

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Kite, James William, Store

other names/site number BE-1046

2. Location

street & number 8800 East Bend Road

N/A

 not for publication

city or town Burlington

X

 vicinity

state Kentucky code KY county Boone code 015 zip code 41005

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Signature of certifying official/Title Craig Potts/SHPO Date _____

Kentucky Heritage Council/State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	2	buildings
0	0	sites
0	0	structures
0	0	objects
1	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Historic and Architectural Resources of Boone
County, Kentucky, 1789-1950 MPS

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

TRADE/department store

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

No style.

foundation: Stone
walls: Weatherboard
Plywood/Particleboard
roof: Metal
other: _____

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Narrative Description

Summary Paragraph

The James William Kite Store (BE-1046) is a frame commercial building located on East Bend Road (KY 338), in the village of Waterloo, Kentucky, about 2½ miles east of the Ohio River and 6½ miles southwest of the county seat of Burlington. From the time of its construction until the early 20th century, it was operated by members of the Kite family, the most prominent of these being James William Kite, a merchant and farmer in Boone County who had served with the Union in the Civil War, was superintendent of the Farmers' Co-operative, and Postmaster of Rabbit Hash, Kentucky. The store sits on a parcel of 22 acres; the area proposed for this listing is less than one acre in size, which includes the store and two noncontributing buildings.

Site Character and Changes over Time

James William Kite became owner of a 107-acre family property, which includes the area proposed for National Register listing, after the death of his mother-in-law, Mrs. Leonard Clore, in 1890. The Clore family had not previously operated a store on the property, though Leonard Clore was a blacksmith as well as a farmer, so he may have used this building for his workshop. The William Kite Store is now among the last vestiges of what used to be the farming town of Waterloo. With the building of the interstate I-71/I-75, Waterloo is no longer on an essential road so that travelers might stop and patronize it. The road is narrow and winding, with houses and farms scattered along it. The store is part of what once was the Kite-Clore homestead; however the Clore-Kite House (BE-336) was demolished in 2005.

Mr. and Mrs. James William Kite left their property to their two children, J. Leonard Kite and W. Gideon Kite. W. Gideon lived on the property for a time and continued to operate the store until at least 1920. In 1930, Lelia Kite, J. Leonard Kite's widow, conveyed her share of the property to W. Gideon Kite. W. Gideon Kite died intestate in 1944, and his only heir was his daughter, Jeanetta Purdy. Jeanetta Purdy sold a portion of the property to Nell Martin in 1944, soon after her father's death. She then sold the rest of the property to Louis J. and Elva Partin in 1958, who then sold the property to George Henry and Mildred Knaepple in 1959. The Knaepple family sold various parts of the property, but retained possession of the portion containing the Clore-Kite House and the James William Kite Store until 2004, when the current owner bought it from them.

The site is located at the junction of East Bend Road and Waterloo Road. East Bend Road runs southwest-northeast, with Waterloo Road approaching it in a southeasterly direction. The store sits on land with a slight slope to the north (looking from the road, a downward slope from right to left), with mature trees scattered around the setting. The absence of surrounding buildings gives the site a strongly rural character.

Exterior Description

The James William Kite Store is a single-story commercial building, with a front-gabled roof. Warminski estimates the construction date as early as 1872 (survey form BE-1046), but it surely was in place by 1891, when Mr. Kite is known to have been operating the store in this location. The building's front is roughly parallel to East Bend Road, though rotated slightly more to the west. For this nomination, the front of the building will be referred to as the west. The front of the building sits approximately 8 feet from the edge of the road

The building is wood frame construction, with weatherboard as its primary wall material. It has a metal roof and a stone foundation. The historic building arose with two rooms: the main section, 21' wide and 36' long, opens with a door centered under the gable, with a window flanking each side of the front door. This main section has a window on the south side, and horizontal wood siding covers this part of the building. The original façade openings have not been reduced in size, though they are boarded up, leaving the window identity unknown.

Interior Description

The open one-room floor layout of the main section is intact within the original construction. The floor, wall, and ceiling all consist of wood. There is an interior door, toward the rear, which allows passage between the main section and the north side addition.

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Changes to the Kite Store since the Period of Significance

Within the original construction, modifications have taken place over time. Electrical outlets have been added, as well as a space in the wall for an air conditioner.

