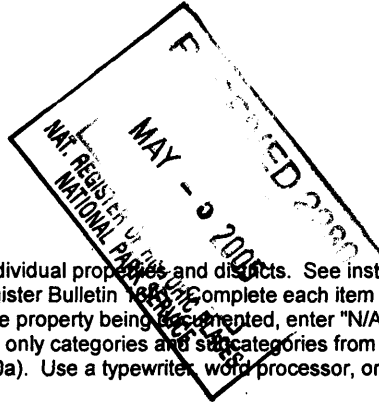


United States Department of the Interior
National Park Service

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 168). 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 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Jackson, Joseph, Hotel
other names/site number _____ 071-641-51011

2. Location

street & number 2420 South Main Street N/A not for publication
city or town Vallonia N/A vicinity
state Indiana code IN county Jackson code 071 zip code 47281

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 36CFR 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.)

Signature of certifying official/Title

Date

Indiana Department of Natural Resources

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 certifying 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:)

Signature of the Keeper

Date of Action

Edean H. Beall

6/17/05

Jackson, Joseph, Hotel
Name of Property

Jackson IN
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
- district
- site
- structure
- object
- landscape

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	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

COMMERCE/TRADE: Restaurant

COMMERCE/TRADE: Business

Current Functions
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

19th & 20th c. AMER.: Commercial Style

Materials
(Enter categories from instructions)

foundation CONCRETE

walls BRICK

STONE: limestone

roof ASPHALT

other METAL: cast iron

Narrative Description

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

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 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)

COMMERCE

Period of Significance

1914-1954

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Geyer, George

George Mesker and Company

9. Major Bibliographic 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:

Jackson, Joseph, Hotel
Name of Property

Jackson IN
County and State

10. Geographical Data

Acreage of Property Less than 1 acre

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

1	16	578300	4299660	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			

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 Sarah M. Waldkoetter

organization Ft. Vallonia Days Association Inc. date 04-07-2004

street & number 4559 S. CR 250 W telephone 812/ 358-5081

city or town Vallonia state IN zip code 47281

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 the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Ft. Vallonia Days Association, Inc

street & number P.O. Box 68 telephone _____

city or town Vallonia state IN zip code 47281

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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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

Joseph Jackson Hotel, Jackson Co., IN

Section 7 - Description

The Joe Jackson Hotel is a two story brick and limestone building of the Twentieth Century Functional style. It is located on the southeast corner of South Main and Water Streets and fronts on South Main Street. There is an empty lot behind the hotel that was the site of a livery stable when the building was constructed.

The hotel retains its original storefront configuration: a double-door entrance at the north end, a single door with sidelights near the center of the building which led to the upstairs rooms and a single-door entry toward the south which led into the barber shop. The storefront itself is cast iron manufactured by George Mesker Co. of Evansville, Indiana. Each cast iron post is in the form of a decorative pilaster, with high plinth with scroll base, fluted shaft, and floral corbel / capital. Piers made of rock-faced limestone anchor the north and south ends of the storefront. The storefront also retains its wooden kick plates which feature recessed panels with diagonal boards, a motif that is echoed in the doors. (photo #1) Large multi-light transom windows, now boarded over, are located above the storefront display windows and doors. The boards covering the storefronts and transom are painted with rural scenes. The second story has three pairs of one-over-one double hung windows evenly spaced with a continuous limestone lintel and sill across the width of the building. These are currently covered with plywood boards but remain intact underneath. The lintel is approximately twice the width of the sill. Above these windows is a large rectangular shaped limestone plate with "J. Jackson Hotel 1914" inscribed on it. Each corner is decorated with a shell design framing the hotel's name. (photo #2) On this west façade, there is a corbelled brick cornice with round limestone parapet caps at the roofline. At each corner of the second floor, the stone piers below become brick piers which project several inches to meet the plane of the corbelling.

A wood and tin roofed canopy with 6 wooden post were added across the lower level of the west side of the building circa 1930. It was removed in 2003. The holes in the brick over the storefronts are where the canopy had been mounted.

On the north elevation, the parapet wall steps down toward the rear of the building and is topped with a limestone cap. Three brick

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Joseph Jackson Hotel, Jackson Co., IN

chimneys are evenly spaced along the roofline, at each step down. On the lower level, the storefront extends back approximately six feet and has a diagonal board kick panel.

A small, high-set one-over-one window with a limestone lintel and sill is located immediately east of the storefront. Continuing east, two large round-arched windows with multi-coursed brick header voussoirs and limestone sills are found. These had paired double-hungs with vertical pane arched transoms above, again, now boarded shut. Another one-over-one window, similar in size, shape and detail to those found on the second story, is located at the far east end of this elevation(photo #3).

The upper story of this façade features six one-over-one double hung windows, each with a smooth limestone lintel and sill. Window placement is irregular, with the window or windows placed symmetrically between the chimneys or ends of the wall.

The east side of the building, the rear of the building, on the lower level of the east end there is a single door opening with a limestone lintel. In the middle of this level is a high-set porthole window edged in brick. Moving on toward the south, there is another single door opening with a limestone lintel and then a large one-over-one double hung window with a limestone lintel and sill(photo #4).

The upper level has two large one-over-one windows with limestone lintels and sills. Toward the south end of this upper level is a smaller single pane window with a limestone lintel and sill. All upper openings are set close against the top of the wall.

