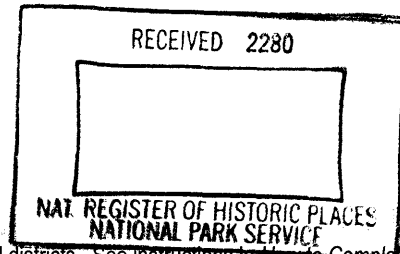


United States Department of the Interior
National Park Service



1244

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Kennedy Hotel
Other name/site number 167-4330-0002

2. Location

Street & number 117 Third Street not for publication
City or town Paradise vicinity
State Kansas Code KS County Russell Code 167 Zip code 67658

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Patrick Zolner DSHPO 12/6/06
Signature of certifying official/Title _____ Date _____
Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of commenting official /Title _____ Date _____
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other, (explain:)

Edson W. Beall ^{John} Signature of the Keeper Date of Action 1.17.07

Kennedy Hotel
Name of Property

Russell County, Kansas
County and State

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	
4		buildings
		sites
		structures
		objects
4	total	

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

DOMESTIC: Hotel

DOMESTIC: Single Dwelling

GOVERNMENT: Post Office

COMMERCE: Grocery Store

Current Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Folk Victorian

Materials
(Enter categories from instructions)

Foundation: STONE: Limestone
Walls: STONE: Limestone

WOOD: Weatherboard

Roof: ASPHALT

Other: BRICK; CONCRETE

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Kennedy Hotel
Name of Property

Russell County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

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

- 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 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 of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

EXPLORATION/SETTLEMENT

COMMERCE

Period of Significance

1888-1952

Significant Dates

1888; 1936; 1952

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Kennedy Hotel
Name of Property

Russell County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

1

1	4	5	0	7	2	2	0	4	3	2	9	2	2	0
Zone		Easting						Northing						

2

Zone		Easting						Northing						

3

Zone		Easting						Northing						

4

Zone		Easting						Northing						

See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Lyle Dixon
Organization _____ Date September 2006
Street & number 2505 Hobbs Telephone (785) 539-7257
City or town Manhattan State Kansas Zip code 66502

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name Lyle and Carol Dixon
Street & number 2505 Hobbs Telephone (785) 539-7257
City or town Manhattan State Kansas Zip code 66502

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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Continuation Sheet

Section number 7 Page 1 Kennedy Hotel
Paradise, Russell County, KS

NARRATIVE DESCRIPTION

Summary

The Kennedy Hotel (c. 1888, 1936) is located in northern Russell County in the small town of Paradise (population 64) just blocks south of K-18 at the southeast corner of 3rd Street and "D" Avenue. The Kennedy Hotel building and its three contributing outbuildings are situated on three lots (8, 10, 12) in Block 10 of the Paradise Original Town. The hotel, now a single-family residence, is comprised of an original limestone core with later stone and wood frame additions.

Exterior

The original 1888 Kennedy Hotel consists of a rectangular two-story limestone structure with a small basement under one corner of the building. This original west-facing core is intact and both stone and wood frame additions were added later. The stone walls are 24 inches thick and there are also two brick chimneys – one in the center of the house and one in the east wall of the kitchen area. The original building included two one-story, flat roof porches (one on the front and one on the rear) that served as outside sleeping porches with access through the bedrooms. By the early 1900s, the main roofline had been extended to enclose these porches with a wood frame construction. This original section also features two shed roof dormers – one on the south elevation and one on the north – each with a row of three windows.

There is a wood frame, shed roof addition that spans the length of the south elevation. Although the specific date of this addition is not known, it is known to predate 1930 and probably dates to the early 20th century. This addition provided more bedroom and storage space.

In 1936, a stone addition was added to the north elevation creating an intersecting gable. The property owners at the time operated their grocery business out of this addition from 1936-1952. That same year they also constructed a small outbuilding with a basement behind the residence to store grocery goods.

There is a functional cistern located directly behind the house on the east side.

Interior

The original portion of the structure has a basic interior organization with two bedrooms upstairs and two rooms downstairs (living room kitchen/dining room). The rooms on both floors are partly separated by an enclosed staircase. The addition along the south portion of the house, which is known to pre-date 1930, includes two bedrooms with closets.