The building has been added to in at least two campaigns. Adjacent to the original main section is north-side (to the left when facing the building) room addition measuring 9' x 36'. This room has its own front entry. This room has 3 windows on its north side, and the room is covered in vertical plank boards. Because of the slope of the land, this side room's foundation exhibits at least 5 courses of quarried stone, where the main section's foundation is almost completely concealed. The date that this addition was put on the building has not been learned, but if it were added after the close of the Period of Significance, it was put on not long afterward.

Two other room additions were placed on the east side of the building. These are later, and set back from the main wall planes so that they are nearly unobservable. Doorways were added to the original building to give access to these additions. There is one non-original window on the south side of the building.

The store's porch was removed when the road was widened and moved closer to the building.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

Ca. 1891

Significant Dates

1891

Significant Person

(Complete only if Criterion B is marked above.)

Kite, James William

Cultural Affiliation

N/A

Architect/Builder

Unknown

Period of Significance: The period of significance is confined to the year of construction. That construction date is unknown with certainty. The date 1891 is used as the construction, as the owner/operator at that time, James William Kite, is known to have been using the store.

Criteria Considerations: N/A

Statement of Significance

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Summary Paragraph

The James William Kite Store meets the first term of National Register Criterion C, significant as a type of construction. It is significant for its architectural identity, an identity having more to do with its association with the rise of mercantile activity in rural Boone County during the late-19th and early-20th centuries than with design aesthetics. The building's significance is evaluated within the context, "Nineteenth and Early Twentieth Century Commercial Architecture in Boone County, Kentucky," a section within the Multiple Properties Submission (MPS) *Historic and Architectural Resources of Boone County, Kentucky, 1789-1950*, (Taylor, 2000). The property meets the MPS's Registration Requirements.

Historic Context: Nineteenth and Early Twentieth Century Commercial Architecture in Boone County, Kentucky

Taylor approached the analysis of Boone County's Victorian-era commercial construction in the MPS in terms of design, not in terms of a property's commercial performance. His tactic was to categorize various buildings throughout the county by functional type, relying on the first term of Criterion C, in which significance is accorded when the "property embodies the distinctive characteristics of a **type**, period, or method of construction." His analysis established 8 basic building types into which the county's thousands of historic buildings could be placed; each type has a corresponding context narrative within the MPS document. He designated Commercial and Industrial Architecture as Type VI, and further subdivided the type into 5 subtypes. Those subtypes are (with the number of examples of each type in parentheses here): Industrial Properties (5 examples); Commercial Properties (28); Mixed-use Commercial (5); Transportation-related (16); and Banks (11). The Kite Store was listed among the Commercial subtype (Taylor, Section F, Page 48).

Taylor's Statement of Significance for Type VI, Commercial and Industrial Architecture in Boone County is as follows:

Property Type VI buildings are generally eligible under National Register Criterion A, representing the patterns of commerce and industry in Boone County and under Criterion C, as representative examples of particular styles of architecture. Their significance is drawn from their position as indicators of the settlement, growth, and maturity of the area corresponding to the relative prosperity which followed commercial and industrial development within Boone County (Section F, Page 50).

Taylor lists rather specific Registration Requirements to conclude the Type VI property type discussion. As with the MPS's Statement of Significance for Type VI resources, he prescribes integrity standards that oscillate between acknowledging architectural significance on one hand, and historic associations, on the other. When nominating properties that had a commercial function, National Register practice in Kentucky has typically not conflated Criterion A and Criterion C, expecting the property to meet both Criteria in terms of significance and integrity. Rather, many commercial properties are nominated under only 1 Criterion. A property will meet Criterion C, be significant for its architectural design, and have an integrity evaluation that prioritizes design and material retention, often focusing on stylistic elements and calling for an Integrity of Feeling. Conversely—and this would be the case with the Kite Store—a historic commercial property will meet Criterion A, the property's commercial significance will be analyzed within a context focused on local commerce, and integrity responses will prioritize retention of the parts of the building that reveal commercial operations, calling for an Integrity of Associations. Below are relevant paragraphs of the MPS's Registration Requirements, to be used as a starting point for the evaluation of the Kite Store (Taylor, Section F, Page 51):

The integrity of *feeling* which must be retained by eligible Property Type VI resources should be conveyed by the minimally-altered character of the exterior of nominated properties, exhibiting a significant proportion of intact character-defining features. These elements include exterior finishes, fenestration patterns, roof form and appearance, architectural ornament, etc., and may also be related to the integrity of location, discussed above. Integrity of feeling with respect to interiors is achieved by the general maintenance of the floor plan, original volumes, wall surfaces, trim, etc. An adaptive use for a Property Type VI resource will not generally impair its integrity.

