

United States Department of the Interior  
National Park Service



456

# 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N/A	not for publication
X	vicinity

city or town Burlington

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

Date 6-13-14  
Signature of certifying official/Title Craig Potts/SHPO

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) \_\_\_\_\_

Date of Action 7.30.2014  
Signature of the Keeper

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**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	<b>Total</b>

**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.)

TRADE/department store

**Current Functions**  
 (Enter categories from instructions.)

WORK IN PROGRESS

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

No style.

**Materials**  
 (Enter categories from instructions.)

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

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## Narrative Description

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### 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 20<sup>th</sup> 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 which today is 22 acres; the area proposed for this listing is less than one acre in size, which includes the store.

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### 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 store is part of what once was the Kite-Clore homestead; however the Clore-Kite House (BE-336) was demolished in 2005.

The store occupies a place that, during the 19<sup>th</sup> century, had great potential to support a country store operation. It stands at the junction of 2 primary travel routes in western Boone County. The William Kite Store is now among the last vestiges of what used to be the farming town of Waterloo. The store fronts along East Bend Road, which travels southwesterly from the county seat Burlington to a landing along the Ohio River. Right across the road from the Kite Store, Waterloo Road travels in a northwesterly direction from East Bend Road, connecting in 3 miles with a short stretch of State Route 18 as it parallels the Ohio River. Aerial photographs of the roads and vicinity make it apparent that the community of Waterloo, as well as the Kite family's country store, arose in response to 19<sup>th</sup>-century travel and commercial circumstances.

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 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.

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### 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.

### 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 of 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 East Bend 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.

**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  
\_\_\_\_\_  
\_\_\_\_\_

**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.

**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, a country store. Its significance relates to its architectural identity; the Kite Store is a good representative of a class of buildings—commercial buildings in Boone County—associated with the rise of mercantile activity in rural Boone County during the late-19<sup>th</sup> and early-20<sup>th</sup> centuries. The Kite Store helps articulate the general evolution of design among commercial buildings in Boone County. The earliest commerce in the county often occurred in buildings that served multiple purposes: residential, manufacturing, and commercial. Thus, early-19<sup>th</sup>-century buildings serving a commercial purpose often looked much like residences, because, in fact, they were. As the 19<sup>th</sup> century progressed, commercial and industrial non-farm activity increasingly sought spaces away from the home. If commercial activity became more complex and specialized in the post-Civil War period, it would have prompted building designers to shape commercial spaces appropriate to that specialized function. The emergence of the country store is an important sub-type of Boone County's commercial buildings, and the Kite Store is a valuable instance of this important sub-type of commercial building design. 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

In the Boone County MPS, Taylor approached the analysis of the county's Victorian-era commercial construction through the lens 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).

The MPS regards this group of buildings as having **both** commercial and architectural significance. Generally, the evaluation of significance on individual nominations is performed with more nuance. That is, some historic commercial properties will meet Criterion A after the property's commercial significance has been analyzed within a context focused on local *commerce*. Conversely, other historic commercial properties will be said to meet Criterion C after the property's architectural values have been analyzed within a context focused on *style* and other bases of design merit. In the MPS, however, in the paragraph quoted above from page 50, significance results from mere categorization, rather than through comparative analysis. This approach to assigning significance allows properties to be both commercially and architecturally significant at once, through mere classification. Properties only need to *represent* commerce to meet Criterion A, and need only to be able to be *identified* by a style to be architecturally significant, and so, meet Criterion C. By this logic, the mere choice to identify these 28 properties as commercial properties, would seem to make each one significant—by definition—as each one represents commerce. Likewise, as long as the building has some identifiable style, it can be said to represent a particular style of architecture.

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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. This departs somewhat from the National Register practice for other nominations in Kentucky. An effort has been made to select integrity standards for commercially significant properties that emphasize the parts of properties that reinforce important commercial associations, as contrasted with integrity standards for architecturally significant properties, which emphasize retention of the parts of the property relating most directly to design values and a feeling of the resource's original construction.