On the south elevation, the parapet wall steps down toward the rear of the building and is topped with a limestone cap. Three brick chimneys are evenly spread along the roofline. Again on this side as with the north elevation, window openings are generally placed so as not to interfere with the internal chimneys. On the lower level are five one-over-one double hung windows similar in size, shape and detail as those on the upper level (photo #5).

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Joseph Jackson Hotel, Jackson Co., IN

The upper story of this façade features a small single pane window with a limestone lintel and sill on the south east end followed by five large one-over-one double hung windows with limestone lintels and sills spaced evenly apart.

The roof of the building has a slight elevation from back to front. At present it is covered with tar and is in poor condition and a section has collapsed. No information could be found that referred to the original roofing material.

The original interior configuration of rooms has been maintained over the years. The front stairway leading to the second story burned circa 1985 and was not replaced. There is an open area where it once stood.

The first floor had an office, dining room, servant's room, bedroom, boarder's dining room and barbershop on the south side. A large dining room, with a desk for checking in guests, was at the northwest corner, lit by the large arched windows; on the east end was the kitchen. The barbershop was located on the southwest corner of the building with a single door to the outside and another single door leading to the hallway. The hallway with the stairway could be entered from the front single door next to the barbershop. The double door on the front entered the dining area. The floors on this level are concrete. The walls are plaster with wood trim on the windows and doors. (photo #6) There are three patterns of stamped metal ceilings in each of the first story rooms (photo#7) but the ceilings are damaged due to the leaking roof. The barbershop, hallway and some walls in the restaurant/dining area still have the original wainscoting, woodwork and doors. There are transoms above the interior doors on the lower level.

The second story was arranged with a large parlor across the front of the building and five bedrooms on the north and south sides with a hallway between the two sides. There were two toilet rooms and one bathroom across the back or east end of the second story. The floors and trim of the doors and windows were made of wood and the walls and ceilings were plaster over wood lath. A single light fixture was in

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Section number 7&8 Page 4

Joseph Jackson Hotel, Jackson Co., IN

the center of the ceiling in each room. There were no wall electrical outlets. Many of the doors and the trim are still present. The plaster is present in several of the rooms in the front of the building but the rest has been damaged.

At the time of construction a boiler system was installed for steam heat. Later, circa 1940, the radiators were removed and sold for scrap. Steam heat was replaced with several fuel oil stoves as evidenced by the flues on the exterior and interior walls.

There are no existing outbuildings on the property at this time. The old livery stable was torn down a number of years ago.

Section 8 – Statement of Significance

The Joseph Jackson Hotel is eligible for the National Register under criterion A as an example of an early 20th century hotel and center of small town commerce. The hotel is the last vestige of Vallonia's once-thriving downtown and was changed very little since its construction in 1914. (The building continued to house combined residential /commercial use until the 1980s.) It also served as a community gathering place for many of Vallonia's social, fraternal and political clubs.

Vallonia, the oldest town in Jackson County, was laid out in 1810 by Jesse B. Durham, Judge John McAfee and Thomas Ewing. It is situated in Section 29, Township 5, Range 4 in Driftwood Township. No plat of the town was recorded until October 7, 1856 when it was surveyed by Thomas Carr. There were 24 lots, with Main Street running north and south and Commerce Street running east and west. It came within one vote of being the capitol of the Territorial government for the time (1). The territorial Legislature, December 18, 1815, declared that the seat of Justice of the new Jackson County would be held in the town of Vallonia (2).

Commerce played a significant role in Vallonia's history from an early date. According to the "History of Jackson County, Indiana" (3), there was a French settlement and trading post on the land where Vallonia stands today. Vallonia was on the direct line of travel

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Joseph Jackson Hotel, Jackson Co., IN

between Vincennes and Detroit. Several forts were built in the area, one near Vallonia, for the protection from hostile Indians during the War of 1812. Fort Alexander was the largest military installation in the county and stood in the village of Vallonia. (4) (A large piece of wood salvaged from the original fort is on display in the Fort Vallonia Museum.) (5) When the war started there were 93 families living in the county. Seventy of these families moved away, leaving 23 families to struggle for survival (6). A treaty of peace was drawn up by the pioneers and Chiefs of the Delaware, Shawnee and Wyandotte tribes under a large elm tree on the west side of Vallonia in 1813. A sign still marks this historic event (7).

The 1815 territorial act created Jackson County effective January 1, 1816. Vallonia was the largest town in the county and became the center of many "firsts" in the county. The first church was built on the ground now used as the cemetery of the Driftwood Christian Church. The first court was held in Vallonia in February 1816 in the one-story log schoolhouse. In September of the same year, the court was moved to a more central location in the county, to Brownstown. The first road in the county ran from the Muscatatuck River to Vallonia. The first water mill was built by George Isminger in 1812 or 1813 and the first "still" in 1815 (8). The first post office in the county was located in Vallonia and the first adhesive stamp was delivered to a Mr. Copeland in 1847.

From these early beginnings, Vallonia continued to grow from the early population of 23 families to a population of 1100 (9) in 1910. The opening of the Ohio and Mississippi Railway in June of 1854 (10) provided a means for the products of this agricultural community to be shipped to other communities. This railway became known as the Baltimore and Ohio around 1871-1872. By the time of the Civil War, Brownstown (the county seat) and Seymour had overshadowed Vallonia's early lead as a commercial center in Jackson County. Yet, the fact that Vallonia had a depot continued to make trade viable. Certainly the prosperous dairy farmers of Driftwood Township would have found access to Vallonia easier than to Brownstown.