Property Type VI resources must also possess integrity of *association*, which may encompass Criterion B association with a particular individual or with particular Criterion A patterns of

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development in the county (commerce, or industry, for example). Integrity of association under Criterion A requires that the property retain its essential integrity of location, setting, workmanship, and materials, as described above. Integrity of association under Criterion B requires that the property appear substantially as it did during its period of association with the individual cited in Section 8 of the National Register document.

Additions to Property Type VI resources will not necessarily seriously compromise their integrity, as long as such additions do not detract from a property's overall ability to convey its sense of history with respect to the elements of integrity detailed above. In order to result in a property's retention of integrity, additions should be sited on secondary elevations, and should have been constructed in such as fashion that, if removed in the future, would not impact adversely upon the overall historic character of the property.

These three paragraphs provide a basis for evaluating integrity of a historic commercial property in Boone County which qualifies for both Criterion A **and** Criterion C. This nomination for the Kite Store, however, will draw upon this approach, but this form claims only that the store meets Criterion A. Taylor has cited the James William Kite Store as one of the 28 examples of the commercial subtype, but this nomination will show that the property maintains its important associations with commerce through historic information about Mr. Kite, married to design information about similar country stores throughout Boone County.

Evaluation of the Kite Store's Historic Significance

Nearly every small hamlet in Boone County had its own commercial buildings. With the expansion of transportation infrastructure in the 20th century, many of these businesses have ceased to exist. Of the fourteen historic commercial building entries in the Kentucky Historic Inventory for Boone County, several have been listed on the National Register:

- BE-350: Gaines Tavern
- BE-184: Florence Hotel
- BE-330: Rabbit Hash General Store
- BE-37: Loder House
- BE-140: Boone House Hotel
- BE-114: Kottmyer Store
- BE-301: Normansville Store
- BE-723: Conner-Arnold Grocery
- BE-801: Hempfling Grocery
- BE-1168: Belleview Store
- BE-138: Foster-Sandford House (Burlington Historic District)
- BE-144: Central House (Burlington Historic District)
- BE-38: Ryle Supermarket

Most of those listed on the National Register are among the more high-style-designed commercial buildings, and do not typify the practical design found on very rural commercial buildings built in the late-19th and early-20th centuries. Often these unpretentious buildings were without ornament and rectangular, with one room. This is the case with the James William Kite Store. With very little exterior ornament, the building's materials—either wood or brick—announced the commercial identity and function. In one sense, this design approach is quite modern, as it would be carried more consciously into a high style by designers of the Modernist era, who chose to make large architectural statements, on industrial and commercial buildings, devoid of applied ornament. The builders of these simple 19th-century buildings in Boone County and elsewhere in Kentucky, intended to present the buildings' commercial function in its simplest manner, with the minimal amount of cues to enable the traveling public to distinguish the place from the village's residential architecture.

The Boone County building listed on the National Register which is most similar to the James William Kite Store is the Rabbit Hash General Store (BE-330, NRIS 88003293; photo on page 14, below). The Rabbit Hash General Store's original floor plan was a single room, like the James William Kite Store's plan. Both buildings consist of weatherboard

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exteriors with wood structural material, and have front gabled roofs. Like the Rabbit Hash General Store, the James William Kite store typifies the simplicity and utilitarianism that was prevalent in general stores in Boone County during the late-19th and early-20th centuries.

James William Kite: Personal History

James William Kite was born to John and Margaret Kite (née Miller) on August 21, 1840. The Kites had two other sons, John and Thomas, and a daughter, Mary. The family operated a farm. James William was twenty-four years old when he left the farm with his brothers to enlist with the Union during the Civil War. Upon returning from the Civil War, he was a salesman of dry goods at an unknown location. On August 4, 1870, Kite married Josie Clore. In 1874, he became the superintendent of the Farmers Co-operative Store in Belleview. He kept this position until 1882, when he was appointed Postmaster of Rabbit Hash and returned to farming. Kite's father-in-law, Leonard Clore, passed away in 1888. His mother-in-law followed in 1890, leaving their property to James and Josie. It was in 1891 that James Kite began merchandising once again, this time, in the nominated property. He ran the store and remained the Postmaster of Rabbit Hash, a community 4 miles southwest from Waterloo, until at least 1903. Kite operated the store up until his death in 1912. In a small agricultural hamlet, he owned the only store and was widely regarded as an important member of the community, often described as clever and sociable.