Below are relevant paragraphs of the MPS's Registration Requirements. They will be used as a starting point for the evaluation of the Kite Store's integrity (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 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 a 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 C. Taylor has cited the James William Kite Store as one of the 28 examples of the commercial subtype. This nomination will show that the property maintains its associations with commerce through historic information about Mr. Kite, but will focus on the design information about similar country stores throughout Boone County to evaluate the integrity between the Kite Store's design qualities and its current physical condition.

#### **Character of Rural Commercial Architecture in Boone County**

Nearly every small hamlet in Boone County had its own collection of buildings in which commerce took place. Many such places arose in the county's early days, when rural roads were vulnerable to unfavorable weather. Travel limitations encouraged the rise of numerous small businesses that catered to a localized market. With the improvement and expansion of transportation infrastructure in the 20<sup>th</sup> century, people could travel more easily to urban centers for

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business, leaving isolated country stores, as well as shops in crossroad communities, serving progressively thinner markets after World War II.

This arc of significance for many rural commercial places—the property originally played a large role in local commerce, only to see that role decline—has made such places seem candidates for designation as historic properties. These are the 31 historic commercial building entries (three more have been found since the MPS's completion in 2000) in the Kentucky Historic Inventory for Boone County, grouped by status:

Survey #	Property Name	Status
BE 37	LODER HOUSE	NATIONAL REGISTER
BE 38	RYLE'S SUPERMARKET & ODD FELLOWS BLDG	NATIONAL REGISTER
BE 46	GORDON'S HALL (PETERSBURG OPERA HOUSE)	NATIONAL REGISTER
BE 47	FARMERS BANK OF PETERSBURG	NATIONAL REGISTER
BE 119	HEBRON DEPOSIT BANK	NATIONAL REGISTER
BE 184	FLORENCE HOTEL (CAHILL HOUSE)	NATIONAL REGISTER
BE 330	RABBIT HASH GENERAL STORE	NATIONAL REGISTER
BE 350	COL. ABNER GAINES TAVERN	NATIONAL REGISTER

Survey #	Property Name	Status
BE 139	PEOPLES DEPOSIT BANK	N/R DISTRICT CONTRI. SITE
BE 144	CENTRAL HOUSE HOTEL	N/R DISTRICT CONTRI. SITE
BE 145	BOONE COUNTY RECORDER OFFICE BLDG	N/R DISTRICT CONTRI. SITE
BE 150	PEOPLES DEPOSIT BANK	N/R DISTRICT CONTRI. SITE

Survey #	Property Name	Status
BE 36	RYLES SUPERMARKET/PETERSBURG POST OFFICE	UNDETERMINED
BE 58	TOUSEY HOUSE RUINS	UNDETERMINED
BE 114	GEO W KOTTMYER STORE	UNDETERMINED
BE 149	ROUSE-BLYTHE STORE (DEMOLISHED 2001)	DEMOLISHED
BE 185	MRS CONNER HOUSE	UNDETERMINED
BE 186	LINDSAY HOUSE	UNDETERMINED
BE 193	FLORENCE DEPOSIT BANK	UNDETERMINED
BE 215	COMMERCIAL BLDG	UNDETERMINED
BE 216	OLD WALTON EQUITABLE BANK BLDG	UNDETERMINED
BE 217	COMMERCIAL BLDG (HARDWARE STORE)	UNDETERMINED
BE 218	MRS ROSA KING HOTEL	UNDETERMINED
BE 219	COMMERCIAL BLDG/PROFESSIONAL BLDG	UNDETERMINED
BE 220	MODEL FEED STORE	UNDETERMINED
BE 233	VERONA USPO / GENERAL STORE / HOUSE	UNDETERMINED
BE 250	DUCK HEAD INN	UNDETERMINED
BE 259	BEAVER LICK SALOON	UNDETERMINED
BE 260	BEAVER LICK GARAGE	UNDETERMINED
BE 268	COMMERCIAL BLDG	UNDETERMINED
BE 301	HAMILTON STORE/NORMANSVILLE STORE	UNDETERMINED

Those Boone County commercial properties listed on the National Register are among the more high-style-designed buildings of this group. Some images of cited properties appear at the very end of this form. For instance, the Col. Abner Gaines Tavern (BE-350; figure 1—all figures at the end of the form) is a large formally-designed federal-era central passage brick house which performed a commercial service to travelers on Old Nicholson Pike, north of Walton.



