract somewhat from the original appearance, future survey in Excelsior Springs will undoubtedly reveal that false siding is extremely common for the smaller hotels and boarding houses. At the least, it would be eligible for local designation in a potential “hotel” district.

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22. Sources of information.

Sanborn maps. City Directories. “Arlington” file, Excelsior Springs Museum.

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23. Prepared by

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24. Date of survey      July, 1991

25.      On National Register  
         Eligible for listing  
              Individual  
              ✓ District  
              Local designation  
         ✓ Eligible for local designation







Original soffit at 208 Spring Street



Replacement soffit at 208 Spring Street