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Section number 7 Page 2 Kennedy Hotel
Paradise, Russell County, KS

Interior historic features include hardwood flooring, pine stairs, wood trim, doors, and lath and plaster walls and ceilings.

Outbuildings

The nominated property contains three contributing outbuildings that are simply designed and retained their historic appearance.

Warehouse Building for Grocery Business (c. 1936)

A sidewalk leads from the rear of the house to the closest and largest outbuilding. This one-story wood frame building (c. 1936) with basement faces west and features a front gable roof and sits atop a concrete foundation. The front and rear elevations each feature a single wood door and a double-hung wood window beside the door. There are no windows along the building's north elevation. There is one double-hung wood window on the south (side) elevation. Originally built to house the owner's grocery business stock, the interior features a wood floor and wainscoting covering the walls and ceiling. The building is now used for storage.

Garage

This single-story wood frame building (early 20th century, pre-1930) sits at the extreme rear edge of the property in lot 10. At one time it was used as a garage, but is currently used for storage. The front gable building features an asphalt shingle roof and is clad in wood siding. The west elevation faces the house and contains a single wood door entrance with a transom window (covered). The window next to the door has been covered with wood siding, although the interior trim and window are visible on the building's interior. The east elevation contains a garage door. There is one wood window on the south elevation.

Shop Outbuilding

A sidewalk leads from the rear of the house to this single-story wood frame building (early 20th century, pre-1930). It is the smallest of the three outbuildings and is situated southeast of the house and faces west. The front gable building features an asphalt shingle roof and is clad in wood siding. The west (front) elevation features a single entrance. Each side elevation contains one square wood window. The rear elevation contains no windows or doors. There is an internal brick chimney located at the rear. This building is currently used as a shop.

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Section number 8 Page 3 Kennedy Hotel
Paradise, Russell County, KS

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Kennedy Hotel (c. 1888, 1936) is being nominated to the National Register of Historic Places under Criterion A for its historical association with the early development of Paradise and for its associations with local commerce as a hotel, post office, and grocery store. Since the construction of the original two-story limestone hotel building in 1888, the property changed and evolved to reflect the needs and uses of its first four owners. The changes and additions, all made within the historic period of significance, help convey the history of a property that served as a hotel from 1888 to 1913, a grocery store from 1936 to 1952, and a private residence since 1952.

Community History

Russell County's first white settlers arrived in 1869 and communities quickly formed and developed during the 1870s. "From 1874-1877 the population of the county increased steadily, and although they came neither in crowds nor colonies, each year saw new farms opened up and new dwellings going up over the prairie..."¹ Temporary officials were selected to oversee a special election during which the county's first commissioners were chosen. The election was held September 9, 1872, establishing a county government.

Like many Kansas towns, the community of Paradise traces its roots to the establishment of a post office. The Paradise Post Office, established in 1875, was originally located one mile south and one mile east of the settlement known as Ivamar, which would later be renamed Paradise. Catherine Kennedy became postmaster in April of 1888 the same year Ivamar was founded. When the construction of her hotel in Ivamar was completed in September of 1888, she moved the Paradise Post Office to her new location where it was based until December of 1890. It is not known when the town of Ivamar became known as Paradise, but it is most likely tied to Kennedy relocating the post office. There was never a post office named Ivamar, and in 1891, the Union Pacific Railroad listed the Ivamar stop as Paradise. Interestingly, there is little record of the settlement when it was known as Ivamar.

As with many central and western Kansas towns, the community developed around the thriving railroad line. It was necessary to have stops along the lines in order to provide refueling and watering points for steam locomotives as well as telegraph communication for train operations. Additionally, it was hoped that eventual settlement of new railroad towns and surrounding agricultural lands would bring in much needed revenue for the railroads. Thus the railroads planned stops at regular intervals

¹ William Cutler, *History of the State of Kansas* (Chicago: Andreas Publishing, 1883).