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Likewise, the Loder House (BE-37, figure 2), an antebellum inn facing the Ohio River in Petersburg, exhibits a formal arrangement of 6-over-6 double-hung windows, 5-bay front, with a two-level and deeply-recessed front porch.

A few of the listed buildings, such as the Farmers Bank in Petersburg (BE-47, figure 3) and the Hebron Deposit Bank (BE-119, figure 4), seem more akin to the Kite Store in their detached orientation to their village landscape, their single-story height, and their modest floor plan. Both of them lack a front porch, though the Petersburg bank has a covering for people trying to escape an unexpected downpour. Among the commercial buildings in the County that have been individually listed, the most comparable property to the Kite Store is the Rabbit Hash General Store (BE-330, NRIS 88003293, figure 5). 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 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-19<sup>th</sup> and early-20<sup>th</sup> centuries.

We see very practical design on the rural commercial buildings built in the late-19<sup>th</sup> and early-20<sup>th</sup> centuries in Boone County for more comparisons with the Kite Store. Examination of the survey forms for buildings not listed in the National Register shows a hodge-podge of buildings with little or no elements drawn from high styles. Even when they appear in towns and villages with names, these buildings are decidedly rural in character. The earliest ones surviving were built in the mid-19<sup>th</sup> century, and the latest was built during the 1920s (Rouse-Blythe Store, BE-149).

Often these buildings were built with rectangular plan, with one or two interior rooms, and lacked decorative ornament. Such is the case with the James William Kite Store. The absence of exterior ornament makes these buildings appear almost timeless, as contrasted with buildings whose style helps connect them to a moment in design time. Their plain materials—wood, brick, or stone—were arranged to announce frankly the commercial identity and function. Several of these were anchors of their hamlets, such as the Tousey House (BE-58), or a Saloon (BE-259) and auto Garage (BE-260) in Beaver Lick.

Four properties that appear on the survey forms (figures 6-9) provide the strongest comparisons with the Kite Store's overall design. T

These all appear to date to the second half of the 19<sup>th</sup> century or earlier. Many of the antebellum Boone County commercial properties combine residential and retail functions, looking more like houses than business places. The later buildings shown below carry a design that distinguishes them from residences—they look like commercial buildings, or like institutional buildings. Many non-residential rural buildings, such as small churches and schools, have a front-gable orientation, or are narrower on the entry façade than on their sides. The examples below, as well as the Kite Store, have that profile. The placement of windows on those longer sides tend to be either random or completely utilitarian, not attempting to make an architectural statement.

The presence of an entry overhang, if not a full porch, is common but not universal. Several of these buildings have a pent-roof overhang, something that seems was attached to the building as an afterthought, or perhaps after the original construction. Sometimes this tacked-on feature has failed or has been removed, a consequence of its non-integral connection to the building's structural framework. The porch appears to be part of the vocabulary of the rural general store, but several are found in Boone County without such a feature.

In one sense, the design approach shared by these buildings is quite modern. The plainness of these surfaces would be carried more consciously into a high style by designers of the Modernist era, who chose to make large architectural statements with industrial and commercial buildings, emphasizing the building's structure and de-emphasizing applied ornament. The builders of these simple 19<sup>th</sup>-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.

### 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 24 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

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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 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.

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 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.

#### **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 C, while also 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.

The store retains an integrity of **setting**. That setting tells us something about the lives of storeowners in the late-19th and early-20<sup>th</sup> centuries. The store stood on the larger parcel, the Clore-Kite Homestead. At the time of the Kite Store's construction, the owner of a rural a store would operate 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

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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.

The Kite Store's 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 sufficient integrity between the current **design** of the Kite Store and its architectural 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. The primary alteration is the absence of its historic porch. This is an important loss, as the porch of a country store functioned as a primary place of social exchange. If we look at how this issue has been treated by the National Register, we can see another similar building in Boone County, Ryles Supermarket (BE-38, figure 10), which gained listing even though missing its pent-roof entry overhang:

The absence of the porch is without question a loss. The cumulative effect of that loss must be weighed in the overall assessment of the building's design, and its ability to transmit its country store identity. Its 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 and porch. This author feels the building's remaining aspects make up for that loss, allowing us to easily recognize the Kite Store for what it was.