In 1907 a fire in the heart of town destroyed several businesses. Those lost were a saloon, restaurant, paint shop, livery stables and a business office. By the time the Joe Jackson Hotel was built, the town had grown to 27 businesses. Included in this number were a blacksmith

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Joseph Jackson Hotel, Jackson Co., IN

shop, creamery, drugstore, bank, millinery shop, barber shop, shoe repair shop, post office, two general merchandise and grocery stores, one grocery store, restaurant, contractor business (George Geyer), a buggy shop, two saw mills, Justice of the Peace office, Vallonia Canning Company, tavern, two livery stables, hardware, garage, grist mill, funeral home and a physician's office (11).

In 1914 a group of the local merchants contracted with Joe Jackson to build a hotel (Appendix B) to provide housing for the salesmen, "drummers", who were coming to Vallonia to conduct business. At the time there were two hotels /boarding houses in Seymour but the salesmen would have to travel back and forth by train or horse and buggy to do their business with the Vallonia merchants. An annual rental of \$480 was guaranteed to Mr. Jackson for a period of five years.

Plans for a two story brick hotel were developed by George Geyer, a local contractor. Hotel construction began in March 1914. The brick and tile used in the building came from the Jackson Brick and Hollow Ware Company in Ewing. W.C. Blevins of Seymour had the contract for installing steam heat and running water. It was advertised as the "Most modern hotel in Jackson County" (12).

In addition to the four churches, there were other social activities in Vallonia at that time. The Booster Club, Epworth League, W.C.T.U. Society, Dramatic Club, Civic Club, Knights of Pythias, Vallonia Concert Band and a Ladies Band were all active groups providing educational opportunities and entertainment for the residents of Vallonia (14). There was an annual July 4th celebration in Peter's Grove with refreshment stands, plenty of good water for "man and beast", Merry-go-round, shows, band concerts, singing and other amusements (7).

"Work is plentiful in Vallonia, but not a vacant house in town; several families have turned away on account of not finding houses to move into." (16) The Booster Club was asked to provide more hitching racks for the country people coming to town. The streets were reported to be so crowded that all of the hitching racks were filled (17).

Opening day was September 1, 1914; the dedication ceremony was held on September 13, 1914. Guest speakers at the event were Archiball

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Joseph Jackson Hotel, Jackson Co., IN

Hall, representing the Indianapolis Chamber of Commerce, George Gunder, President of the Brownstown Commercial Club, Fred Willis, Vice President of the Indianapolis Chamber of Commerce and George R. Shipman, member of the Norfolk Virginia Chamber of Commerce. A booster dinner was served to one hundred twenty-nine guests. In the afternoon free watermelons and cantaloupes were served. The Vallonia band played throughout the day (17).

The hotel provided sleeping rooms, a dining room for guests, a restaurant and barbershop for the public. The salesmen who visited the Vallonia businesses were picked up at the Vallonia Depot by horse and buggy and brought to the hotel. The depot was approximately one half mile northwest of the hotel. The cost of staying for a night is not documented but a local resident recalls that it was twenty-five cents.

Joe Jackson owned and operated the hotel until 1922 when he rented the building, except for the barber shop, to W. C. and Alice Hunt for twenty five dollars a month (Appendix D). In 1923, the hotel building, excluding the barbershop, was rented to J. H. Philips (Appendix E) and in 1924 to Julius H. Beaver (Appendix F).

The barbershop opened in 1914 and gave continuous service until 1979 when it closed and was never reopened. The restaurant was closed from 1941-1947, replaced by a pool hall and then reopened. (Appendix L) There were three major fires in the Vallonia business district, in 1917, 1935 and the last one in 1945. None of these fires damaged the hotel but the number of businesses decreased with each of the fires and the need for lodging of salesmen decreased as well.

Joseph Jackson and wife et.al. sold the hotel to Charles and Edna Gray for a total value of three thousand eight hundred dollars on August 12, 1954. (18) The new owners continued the restaurant and rented apartments. The room configuration remained unchanged but the second story was divided into two apartments and the first level had an apartment in the rooms behind the barbershop. At this time there were no indoor bathrooms and the steam heat was replaced with fuel oil stoves. Rent for the apartments was \$10 to \$15 a month. (19)

On July 25, 1983, Edna Gray sold the hotel building to Charles Applegate. (20) He sold fresh fruit, other food items and used clothing

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Joseph Jackson Hotel, Jackson Co., IN

until 1989 when he rented the building for one hundred dollars a month to Carole and James Wheeler. They ran a bait shop and small grocery until 1998.

The old hotel stands vacant now. The building was purchased in 1998 by the Fort Vallonia Association, which intended to look for funds to restore it. The hotel is the only remaining two-story commercial building left in Vallonia. Most of the old historic buildings were destroyed by fire or demolished. The hotel holds many memories for members of the community. Many school children spent the night when the weather kept them from getting home after school. Newlyweds often rented an apartment in the hotel as their first home and some raised their families there. For others in the community it was a gathering place for after school treats or a place to have a meal, get a haircut or play pool.

Despite the number of businesses and families that called Vallonia home during its heyday in the late 19th and early 20th centuries, the Indiana Historic Sites and Structures Inventory (completed in 1988 for Jackson County) found only two commercial buildings and a creamery as the surviving commercial traces. Of these, the Jackson Hotel was the highest rated building, with a designation of "notable." The "outstanding" building is the Vallonia Methodist Episcopal Church. While certainly noteworthy for its Victorian Gothic architecture, the church does not reflect the trading and commercial hopes and origins of the community as well as the Jackson Hotel.