Evaluation of the Significance of the James William Kite Store within the MPS's Context of Commercial Architecture.

The Kite Store is significant in that it shows how rural general stores in Boone County fused simplicity in design with a similar lack of pretense in their operation. The store fits Taylor's definition of the property type in the Multiple Property Submission, "*Historic and Architectural Resources of Boone County, Kentucky, 1789-1950.*" As Taylor defines for the property type, the Kite Store is between one and three stories and is of wood construction. There are minimal formal stylistic influences. The design of the building shows the role of local builders in providing a utilitarian commercial building. The sole purpose of design in such a building was to denote its commercial function, as distinct from residential function. It was one of the few commercial properties in the small farming community of Waterloo, much like the numerous country stores that once served Boone County's many small communities.

Evaluation of the Integrity of the Significance of the James William Kite Store: How its current physical character meets the MPS's Registration Requirements.

With this nomination filtering the Kite Store's significance through the lens of Criterion A, emphasizing the historic significance of the events and the person of James Kite, the following material aspects of the property will be most important in conveying this building's identity and significance: **location, design, materials, and association.**

The store maintains its integrity of **location** as it has not been moved from its original location. The original location denotes the store's significance to Waterloo, and the store is the only remnant of this town, which has seen steady decline with the building of Interstate I-71/I-75. Its setting also tells us something about the lives of storeowners in the late-19th and early-20th centuries in that, it was on the Clore-Kite Homestead. At this time, a storeowner would maintain his store on his personal property and farm this property as well. This building operated not only as a commercial enterprise, but also on a relatively large residential lot in a rural community. Different from convenience stores in rural locations of late, there was a greater connection between Mr. Kite's profession as a seller, and his private identity as the property owner. This property, and its siting on private land, establishes it as a country store. Owners at country stores depended upon the quality of personal relationships with the people in their local area for many of their transactions. Special orders for customers, the extension of credit, and other considerations, marked the relation between the country store owner and customer. See the Hardcastle Store nomination (Hopkin, 2011, NRIS 11000802) for a greater discussion of this context.

Its integrity of **materials** is conveyed by a lack of alteration to the wood frame and weatherboard walls. The stone foundation remains in its original state. The interior of the main room is the same wood flooring, walls, and ceiling as it was when the building was first erected.

There is a modest integrity between the current **design** of the Kite Store and its historic significance. Additions and a few modifications have been made to the building. Its overall plan and detailing are readily evident. The additions occur on the back and side of the building, maintaining the Kite Store's original simple utilitarian design. The original interior remains as one large room, the way it was originally finished.

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The James William Kite Store retains its integrity of **association**. It possesses much of the physical information that relates to its historic function. Its physical form tells us about historic rural commerce and about its owner, John William Kite, helping us maintain the important associations we have with that key owner and the events he is remembered for. While not critical for eligibility under Criterion A, the store's integrity of **feeling** is preserved by the intactness of the façade. The fenestration patterns, roof form and appearance are all as they were at the time of the building's construction, with the exception of the metal roof. The interior also conveys the integrity of feeling, with its unaltered floor plan with respect to the original building, original floor, wall and ceiling treatments.

In his article, "Convenience Store Trends," Matthew Hall describes modern convenience stores with two apt phrases, "eat-it-and-beat-it" and, "cokes-and-smokes." While modern convenience stores are built for speed and efficiency, with a limited supply of goods to tide customers over until they can make it to a grocery or department store, general stores of J.W. Kite's era supplied small but diverse quantities of goods. Thomas D. Clark writes on page 28 of Pills, Petticoats, & Plows that there was, "demand for an agency which could exchange small quantities of goods for equally small amounts of diverse rural produce...thus it was that stores became... community markets for almost everything that could be sold for a profit." As Clark writes on page 32, "everything of importance happened at the country store." Often the community would gather at the store, and as such, it had an open floor plan with goods along the walls rather than the isles that modern convenience stores and gas stations have to day. The James William Kite Store exhibits this open floor plan.

For these reasons, the James William Kite Store is potentially eligible for National Register Listing under Property Type VI: Commercial and Industrial Architecture, as defined by the Multiple Properties Submission, "Historic and Architectural Resources of Boone County, Kentucky, 1789-1950," (National Register, 2000).