The James William Kite Store retains 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. Its material form helps us maintain the important associations we have with its key owner and the events he is remembered for. More importantly, the store's integrity of **feeling** is preserved by its possession of integrity factors location, setting, materials, and design. 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.

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).

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## 9. Major Bibliographical References

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"Carlton Precinct," 1880 United States Federal Census, [www.ancestry.com](http://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](http://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.

James William Kite Store  
Name of Property

Boone County, KY  
County and State

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

"William Gideon Kite," World War I Draft Registration Cards, 1917-1918, [www.ancestry.com](http://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.

Lake, D.J. *An Atlas of Boone, Kenton and Campbell Counties, Kentucky*, Mt. Vernon, Indiana, Windmill Publications, Inc., 1992, c1883.

Taylor, David, *Historic and Architectural Resources of Boone County, Kentucky, 1789-1950*, National Register Multiple Properties Nomination, 2000.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): BE-1046

**10. Geographical Data**

**Acreage of Property** 1 acre  
(Do not include previously listed resource acreage.)

**UTM References**

**Rising Sun quad**

(Place additional UTM references on a continuation sheet.)

1	16	691,470	4,316,011	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

James William Kite Store  
Name of Property

Boone County, KY  
County and State

The James William Kite Store is located in Waterloo, Kentucky, now part of the city of Burlington, Kentucky. The area proposed for listing is part of an approximately 22-acre property described by the Boone County Property Valuation Administrator (PVA) with account #019.00-00-027.00. The area proposed for listing is defined by a heavy line on the attached map, titled "Verbal Boundary Description Map." The property proposed for listing includes less than one acre, and the historic Kite Store only.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property contains the historically significant store. The remainder of the property being excluded contains two noncontributing residential buildings.

**11. Form Prepared By**

name/title Kaitlin Barber  
organization Boone County Public Library date \_\_\_\_\_  
street & number 1786 Burlington Pike telephone (859)342-2665 x8134  
city or town Burlington state KY zip code 41005  
e-mail kbarber@bcpl.org

**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 815 Montour Street telephone (412)999-5033  
city or town Coraopolis, PA state Kentucky zip code 15108

James William Kite Store  
Name of Property

Boone County, KY  
County and State

**Figures:**



**Figure 1: Col Abner Gaines Tavern (BE-350)**



**Figure 2: Loder House (BE-37)**



**Figure 3: Farmers Bank in Petersburg (BE-47)**



**Figure 4: Hebron Deposit Bank (BE-119)**



**Figure 5: Rabbit Hash General Store (BE-330)**

James William Kite Store  
Name of Property

Boone County, KY  
County and State

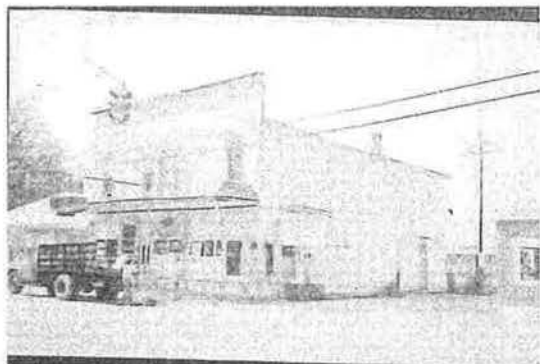


Figure 6: Model Feed Store (BE-220)



Figure 7: Verona General Store (BE-233)



Figure 8: Unnamed Building (BE-268)



Figure 9: Normansville Store (BE-301)

