

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **MAR 29 1983**

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hotel Booth

and/or common Booth Hotel (~~preferred~~)

2. Location

street & number 201-209 West Main St,

N/A not for publication

city, town Independence

N/A vicinity of

state Kansas

code 20

county Montgomery 67300

code 125

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Vacant

4. Owner of Property

name Booth Towers, Inc.

street & number 810 Hill Street

city, town Independence

N/A vicinity of

state Kansas 67300

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number Montgomery County Courthouse

city, town Independence

state Kansas

6. Representation in Existing Surveys

title None

has this property been determined eligible? yes no

date N/A

federal state county local

depository for survey records N/A

city, town N/A

state

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved

date _____

Describe the present and original (if known) physical appearance

The Booth Hotel sits at the southwest corner of Main and Eighth streets in downtown Independence. On the southeast corner is the somewhat older four-story Masonic Temple, built a few years earlier by Thomas Jefferson Booth, the man who built the hotel. Most of the other buildings in the immediate vicinity are small commercial structures. The Booth is an imposing five-story structure, its main elevations faced with red paving brick. Its condition has deteriorated over the last few years but it is still structurally sound and still retains its historic character.

The 91 by 111 foot structure is built entirely of reinforced concrete and brick. On the north and east facades a large, solid paving brick was used as facing. On most of the faces the concrete structure is exposed.

The hotel was designed essentially in a "U" plan. Behind the shop at the west end of the north facade a single story section extends to the south. The four stories of rooms above the shop are equipped with sleeping porches that look out to the south over the single story wing. That one-story area running the depth of the building may have been used for storage and receipt of goods.

The decoration on the exterior of the hotel is typical of the period, being classically inspired but understated. The metal entablature between the first and second floors is simply molded. The building's cornice is also metal and is decorated with modillions. The window sills and lintels are concrete, the lintels being cast to resemble rough-cut stone. The transoms of the storefronts at the west end of the north elevation are of prism glass, a very popular material early in this century. The doublehung, one-over-one windows around the lobby have transoms of small square panes of glass.

Inside the Booth its former grandeur is still evident. The first floor held the lobby space, a small room, a large dining room, an enormous kitchen, a coffee shop and small dining area, and two storefront shops which were used most recently as a barber shop and a real estate office.

Decorative plasterwork abounds throughout the first floor. Ceiling medallions for light fixtures vary in ornateness from extremely complex to no more than a simple border. All the rooms have molded cornices with matching work along the ceiling beams. In the small dining area behind the coffee shop the cornice turns into a deep and elaborate entablature. The capitals on the pilasters in the area are composed of human and plant forms. At the tops of pilasters and piers in the lobby and main dining room are scrolled brackets decorated with "B"s.

The floors throughout the first story are finished with mosaic tiles of various patterns. The wainscotting and reception desk are of ceramic tiles that each measure about six by six inches. Originally the stairs going to the second floor were finished with marble and had marble wainscotting. This was removed and sold at auction a couple of years ago. The marble steps and wainscotting remain going down to the basement.

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One of the most significant features of the lobby is the revolving door. Produced by a local company, the Atchison Revolving Door Company, it was patented in 1907 and is one of the only two known to remain in Independence. It is the only one remaining in situ. The glass in the doors as well as in the enclosure in which the door sits is all curved. The doors are designed to fold into each other like a closed fan in case of fire. Outside the revolving door, "BOOTH" is written in tile on the step.

A small room is located on the east wall across from the interior stairs. This is probably the "small parlor off the ladies entrance" referred to in a 1912 newspaper article. It has a deep coved ceiling with elaborate plasterwork in the cove and simpler plasterwork around the ceiling light fixture. Panels on the wall are outlined in plasterwork.

The basement extends under the entire area of the hotel. As mentioned above, marble steps and wainscotting lead down to the basement. The floor is finished in part with mosaic tile. Much of the basement seems to have been given over to the hotel operations rather than public use.