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"Carlton Precinct," 1880 United States Federal Census, www.ancestry.com, accessed March 2, 2012.

Clark, Thomas D., "Pills, Petticoats, & Plows: The Southern Country Store," Norman, Oklahoma, University of Oklahoma Press, 1944.

"James William Kite," Kentucky Death Records, 1852-1953, www.ancestry.com, accessed March 2, 2012.

"J.W. Kite," *The Boone County Recorder*, August 19, 1903.

"Local members of Kite clan recall the exploits of their ancestors- family history dates back to ancient Saxons; took name from bird," *The Kentucky Post*, September 3, 1934.

"Rabbit Hash," *The Boone County Recorder*, May 4, 1917

"Waterloo," *The Boone County Recorder*, March 6, 1907.

"Waterloo," *The Boone County Recorder*, May 31, 1877.

"William Gideon Kite," World War I Draft Registration Cards, 1917-1918, www.ancestry.com, accessed June 11, 2012.

Fitzgerald, William and Ann, and Sexton, Allen J., *Tombstone Inscriptions: I.O.O.F. Cemetery, Burlington, Kentucky, Florence, Kentucky* 1963.

Hall, Michael, "Convenience Store Trends," *Visual Merchandizing and Store Design*, October 29, 2007.

Hopkin, Rachel. Hardcastle Store. National Register nomination, Warren County, Kentucky. 2011. On file at the Kentucky Heritage Council, Frankfort KY.

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street & number 1950 Washington Street telephone (859)342-2665 x8134
city or town Burlington state KY zip code 41005
e-mail kmullikin@bcpl.org

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Same information for all photographs (except where qualified)

Name of Property: James William Kite House
City or Vicinity: Waterloo
County: Boone
State: Kentucky
Photographer: Bridget Striker
Date Photographed: March 1, 2012

Description of Photograph(s) and number:

- 1 of 6: Front (west) of house. Camera direction: east.
2 of 6: Front (west) and side (north) of house. Camera direction: southeast.
3 of 6: Side (south) of building. Camera direction: north.
4 of 6: Interior of original room, towards original front door. Camera direction: west.
5 of 6: Photographer: Unknown; Date Photographed: 1903: Store in its original state. Camera direction: northeast.
6 of 6: Photographer: Milburn; Date Photographed: 1949: Camera direction: southeast.

Property Owner:

name Richard Marrone
street & number 8830 East Bend Road telephone (412)999-5033
city or town Burlington state Kentucky zip code 41005

929

4062 11 SW
(BURLINGTON)

OF KENTUCKY
GEOLOGICAL SURVEY
ITY OF KENTUCKY
4062 11 SE BURLINGTON 6 MI.
(VRENCEBURG)

RISING SUN QUADRANGLE
KENTUCKY-INDIANA
7.5 MINUTE SERIES (TOPOGRAPHIC)
NE/4 RISING SUN QUADRANGLE

691 47'30" 692 1 850 000 FEET (KY.) 694 84° 45' 39° 00'



4318

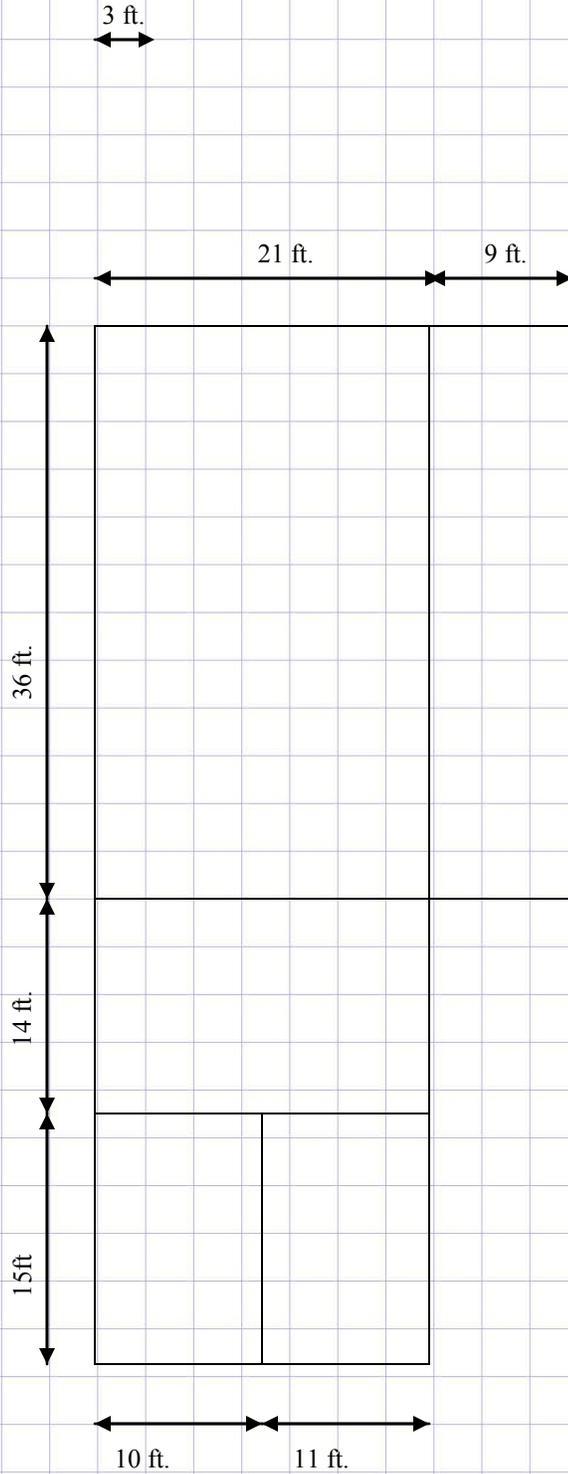
540 000 FEET
(KY.)