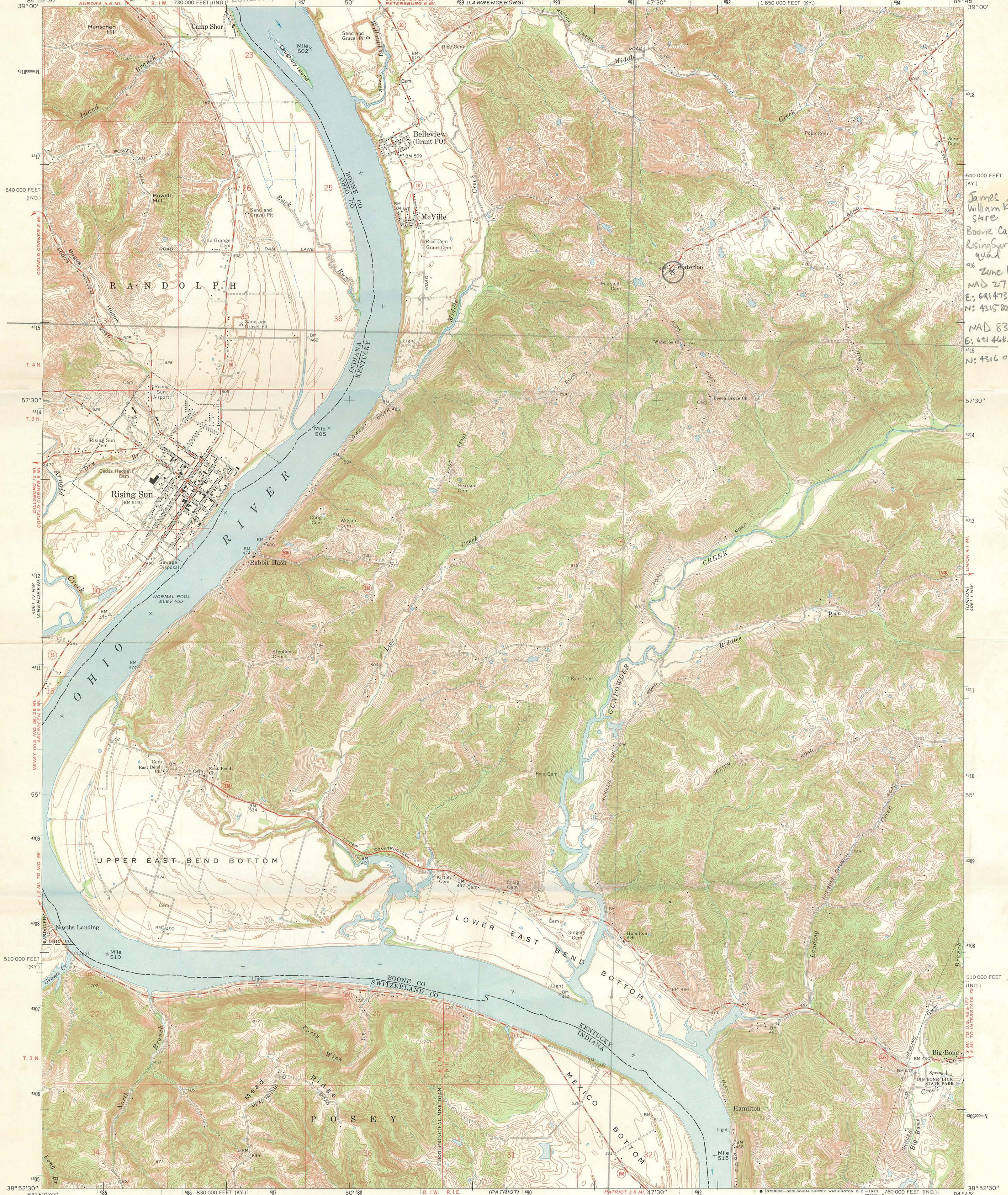
James William Kite Store  
Name of Property

Boone County, KY  
County and State



**Figure 10:** Ryles Supermarket (BE-38)





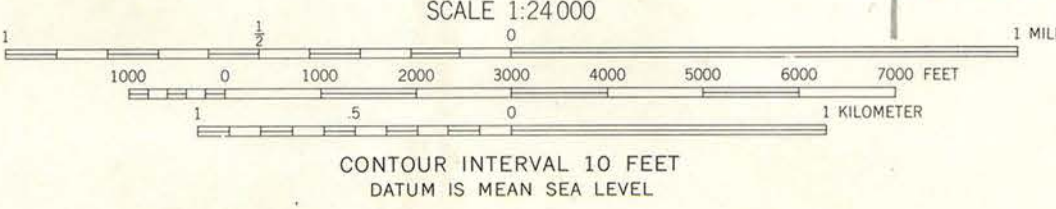
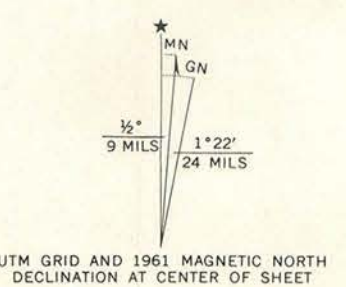
BOONE COUNTY PUBLIC LIBRARY  
FLORENCE, KENTUCKY 41042