Vallonia is a far different place now than it was in the busy days of 1914. The 2000 census gave a population of 592 living in Vallonia. Instead of twenty-seven businesses, there is a tavern, post office, a seasonal breakfast/ice cream shop, funeral home (operated by the fourth generation of the Johnson family) and a small grocery/carry out restaurant. The area remains agricultural and those who do not farm for a living work primarily in Brownstown, Seymour and Columbus. The Fort Vallonia Museum, the rebuilt Fort and the annual Fort Vallonia Days festival celebrating Vallonia history are the major attractions in the community today.

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Joseph Jackson Hotel, Jackson Co., IN

End Notes

1. *History of Jackson County, Indiana*, (Chicago: Brandt and Fuller, 1886, reprinted - Evansville, IN: Unigraphic, Inc., 1975), pp. 393-394.
2. *History of Jackson County, Indiana*, p. 30.
3. *History of Jackson County, Indiana*, pp. 380-383.
4. Loren W. Noblitt, Ph.D., *The Composite History of Jackson County, Indiana*, Vol. 1, (Paducah, KY: Turner Publishing, 1988), pp. 36-40.
5. Edna Smith, compiler, *'76 Star Spangled Days* (Brownstown, IN: Brownstown Banner, 1976), p. 30.
6. *History of Jackson County, Indiana*, p. 135.
7. Edna Smith, compiler, *'76 Star Spangled Days* (Brownstown, IN: Brownstown Banner, 1976), p. 30.
8. *History of Jackson County, Indiana*, p. 387.
9. U.S. Bureau of the Census, 13th Census of the United States, Driftwood Township, Jackson County, Indiana, 1910.
10. *History of Jackson County, Indiana*, p. 463.
11. Rosa Blackwood & Edna Mae Smith, "Old Businesses in Vallonia from the early 1900s to 1975," unpublished manuscript, collection of Ft. Vallonia Museum.
12. *'76 Star Spangled Days* (Brownstown, IN: Brownstown Banner, 1976), p. 36.
13. "Vallonia Sayings and Doings," *Brownstown Banner*, April 1, 1914, p. 8.
14. Ibid. p. 1.
15. Ibid.
16. Ibid.
17. Ibid. p. 8.
18. "Vallonia Sayings and Doings," *Brownstown Banner*, May 27, 1914, p. 8.
19. "Vallonia Sayings and Doings," *Brownstown Banner*, March 4, 1914, p. 5.
20. *Brownstown Banner*, September, 1914.
21. 1947 Transfer Book, Jackson County Courthouse.
22. Interview with author, Gene and Ruth Foster, March, 2004.

Section 9 - Bibliography

Edwin J. Boley, ed. *The First Documented History of Jackson County, Indiana*. Seymour, IN: Self-published, 1980.

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Section number 9 Page 10

Joseph Jackson Hotel, Jackson Co., IN

Blackwood, Rosa & Smith, Edna Mae. "Old Businesses in Vallonia from the Early 1800's to 1975," Unpublished manuscript, collection of Fort Vallonia Museum).

History of Jackson County, Indiana. Chicago: Brandt and Fuller, 1886. (Reproduction of Unigraphic, Inc. Evansville, Indiana, 1975)

Indiana Historic Sites and Structures Inventory. *Jackson County Interim Report.* Indianapolis: Historic Landmarks Foundation of Indiana, 1988.

Noblitt, Loren W. *The Composite History of Jackson County, Indiana, 1816-1988.* Paducah, Kentucky: Turner Publishing Company, 1988.

Edna Smith, compiler. '76 "Star Spangled Days". Brownstown, IN: Brownstown Banner, 1976.

"Vallonia Sayings and Doings." (various dates in 1914). *The Brownstown Banner.*

U.S. Bureau of the Census. 13th Census of the Population, Driftwood Township, Jackson County, Indiana, 1910.

Verbal Boundary Description:

Starting at the southeast corner of Main and Water Street, proceed east 150 feet along Water street, then turn south and proceed fifty feet south along the rear of the building, then turn west and proceed 150 feet west: finally turn north and proceed 50 feet to the point of origin. Also known as Lot #1 in Vallonia, Indiana.

Boundary Justification:

This boundary was in the original town plat of Vallonia and was named "Lot 1". The boundaries have not changed over time.

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- Photo # 1 3. Marcia Walker Photographer
 4. Date of photograph: March 2004
 5. Negatives held by Sarah M. Walkoetter
 6. Camera facing east on Main Street
- Photo # 2 3. Marcia Walker Photographer
 4. Date of Photograph: March 2004
 5. Negative held by Sarah M. Waldkoetter
 6. Camera facing east on Main Street
- Photo #3 3. Marcia Walker Photographer
 4. Data of Photograph: March 2004
 5. Negative held by Sarah M. Waldkoetter
 6. Camera facing south on Water Street
- Photo # 4 3. Marcia Walker Photographer
 4. Date of Photograph: March 2004
 5. Negative held by Sarah M. Waldkoetter
 6. Camera facing west, looking toward Main St.
- Photo # 5 3. Marcia Walker Photographer
 4. Date of Photograph: March 2004
 5. Negative held by Sarah M. Waldkoetter
 6. Camera facing west toward Main Street
- Photo # 6 3. Marcia Walker Photographer
 4. Date of Photograph: March 2004
 5. Negative held by Sarah M. Waldkoetter
 6. Camera facing slightly northeast
- Photo#7 3. Marcia Walker Photographer
 4. Date of photograph: March 2004
 5. Negative held by Sarah M. Waldkoetter
 6. Camera looking at ceiling in the front hallway, lower level

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Section number _____ Page _____

- Photo # 8
3. Marcia Walker Photographer
 4. Date of Photograph: March 2004
 5. Negative held by Sarah M. Waldkoetter
 6. Camera facing southeast showing the original wainscoting, woodwork and plaster walls in the barbershop room.