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Section number 8 Page 4 Kennedy Hotel
Paradise, Russell County, KS

along their routes.² Newspaper articles from 1888 that document the construction of the Kennedy Hotel suggest that little else existed in Ivamar (or Paradise) at that time. By 1892, however, the community featured a brand new public school, a few downtown buildings, a hotel, and several railroad resources including a depot, stock tanks, elevator, and a lumberyard.

By 1910, Paradise boasted a population of 200.³ Russell County's population peaked in the 1930s and 1940s at just over 13,400. The county population has steadily declined since the mid-twentieth century, and in 2000 it matched the 1880 population at roughly 7,400. In 2000, the population of Paradise was just 64.⁴

Building History

Catherine Kennedy (c. 1850-1929) was a well-known figure during the early days of Russell County. At her death in March of 1929, her son C.J. recalled to the *Russell Record*:

Along about 1879 or thereabout, my father and mother went west from Pennsylvania and took up a homestead on what would be considered the outskirts of Paradise. The home consisted of a dugout in which I was born in 1885...She built the first house ever erected in Paradise and it still stands...We left Paradise around 1890...Mother might well be called the 'Pioneer of Paradise'.⁵

Catherine married Michael W. Kennedy in New York where their oldest child was born. They moved to Kansas from Pennsylvania in about 1879, and homesteaded south of Ivamar (Paradise). Their second child was born in Kansas in 1879 and their third child in 1885.

Area newspapers documented the construction of the Kennedy Hotel. The *Waldo Enterprise* noted, "Mrs. Kennedy, postmaster at this place, is preparing to build large house and post office combined, in the new town of Ivamar."⁶ A few weeks later, the *Russell Record* continued, "There is nothing going on in Iva Mar yet, except the finishing touches to Mrs. K's house. In fact, we don't see what

² Deon Wolfenbarger, *Historic Railroad Resources of Kansas*. National Register of Historic Places Multiple Property Documentation Form (August 2001). State Historic Preservation Office: Topeka, KS.

³ Frank Blackmar, *Kansas: A Cyclopedia of State History* (Chicago: Standard Publishing Co., 1912).

⁴ Kansas State Historical Society website, www.kshs.org.

⁵ *Russell Record*, March 1929.

⁶ *Waldo Enterprise*, 4 August 1888.

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Paradise, Russell County, KS

there is to induce the laying out of capital there.”⁷ The *Waldo Enterprise* confirmed the account from the *Russell Record* that very little development was underway: “At this date, the town of Ivamar is not doing much toward improvement. Mrs. Kennedy’s house is the only building so far in the town. Neither [the] R.R. Company nor any one else that we are aware of is offering any inducements to capitalists to invest there.”⁸

It appears that Catherine Kennedy operated the hotel business independently. Her husband Michael is not referenced in the property deed information or in the newspaper articles about the Kennedy Hotel. Catherine only operated the business for a few years before selling her hotel property in February of 1892. Census records of 1900 list Catherine as a widow. Records show that she sold the old homestead in 1911 for \$4,000, and she later moved to Chicago.

Catherine became postmaster in April of 1888. She relocated the post office to her new hotel building when it opened five months later, and it operated out of the there until December of 1890 when Laura Patterson assumed the role of postmaster.

The development of Paradise increased during the early 1890s. A plat map from circa 1892 (see attached) shows a brand new public school at the northeast corner of block 20, a few downtown buildings, and several railroad resources including a depot, stock tanks, elevator, and a lumberyard.

Catherine originally purchased lots 10 and 12 in 1888 for the site of her hotel. The following year, however, she sold the corner lot 12. Catherine sold the hotel (on lot 10) to Frances U. Foster on February 13, 1892. Foster transferred the property to her son E.C.S. Foster on August 15, 1894. By 1899, E.C.S. Foster had also acquired lots 10 and 8, completing the current property configuration. The property continued to operate as a hotel under Foster’s ownership.

On October 11, 1905 Foster sold the three parcels to W.M. Roundtree who continued to operate the hotel until he sold the property to Samuel Thomas Brown on April 12, 1913. This marked the end of the property’s use as a hotel when it became the private residence of the Brown family. Brown most likely added the shed-roof addition along the south elevation.