James
William Kite
Store
Boone Co, KY
Rising Sun
quad
Zone 16
NAD 27
E: 691 473.70
N: 4315 805.66

NAD 83
E: 691 468.79

4315

James William Kite Store, Approximate Floor Plan



James William Kite Store, Approximate Floor Plan Boone County, Kentucky

East Bend Road

3 ft.

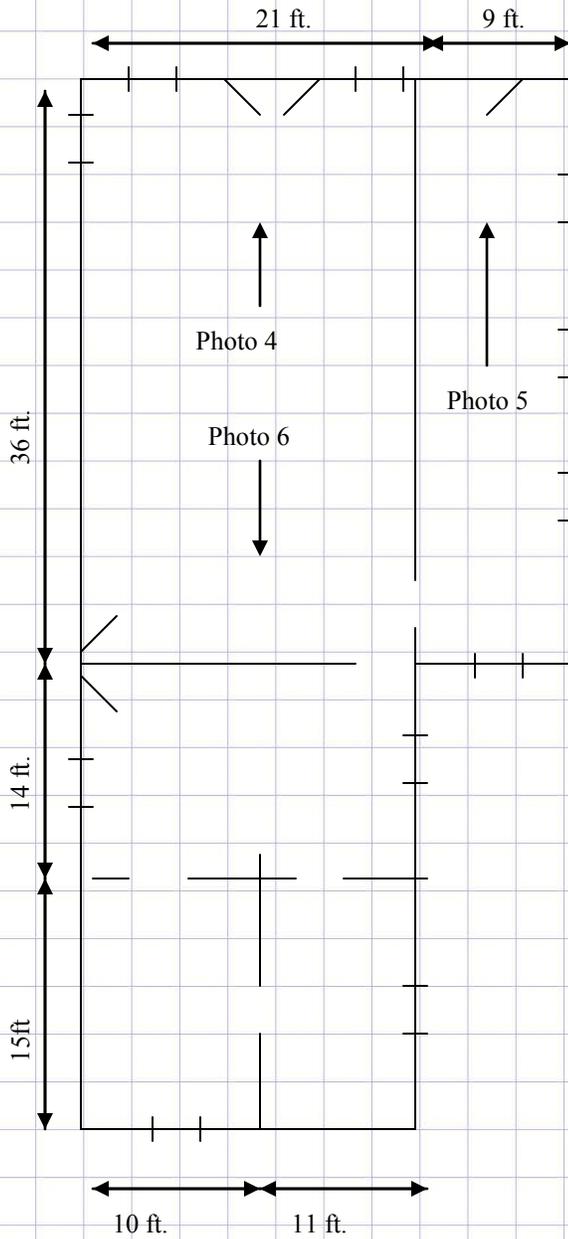


Photo 7

Photo 1

Photo 2

Photo 3



36 ft.

14 ft.

15 ft.

21 ft.

9 ft.