- Photo # 9
3. Marcia Walker Photographer
 4. Date of Photograph: March 2004
 5. Negative held by Sarah M. Waldkoetter
 6. Camera facing east showing original wood work, transoms over the doors and wainscoting in the lower level hallway

Appendices

- A. Steam Heat Contract
- B. Contract to Build
- C. Geyer's Contract
- D. Hunt Contract
- E. J. H. Philips Contract
- F. Beaver's Contract
- G. Warranty Deed to Fort Vallonia Days, Inc.
- H. Barber Shop Contract
- I. Vallonia Map
- J. Hotel Foundation Drawing
- K. Restaurant circa 1932
- L. Pool Hall

Appendix A



PROPOSAL
FOR
STEAM HEATING APPARATUS

To *Joe Jackson*
Valonia, Ind......

We...submit herewith specifications and bid for the construction of a first-class
LOW PRESSURE STEAM HEATING APPARATUS, in *The Jackson Building*
at Valonia, Ind......

Principle of Construction

This apparatus shall be constructed as a *Low pressure* Steam Heating Apparatus on the *gravity system* and in such manner as to insure free circulation throughout the entire apparatus, while the radiators on any floor may be shut off without interfering with the circulation of the system.

Heater

Furnish complete and set up in basement *One* No. *728 Annapolis* Steam Heater, capacity *2175* square feet, manufactured by The J. H. McLain Company, Canton, Ohio, the same to be accompanied with Automatic Draft Regulator, Steam Gauge, Water Gauge, Safety Valve and a set of Fire Tools and Cleaning Brush. Furnish Feed and Draw-off Cocks of proper size for Heater, and connect same to water supply and sewer connection. Water pipe and sewer pipe to be laid near boiler by *contractor*.....

Smoke Pipe

Connect heater to chimney with a galvanized iron smoke pipe, the same to be of ample size and to be fitted with a close-fitting damper; owner to provide flue of sufficient draft.

Foundation

Suitable foundation for heater to be furnished by the owner.

Radiation

The direct radiation shall consist of *Cast Iron* vertical loop C. I. Interchange radiators, manufactured by The J. H. McLain Company, of which there shall not be less than *935* square feet, to be placed in the rooms specified in accompanying schedule.

The indirect radiation shall consist of _____ to be encased in _____ Fresh air shall be conveyed to same from outside through ducts each having a cutoff for regulating supply of air. The warm air shall be transmitted through _____ to _____ registers in rooms to be warmed.

Piping

Furnish and run the necessary pipe of ample size for free circulation, same to be properly proportioned and of best quality.

Risers

The rising lines of steam pipes to Radiators above first floor will be run *outside* of the partitions.

Fittings

All fittings to be of heavy cast gray iron of approved quality.

SCHEDULE OF RADIATION

ROOMS	No. of Radiators	No. of Sections	Height of Radiators	Columns	Sq. Feet of Direct Radiation	Sq. Feet of Indirect Radiation	Kind of Radiators	Temperature Degrees Fahrenheit
Office	1	23	38	3	115		Water	70°
Dining R.	1	17	38	3	85		"	"
Servants R.	1	11	38	3	55		"	"
Kitchen	1	11	38	3	55		"	"
Boarders Living	1	12	38	2	48		"	"
Bed Room	1	6	38	3	30		"	"
Barber Shop	1	17	44	3	102		"	"
Hall	1	12	38	3	48		"	"
Second Floor.								
Parlor	1	15	38	3	75		Steam	"
Bed # 1	1	4	38	3	20		"	"
Bed # 2	1	4	38	3	20		"	"
Bed # 3	1	4	38	3	20		"	"
Bed # 4	1	4	38	3	20		"	"
Bed # 5	1	8	38	3	40		"	"
Bed # 6	1	10	38	3	50		"	"
Bed # 7	1	4	38	3	20		"	"
Bed # 8	1	4	38	3	20		"	"
Bed # 9	1	4	38	3	20		"	"
Bed # 10	1	4	38	3	20		"	"
Toilet # 1	1	3	38	2	12		"	"
"	1	4	38	3	20		"	"
Bath	1	3	38	3	15		"	"
Hall	1	8	38	3	40		"	"
	23				950			

Guarantee

When the apparatus herein proposed to be furnished is completed in accordance with the conditions herein, we guarantee that it shall be capable of warming all rooms mentioned on the schedule to the temperature mentioned therein, during coldest winter weather, when building is furnished and occupied, provided our printed instructions for the management of the apparatus are followed, and that coal suitable to the requirements of Heater is used.

If, after this apparatus shall have been accepted by you, and part thereof, constructed by us under this proposal, shall fail to fulfill the guarantee herein contained, by reason of any defect in the same, we agree to remedy such defect at our own cost, within reasonable time after receiving written notice of such defect.

The term "defect" as above used, shall not be construed as embracing imperfections as would naturally follow improper usage, accidents or the wear and tear of use.