Brown operated a grocery store on Main Street for many years. Brown was listed in William Connelley’s *A Standard History of Kansas and Kansans* as “the proprietor of a leading general

⁷ *Russell Record*, 30 August 1888.

⁸ *Waldo Enterprise*, 8 September 1888

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Section number 8 Page 6 Kennedy Hotel
Paradise, Russell County, KS

mercantile establishment at Paradise.”⁹ In 1936, the store burned down and he reopened the store at his house. Brown added a stone addition on the north elevation of the old hotel where the grocery store operated until 1952 when it was moved back to Main Street and managed by his son. East of the house, he also built a wood frame outbuilding with a basement to serve as a warehouse for his business.

On March 4, 1964 Brown transferred the old hotel property to his son L.R. Brown. The property would change hands twice more. The current owners acquired the nominated property on October 6, 1977.

Conclusion

When Catherine Kennedy purchased these lots in 1888, very few other structures were extant in the area. In fact, the area newspapers from that time called this the “only building” in town in 1888. As the Union Pacific Railroad pushed west and established a stop at Paradise, the town required more amenities for railroad employees, new settlers, and travelers. The hotel and post office that Kennedy administered were essential to the development of the area. Early maps reflect the growth of the community in the 1890s with the addition of a public school, commercial structures, and various railroad-related resources.

Although Kennedy sold her property in 1892, the subsequent owners continued to operate the hotel until 1913 when it became the private residence. The property once again served an essential community function from 1936 to 1952 as the location of Brown’s grocery business.

Additions to the building and property reflect the evolution of its various uses from a hotel and post office to a grocery business to a private residence. This property served important community functions for much of the designated period of significance (1888 to 1952) and was central to the early development of Paradise, Kansas. Therefore, the property is eligible for the National Register of Historic Places under Criterion A in the areas of EXPLORATION/SETTLEMENT and COMMERCE.

⁹ William E. Connelley, *A Standard History of Kansas and Kansans* (Chicago: Lewis Publishing Co., 1919), 2118-2119.

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Paradise, Russell County, KS

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Russell (Kansas) *Record*. 23 August 1888; 30 August 1888; 8 September 1888; 7 March 1889.

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Connelley, William E. *A Standard History of Kansas and Kansans*. Chicago: Lewis Publishing Co., 1919.

Cutler, William. *History of the State of Kansas*. Chicago: Andreas Publishing Co., 1883. Available online at www.kancoll.org.

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Section number 10 & Photos **Page** 8 Kennedy Hotel
Paradise, Russell County, KS

VERBAL BOUNDARY DESCRIPTION

The nominated property stands on Lots 8, 10, 12, and the north 42' of Lot 6 in Block 10 of the Paradise Original Town in Russell County, Kansas. This property is located at the intersection of 3rd Street and "D" Avenue on the northwest portion of Block 10.

BOUNDARY JUSTIFICATION

The boundaries encompass the land historically associated with the property.

PHOTOGRAPHIC INFORMATION

The following information is consistent for all photographs:

Property: Kennedy Hotel
Location: Paradise, Russell County, KS
Photographer: Patrick Zollner
Date: July 2006
Digital photographs on file at the Kansas State Historical Society

- Photo #1: Northwest (front) elevation, facing southeast
- Photo #2: North corner, facing south
- Photo #3: Northeast corner, frame section is considered the rear, facing southwest
- Photo #4: Southwest corner, facing northeast
- Photo #5: Window detail
- Photo #6: Northwest (front) elevation, detail at entrance, facing southeast
- Photo #7: Warehouse Building, the northernmost outbuilding, facing east
- Photo #8: Shop outbuilding, the southernmost outbuilding, facing southeast
- Photo #9: Garage, the easternmost outbuilding, facing east
- Photo #10: Interior, first floor
- Photo #11: Interior, first floor addition
- Photo #12: Interior stairway leading two the second floor
- Photo #13: Interior, second story, stone structure
- Photo #14: Interior, second floor addition, showing original window