The reuse of the Booth Hotel was originally to have been a HUD financed housing project. In anticipation of that reuse chandeliers were removed on the ground floor, the cage was taken off the reception desk, and the upper floors were stripped of plumbing and most doors and moldings. The HUD money did not materialize and the owners have turned instead to a renovation of the structure using the tax incentives. Dining facilities will again be located on the ground floor and the upper floors will be renovated for apartments.

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The Booth was regarded as a first class hotel well into the 1950's. In the early 1960's it was finally sold out of the Booth family and has had several owners since that time. Plans are under way now to return the Booth to its former elegance and place of distinction in the community.

THIS STATEMENT IS BASED ON CURRENT KNOWLEDGE AND IS SUBJECT TO CHANGE.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1912 **Builder/Architect** Frank Bender

Statement of Significance (in one paragraph)

The Booth Hotel, completed in December, 1911, and formally opened on January 31, 1912, was built by Thomas Jefferson Booth, a very prominent and highly respected citizen of Independence. The hotel is characteristic of the then latest practices in the construction and design of hotels. Booth's architect, Frank Bender, took advantage of the popular material concrete, still relatively new at that time, and made every attempt to construct a completely fireproof building.

T.J. Booth came to the Independence vicinity with his parents in 1870. In 1894, at the age of 38, he moved to Independence and organized the Union Implement and Hardware Company. Shortly thereafter he built the Masonic Temple building for the use of the Masons as well as for his business. This building stands just east of the Booth Hotel. Over the years Booth became involved in the oil business, was president of the First National Bank of Independence, and built and owned many of the commercial structures in the city. A 1918 history of Kansas stated "Mr. Booth is unassuming, and is highly esteemed in Independence. In all his business transactions he has dealt with his fellow man fairly, and for probity of character no man of his resident city is more highly respected than he . . ." Even allowing for the exaggerated writing style of the period, it is apparent that Mr. Booth was a man of some eminence in his community.

The Booth Hotel was hailed at its construction as "the only fireproof hotel in any city near the size of Independence." Fireproofing was, of course, a major concern in an era when devastating fires in cities and towns were commonplace. Built entirely of reinforced concrete, including concrete stairs and sills and lintels, and walls of brick, there was nothing in the support structure that could burn. Inside, the concrete slab floors were covered with mosaic tile on the ground floor and in the basement, and painted on the upper floors. Marble or ceramic tile was used for wainscoting on the ground floor and in the stairwells, and exterior cornices were of metal. The revolving door into the lobby was furnished with break-away doors that would collapse and fold together in case of fire or other emergency.

In addition to the concern about fire, ventilation was a major consideration in the construction of a building such as this. The U-shaped design is well suited to allowing fresh air and natural light into all rooms. Four suites of rooms even had sleeping porches, a feature that was very popular in the early 20th century for its reputed health benefits. Two of the upper floors were provided with large fans in the windows that faced south into the courtyard to assist with air circulation.

The 108 room hotel was equipped with 20 connecting rooms with baths, 25 rooms with private baths and "sufficient baths on all floors for the use of guests of all rooms." At a time when even the biggest hotels were just beginning to provide bathrooms for every two connecting rooms, the facilities at the Booth Hotel were not to be sneered at.

9. Major Bibliographical References

Connelley, William E., A Standard History of Kansas & Kansans. Chicago: Lewis Publishing Co., 1918
Wheaton, George E., Kansas-Indian Territory Oil & Gas Fields. np: S.N. Francis, 1904.
Independence Daily Reporter. various issues in 1910, 1911, 1912

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Independence

Quadrangle scale 1:24,000

UTM References

A

1	5	2	5	9	7	0	0	4	1	2	2	8	4	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Lots 1-5, Block 56, original city. The hotel has occupied this site since the construction in 1911.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Nora Pat Small, Architectural Historian

organization Kansas State Historical Society

date February 28, 1983

street & number 120 W. 10th Street

telephone 913/296-5294

city or town Topeka

state Kansas 66612

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title State Historic Preservation Officer

date March 8, 1983

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 4/28/83

for Arlowes Byers
Keeper of the National Register

Attest:

date

Chief of Registration

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This nomination was completed with the assistance of Ken Brown, Montgomery County Historical Society.