Finally

This specification covers everything necessary to make a first-class warming apparatus. Any extras required must be specified in writing, it being understood that verbal agreements shall not be binding upon either party to this contract.

Proposal

We shall furnish all materials, tools and labor called for and shown by the plans and specifications, and furnish apparatus complete for the sum of *Eight hundred and seventy five* Dollars (\$ *875⁰⁰*)

Signed *J. C. Berins*
Per *Clark*

Dated at *Apr 1* 191*4*

Payment to be made as follows

\$475 When Boiler pipe, fittings & Rad is delivered
400 " Job is completed and fired.
875 Total

Acceptance

I hereby accept the above proposal and agree to pay to *The W. C. Berins Co.* the sum of *Eight hundred and seventy five* Dollars, (\$ *875⁰⁰*), upon terms as per above.

Signed *[Signature]*

Date 191.....

Hangers

All pipe lines in basement to be supported by neat, strong Hangers, properly fastened to timbers overhead.

Ceiling and Floor Plates

Where pipes pass through floors or ceilings, the openings shall be fitted with proper floor and ceiling plates.

Radiator Valves

Each radiator to be furnished with a nickel plated, wood wheel *Jenkins Disc* radiator valve also nickel plated *Automatic* air valve.

Bronzing

All radiators and exposed pipes above cellar to be bronzed or painted plain, and heater and basement pipes to receive one coat of best japan.

Carpenter and Mason Work

All necessary carpenter and mason work to be provided by *Contractor*

Cover Pipes

..... will, if desired, cover all exposed main flow or return pipes with non-conducting material, at a cost to you of \$..... in addition to the price above specified; provided work can be done while..... man is at work on this job. Payment for this to be due on completion of the work.

Indirect Work

We will furnish suitable Registers for the indirect stacks and will box the same, lining all boxes with

Temporary Heat

If temporary heat is required, involving the labor of connecting the radiators the second time the sum of dollars shall be allowed the contractor for each radiator so connected, and during such time as the apparatus may be run temporarily for the benefit of mechanics or for drying purposes, it will be at the risk of the owner of the building, who shall be responsible for the proper care of the apparatus during the time it is so used, and maintained in as good condition as when taken for above named purpose.

Construction of the Building

Our estimate for the capacity of the apparatus required to heat said building, and our specifications and proposals all based upon dimensions and plans of the building and information respecting its construction received from you or your representatives. If it shall hereafter be found that such dimensions, plans or information are erroneous, or if changes shall be made in the plans and constructions of the building, then so far as such error or changes shall effect the efficiency of the heating apparatus, the following guarantee as to the efficiency thereof must be deemed canceled. Any alteration or deviation from the plans agreed upon, involving extra expense, will be subject to additional charge.

Notification of Completion

Upon notification that the work herein specified is complete, it shall be promptly inspected and accepted or rejected by owner, so that mechanics while still on the premises may, without delay, complete it, or remedy any defect that may appear, it being agreed that such acceptance shall not be deemed a waiver of guarantees. If not inspected immediately upon completion, the apparatus will be left in the owner's charge, and responsibility for it rests in him. Failure to so promptly inspect and accept or reject such work shall be construed as an acceptance of said work and shall entitle us to payment according to contract.

Appendix B ✓

We, the undersigned citizens of the town of Vallonia, in Jackson County State of Indiana, do hereby severally guarantee to Joseph Jackson, an annual rental of Four Hundred and Eighty Dollars (\$480.00) for a period of five years, upon the conditions and stipulations as hereinafter set forth, namely:-

That said Jackson will construct a brick building on his lot in said town numbered One, on the plat of said town and being situated on the east side of Main St. the said building to cost not less than \$6000⁰⁰ for material and construction, and the Architect plans therefore- thereof to be first submitted to the undersigned and approved in writing by them or by their authorized representative.

The said building to be completed and ready for occupancy on or before August 1st 1914

The rentals hereby guaranteed to be paid to said Jackson shall begin from the date of said completion, and shall be due and enforceable quarterly.

As affected by the casualties of wind and weather, building shall be maintained and kept in repair by said Jackson during said term, and in the event that the same should be destroyed by fire or otherwise then, and in such case, this obligation shall cease and remain in abeyance during such period and until the same is rebuilt and restored.

It is expressly agreed and understood that all tenants of said building or any part thereof shall have the approval of the undersigned before being admitted as tenants, and further, that no tenant having the approval of the undersigned or of their authorized representative shall be

denied by said Jackson.

And for the observance of this contract, under the above conditions and stipulations, well and truly to be done and performed the undersigned severally bind themselves, pro rata, in equal parts according to the number of grantors who shall execute this agreement.

Signed and executed in duplicate this March 16 1914

~~J. W. ...~~
Geo. J. ...
S. J. ...
L. L. Bundy
Geo. R. ...
Geo. H. Geyer.
E. C. Richards
J. W. ...
B. T. Dorsey.
J. ...
Virgil Abel.
Frank Boas
O. L. Cook.
S. A. Cook
Louis Diekmeyer
Charmer ...

Louise ...
H. D. ...
R. E. Mahan
Earl Boas

Accepted this
March 16
February 16 1914

Joseph Jackson

Appendix C

Building Contract

An agreement entered into this 16th day of March, 1914, by and between Mr. Joe Jackson of Washington Co., party of the first part Owner, and Mr. G. H. Geyer of Vallonia, party of the second part, Builder.