James  
William Kite  
Store  
Boone Co, KY  
Rising Sun  
quad  
Zone 16  
NAD 27  
E: 691473.70  
N: 4315205.66  
NAD 83  
E: 691468.79  
N: 4315013.57

#929

ROAD CLASSIFICATION  
Medium-duty ——— Light-duty ———  
Unimproved dirt - - - - -  
State Route ○

Mapped, edited, and published by the Geological Survey  
Indiana area mapped in cooperation with  
State of Indiana Department of Conservation  
Control by USGS, USCGS, and USCE  
Topography in Kentucky by photogrammetric methods from aerial  
photographs taken 1949. Field checked 1951. Topography in Indiana  
by plane-table surveys 1940. Revised 1961.  
Polyconic projection. 1927 North American datum  
10,000-foot grids based on Kentucky coordinate system, north zone  
and Indiana coordinate system, east zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 16, shown in blue  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
The state boundary as shown represents the approximate position  
of the low waterline as determined from U. S. Corps of Engineers  
Ohio River charts, surveyed 1911-1914, and supplementary information



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242,  
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506,  
KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601  
AND INDIANA DEPARTMENT OF NATURAL RESOURCES, INDIANAPOLIS, INDIANA 46204  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



RISING SUN, KY.-IND.  
NE/4 RISING SUN QUADRANGLE  
N3852.5-W8445/7.5  
1961  
AMS 4061 IV NE-SERIES V853





8800









UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Kite, James William, Store

MULTIPLE NAME: Boone County, Kentucky MPS

STATE & COUNTY: KENTUCKY, Boone

DATE RECEIVED: 6/20/14 DATE OF PENDING LIST: 7/11/14  
DATE OF 16TH DAY: 7/28/14 DATE OF 45TH DAY: 8/06/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000456

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 7-30-2014 DATE

ABSTRACT/SUMMARY COMMENTS:

There are few extant examples of this once common Type of Building - the rural country store. This building, though deteriorated, retains the essential physical features of the type.

RECOM./CRITERIA Accept C

REVIEWER J. Grubb DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N  see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





**BOONE COUNTY HISTORIC PRESERVATION REVIEW BOARD**

2950 Washington Street, Rm 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: (859) 334-2111  
Fax: (859) 334-2264  
E-Mail: [mbecher@boonecountyky.org](mailto:mbecher@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

August 15, 2013

Mr. Marty Perry  
National Register Coordinator  
Kentucky Heritage Council  
300 Washington Street  
Frankfort, KY 40601

Dear Marty:

Enclosed is the signed CLG Report Form for the Kite Store nomination. Thanks again for all your valuable assistance on the nomination. I think it was a good experience for Kaitlin, who has become so interested in historic preservation that she is asking to be considered for a spot on the Historic Preservation Review Board.

Best Regards,

A handwritten signature in blue ink that reads "Matthew E. Becher". The signature is fluid and cursive.

Matthew E. Becher, AICP  
Rural/Open Space Planner



**CERTIFIED LOCAL GOVERNMENT REPORT FORM  
REVIEW of NATIONAL REGISTER NOMINATION by LOCAL AUTHORITY**

*(Instructions in parentheses and italics. Print or type your responses. Fuller instructions on additional sheet.)*

Name of Certified Local Government Boone County Fiscal Court

Name of Property being considered James William Kite Store, BE-1046

**INITIATION** *(enter one date only on a line below, describing the action on the nomination)*

- nomination submitted by CLG to State Historic Preservation Officer (SHPO). SHPO is asked by CLG to review nomination as soon as possible.
- SHPO submits nomination to CLG for review. CLG has 60 days to review nomination and return this report form to SHPO.