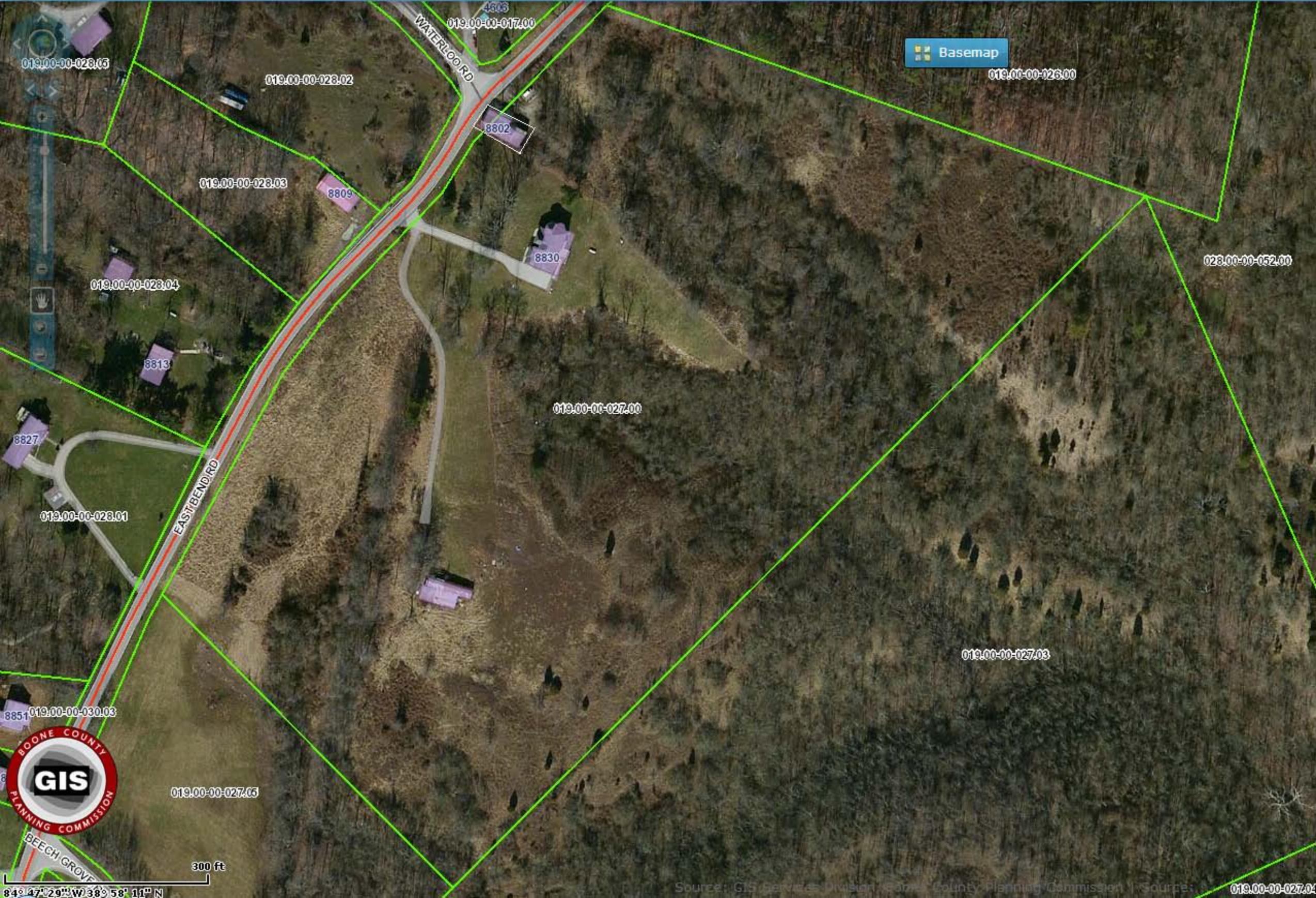
10 ft.

11 ft.

Photo 4

Photo 5

Photo 6



Basemap

019.00-00-028.05

019.00-00-028.02

019.00-00-017.00

019.00-00-026.00

019.00-00-028.03

8809

8802

028.00-00-052.00

019.00-00-028.04

8813

8830

019.00-00-027.00

8827

019.00-00-028.01

EAST BEND RD

019.00-00-027.03

8851

019.00-00-030.03



019.00-00-027.05

300 ft

84° 47' 29" W 38° 58' 11" N

019.00-00-027.04



Basemap



300 ft
84° 47' 30" W 38° 58' 11" N





8800