Witnesseth : That the said party of the second part, for and in the consideration of the sum of \$5400.00 Dollars, in payments as is set forth, agrees to construct a Hotel Building for the said party of the first part on his lot in Vallonia, in accordance to plans and specifications and detail drawings, here-to annexed all prepared by the Architect.

Which drawings and specifications are a part of and the basis of this agreement.

In consideration of the fore-going, the said party of the first part agrees to pay to the said party of the second part, the sum of \$5400.00 Dollars, in payments and under the conditions as fully set forth in the contract.

In witness of the foregoing, the parties aforesaid here set their hands and seals to this and one other instrument of like tenor and date.

Owner, Seal.

Joseph Jackson

Builder, Seal.

George H. Geyer

Payments as follows

- \$ 1000.00 When foundation is in.
- \$ 1000.00 When walls is 1-3 up
- \$ 1000.00 When walls is 2-3 up
- \$ 1000.00 When walls are completed.
- \$ 1000.00 When ready to plaster.
- \$ ~~1000.00~~ 900.00 When completed.

1. CONTRACT AND AGREEMENT between Joseph Jackson herein after known as party of the first part, and W.C. and Alice Hunt herein after known as parties of the second part, Wisconsin;

Whereas the first part agrees to rent to parties of the second part the Fox Building situated at the east side of Main St. and known as the Fox Hotel Building, Valparaiso, Ind. for a period of 1st. 1922 Party of first part reserves the corner room also.

And whereas the second part agrees to pay the sum of \$25.00 per month for said building, said payments to be made every three months

It is further agreed that parties of the second part reserve the right to remove and make all improvements made of the premises or any part of said party of first part, by parties of the second

This agreement made in duplicate this 21st day of February 1922

Joseph Moorman

Signed party of first part

W.C. Hunt

Alice Hunt

Signed party of second part

CONTRACT AND AGREEMENT between Joseph Jackson herein after known as party of the first part, and J. H. Phillips herein after known as the party of the second part, Witnesseth;

Party of the first part agrees to rent to party of the second part the Brick building situated on the east side of Main street, and known as the Jackson Hotel Building, Vallonia, Ind., for a period of five years from September 1st, 1923. Party of the first reserves the corner room now used as a Barber Shop.

Party of the second part agrees to pay the sum of \$25.00 per month in advance for said building.

It is further agreed that party of the second part reserves the right to remove any and all improvements made on the premises or in building of said party of first part, by party of the second part.

Contract made in duplicate this 1st day of September, 1923.

Joseph Jackson
Party of the first part.

J. H. Phillips
Party of the second part.

Appendix E

Appendix F

Contract and agreement between Joseph Jackson , herein after known as party of the first part and Juilius H. Beaver party of the second part , witnesseth;

Party of the first part agrees to rent to party of the second part , the brick building situated on the East side of Main St, and known as the Jackson Hotel Building, Vallonia, Ind. for a period of one with the additional privilge of four more years. Party of the first part reserves the corner room now used as the barber shop.

Party of the second part agrees to pay the sum of \$20.00 per month in advance for said building.

Contract made in duplicate this day of May, 1924.

Party of first part.

Party of second part.

WARRANTY DEED

THIS INDENTURE WITNESSETH, That, Carl Applegate, Grantor, of Clark County, in the State of Indiana, CONVEYS AND WARRANTS to Fort Vallonia Days, Incorporated, an Indiana Corporation, Grantee, of Jackson County, in the State of Indiana for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Jackson County, State of Indiana, to-wit:

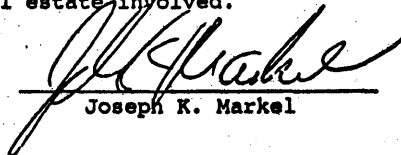
Lot Numbered One (1) in the Town of Vallonia, Jackson County, Indiana

Subject to all legal highways, covenants, conditions, restrictions and easements or record or apparent.

Grantor agrees to pay all the unpaid taxes assessed upon the above described real estate for the year 1997, due and payable in the year 1998, and the 1st installment assessed for the year 1998, due and payable in May, 1999.

Grantees assume and agree to pay the 2nd installment of taxes assessed for the year 1998, due and payable in November, 1999 and those due assessed thereafter.

I hereby certify that I prepared this instrument from information given to me by the parties hereto. I do not guarantee the merchantability of title, freedom from incumbrances or accuracy of description as I did not examine the title to the real estate involved.



Joseph K. Markel

The undersigned hereby represent that this real estate is not "property" as defined in Indiana Code 13-11-2-174, and is not, and has not been used as a landfill or dump, and contains no underground storage tanks or toxic or hazardous waste or materials, and that no disclosure

statement under Indiana Code 13-25-3-1, et seq,
(Responsible Party Transfer Law), is required for this
transaction.

IN WITNESS Carl Applegate, Grantor has executed this deed
this 11th day of March, 1999.

Carl K. Applegate
Carl Applegate

STATE OF INDIANA

COUNTY OF JACKSON, SS:

Before me the undersigned, a Notary Public for Jackson
County, State of Indiana, personally appeared Carl Applegate and
acknowledged the execution of the foregoing Warranty Deed, and he
being first duly sworn by me upon his oath says that any facts
alleged in the foregoing Warranty Deed are true.

Signed and sealed this 11th day of March, 1999.

Judy Broshears
Judy Broshears Notary Public

SEAL

My Commission Expires:
October 10, 1999
Resident of Jackson County, Indiana.