**REVIEW BASIS** *(checkmark at least one line of Resource Type/Criterion; write the name of corresponding Commission member on one of the following three lines)*

<b>Resource Type</b>	<b>Criterion Selected on nomination form</b>
<input type="checkbox"/> Historical	National Register Criterion A or B
<input checked="" type="checkbox"/> Architectural	National Register Criterion C
<input type="checkbox"/> Archeological	National Register Criterion D

**Name of Commission Member Representing Significance Area**

- \_\_\_\_\_ Historian (when property meets Criterion A or B)
- Patricia Wingo Architectural Historian/Architect (for Criterion C)
- \_\_\_\_\_ Archeologist (when property meets Criterion D)

**RECOMMENDATION** *(Check mark one of the four blanks below, sign, and enter date)*

- Commission Recommends Approval
- Commission Recommends Disapproval
- Commission Recommends Approval, Report Attached
- Commission Recommends Disapproval, Report Attached

8/8/13 Patricia J. Wingo  
Date Commissioner's Signature

*(Check Mark one of the two blanks below, sign, and enter date)*

- Chief Elected Official Recommends Approval
- Chief Elected Official Recommends Disapproval

8/12/13 Gary W. Moore  
Date Official's Signature/Title



STEVEN L. BESHEAR  
GOVERNOR

**TOURISM, ARTS AND HERITAGE CABINET  
KENTUCKY HERITAGE COUNCIL**

BOB STEWART  
SECRETARY

THE STATE HISTORIC PRESERVATION OFFICE  
300 WASHINGTON STREET  
FRANKFORT, KENTUCKY 40601  
PHONE (502) 564-7005  
FAX (502) 564-5820  
www.heritage.ky.gov

CRAIG POTTS  
EXECUTIVE DIRECTOR AND  
STATE HISTORIC PRESERVATION OFFICER

October 11, 2013

Craig Potts, SHPO  
Kentucky Heritage Council  
300 Washington Street  
Frankfort KY 40601


Dear Mr. Potts:

I, Richard Marrone, sole owner of the Kite Store, at 8800 East Bend Road, in the vicinity of Burlington, Boone County, Kentucky, waive the owner's rights to receive 30 days notification prior to the consideration of my property—the the Kite Store—at the September 25, 2013 meeting of the State Historic Preservation Review Board. Federal regulations at 36 CFR 60.6 require the State Historic Preservation Officer to afford the owner at least 30 days prior to the Board meeting to comment on the nomination. By signing this waiver, I understand I still can comment. I understand that this waiver is necessary to nominate my property for listing, because the original notification letter was mailed but did not reach me.

  
Richard Marrone  
Owner

OCT 15-13  
Date

Notary seal

  
Expires 11/19/16  
ID # 478744



STEVEN L. BESHEAR  
GOVERNOR

**TOURISM, ARTS AND HERITAGE CABINET  
KENTUCKY HERITAGE COUNCIL**

BOB STEWART  
SECRETARY

THE STATE HISTORIC PRESERVATION OFFICE  
300 WASHINGTON STREET  
FRANKFORT, KENTUCKY 40601  
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FAX (502) 564-5820  
www.heritage.ky.gov

CRAIG POTTS  
EXECUTIVE DIRECTOR AND  
STATE HISTORIC PRESERVATION OFFICER

May 12, 2014



Ms. Carol Shull, Keeper  
National Register of Historic Places  
National Park Service 2280  
National Register of Historic Places  
1201 "I" (Eye) Street, NW 8<sup>th</sup> Floor  
Washington DC 20005

Dear Ms. Shull:

Enclosed are 4 of the 6 nominations approved at the May 14, 2014 Review Board meeting. We are submitting them for listing in the National Register:

- ✓ **James William Kite Store** Boone County, Kentucky
- James Kiser House**, Bourbon County, Kentucky
- Eastwood Rosenwald School**, Jefferson County, Kentucky
- Ritte's East Historic District**, Kenton County, Kentucky

We are requesting substantive review of the Kite Store form. Also included in this mailing is a replacement image disc from a recent listing, **Paint Lick Historic District**, in Garrard County, Kentucky.

We appreciate your consideration of these nominations.

Sincerely,

Craig A. Potts  
Executive Director and  
State Historic Preservation Officer