This instrument was prepared by Joseph K. Markel, Attorney at Law,
136 South Main Street, P. O. Box 121, Brownstown, Indiana 47220.

Return deed to: Ray Meahl, 522 Ashland, Brownstown, In 47220

Send Tax Bills to: Ray Meahl, 522 Ashland, Brownstown, In 47220

Property Address:

9902221

Recorded and Filed 3-12, 1999
at 3:35 O'clock P M and recorded in
Record 235 Page 938-939
Fee 12.00

Sarah M. Bexter
Jackson County Recorder

THIS PROPERTY DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
THIS 12 DAY March 1999
Erin J. Stahl
AUDITOR JACKSON COUNTY

Contract and agreement between Joseph Jackson, party of the first part, and Cyrus Cursons, party of the second part, witnesseth:-

Party of the first part agree to rent to the party of the second part, the room known as the Barber Shop room in the brick building situated on the East side of Main Street, and known as the Jackson Hotel Building, Valletta, Indiana, for a period of one year, with the additional privilege of four more years.

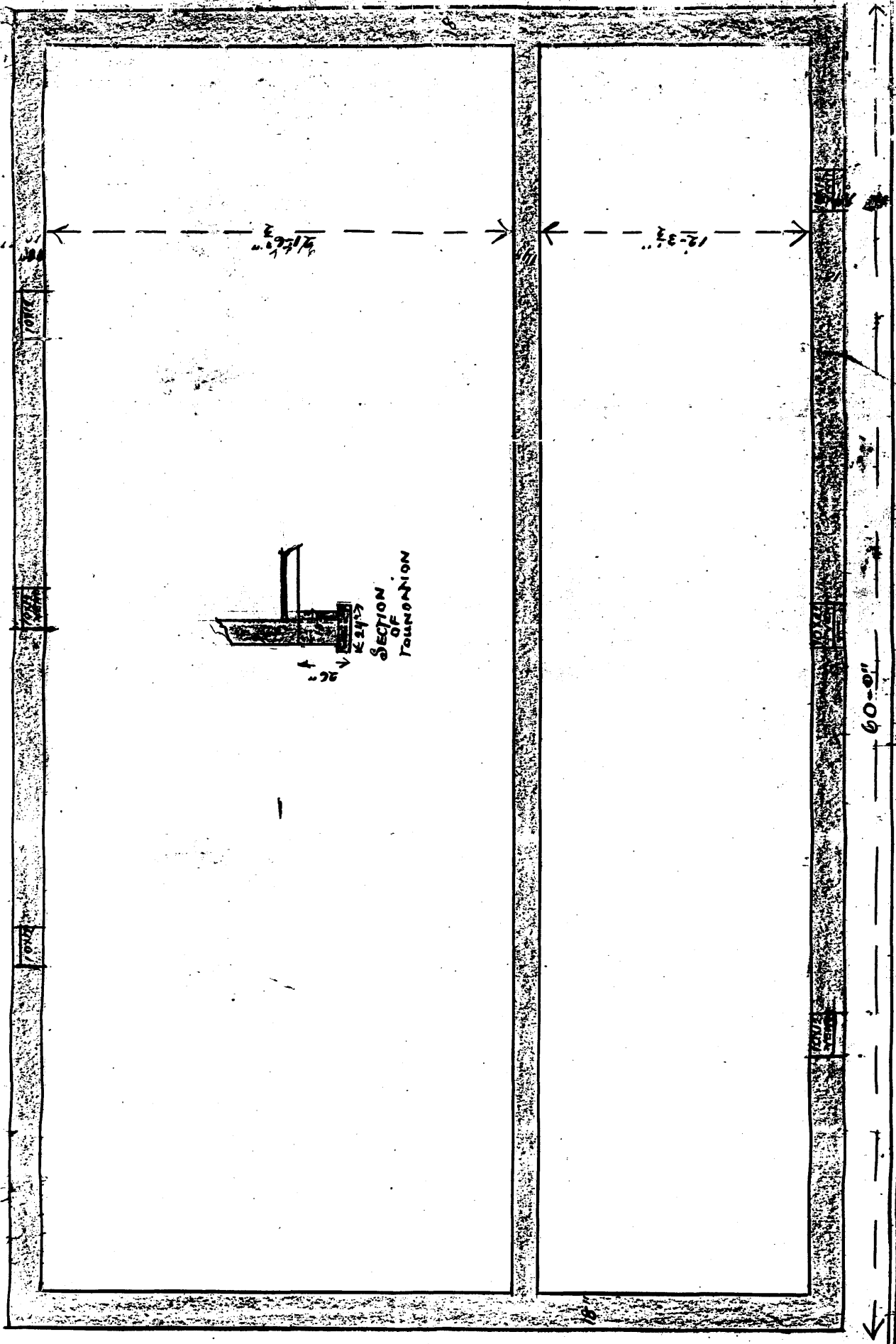
Party of the second part agree to pay the sum of \$5.00 per month in advance for said Barber Shop room.

Contract made in duplicate this 1st day of Nov^r, 1924.

Joseph Jackson
Party of first part

Cyrus Cursons
Party of second part.

Appendix M





Interior view of the store, showing the counter, display case, and seating area. The store is located at 123 Main Street, New York, N.Y.

TOM PLUMMERS POOL HALL 1950'S



Tom Plummer's Pool Hall, 1950's
1950's
1950's
1950's
1950's