

NATIONAL REGISTER  
LISTED

# National Register of Historic Places Registration Form

### 1. Name of Property

Other name/site number 121-4320-0026

## 2. Location

State Kansas      Code KS      County Miami      Code 121      Zip code 66071

### 3. State/Federal Agency Certification

State or Federal agency and bureau

State or Federal agency and bureau

#### 4. National Park Service Certification

☐ other, (explain:)

Jackson Hotel  
Name of Property

Miami County, KS  
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 |            |
|--------------|-----------------|------------|
| 2            |                 | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| 2            |                 | 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/restaurant

### Current Functions

(Enter categories from instructions)

VACANT / NOT IN USE

## 7. Description

### Architectural Classification

(Enter categories from instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY: Commercial

### Materials

(Enter categories from instructions)

Foundation: CONCRETE

Walls: BRICK

Roof: Other- Built up

Other:

### Narrative Description

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

Jackson Hotel  
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Miami County, KS  
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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)

- ☒ **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)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

### Period of Significance

1921-1958

### Significant Dates

1921

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Washburn, George P. (architect)

Freese Construction (Builder)

## 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:

Kansas State Historical Society

Jackson Hotel  
Name of Property

Miami County, KS  
County and State

## 10. Geographical Data

Acreage of Property Less than 1 acre

### UTM References

(Place additional UTM references on a continuation sheet.)

|      |   |   |         |   |   |   |          |   |   |   |   |   |   |   |
|------|---|---|---------|---|---|---|----------|---|---|---|---|---|---|---|
| 1    |   |   |         |   |   |   |          |   |   |   |   |   |   |   |
| 1    | 5 | 3 | 3       | 6 | 2 | 4 | 0        | 4 | 2 | 7 | 0 | 8 | 4 | 0 |
| Zone |   |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |
| 2    |   |   |         |   |   |   |          |   |   |   |   |   |   |   |
|      |   |   |         |   |   |   |          |   |   |   |   |   |   |   |

|      |  |  |         |  |  |  |          |  |  |  |  |  |  |  |
|------|--|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
| 3    |  |  |         |  |  |  |          |  |  |  |  |  |  |  |
| Zone |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |
| 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 J. Bradley Miller  
Organization Lakewood Properties, LP Date 2-24-2008  
Street & number 34 Timber Lake Rd Telephone 785-869-2484  
City or town Lane State KS Zip code 66042

## 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 Lakewood Properties, LP  
Street & number 14 Timber Lake Rd Telephone 785-418-4546  
City or town Lane State KS Zip code 66042

**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 Reduction Projects (1024-0018), Washington, DC 20503

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Paola, Miami County, Kansas

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**Narrative Description**

The Jackson Hotel is a three-story red brick building located at 139 W. Peoria at the southeast corner of Peoria and Gold Streets in Paola, Miami County, Kansas. The hotel was built in 1921 in the restrained style of the Progressive Era. It is rectangular in shape being five bays deep and 12 bays wide. The hotel has a slightly sloped roof with a simple parapet. A one-story porch of match red brick sits centered on the north or main façade sheltering the main entry door and large front windows.

All brick on the building appears to be hard-fired and features raked back joints of tinted red mortar. The bricks were made in Coffeyville, Kansas, which is imprinted on each piece. Courses with headers tying the brick wythes together appear every eighth course. Headers are set every other brick horizontally on those courses.

**Front Façade**

The front façade faces north on to West Peoria. The first floor is slightly raised above grade so that entry is made by five concrete steps at the center of the façade up to the wide front porch. The porch has a concrete floor with red brick walls around the perimeter. The porch walls are topped with Carthage stone caps. Four, square brick columns support a flat roof. The fascia around the edge of the roof is decorated with dentil blocks.

At the center of the main façade's first floor is the main entry door. The door is a single-light glass and wooden door framed by flanking sidelights and a five-light short transom. The sidelights also feature two-light transoms above.

To the east or left of the front door are five double-hung 1/1 wooden windows. Three of these windows are sheltered by the front porch. The majority of the windows in the building are 1/1 double-hung wooden. Some have deteriorated storms or screens on the exterior, some have plywood on the exterior for protection. The plywood has been painted to resemble a 2/2 double-hung window. A few of the windows are severely deteriorated or missing altogether. All windows have Carthage stone and soldier course brick heads. The heads of the third floor windows are formed from a continuous soldier course that wraps the north and west sides of the building (these are the most visible facades). At the east and west ends of the front façade pairs of windows share a common stone sill and brick heads. These appear on all three levels of the north or front façade.

To the west or right of the front door are three large double-hung windows and two double-hung windows of a size typically to the building. The larger windows are 1/1 with the top sash being much shorter than the lower sash. The larger windows open into the hotel lobby and are protected by the front porch. The other two windows sit beyond the porch.

Above the third story windows, minimal decorative elements embellish the simple parapet. Small stone diamonds and squares are set among soldier-coursed bricks to create a panel motif. The

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parapet is topped with a Carthage stone cap. At the center of the top of the parapet sits a decorative pediment with a circle motif inscribed 1921. Below the circle are the words JACKSON HOTEL.

**East Façade**

The east side of the hotel faces a neighboring commercial building presently being used for storage only and with a metal facade. The space between the buildings is minimal. A deteriorated fire escape is located on this side of the hotel. The first floor has three bays with the center bay being shorter. All windows are 1/1 double hung. The second and third floors have a door with a small window at the end of each hallway for fire evacuation that opens up to the metal fire escape ladder. Also the number two and three floors have three bays across. The second and third floors are identical in their layout.

**West Façade**

The west side of the hotel faces Gold Street. The concrete foundation of the building is highly visible on this side. The elevation features five windows on the first floor, but only four on each of the upper two floors. They feature the stone sills and brick heads visible on the front façade. The first floor windows are 1/1 double-hung wooden of typical size. On the second and third floors, the north bay is solid brick with no openings or ornamentation. In the second bay to the south sits a typical 1/1 double hung window. The middle bay of the upper two floors features smaller window openings. The stone sills are slightly higher than the other windows on these levels. These appear to be the windows at the ends of the second and third floor corridors. The two windows on the south end of the second and third floors of the west façade are typical in size and configuration. The third floor windows feature a brick head comprised of the soldier course that wraps from the front façade. Decorative brick and stone embellishments, similar to those on the front façade also embellish the west side parapet.

**South or Rear Façade**

The rear or south façade of the hotel faces an alley beyond an open green space. The brick of the rear wall is common red and is not as refined as the brick on the north and west facades. Sanborn maps call it hollow tile. The concrete foundation is visible at the west end, but is covered from sight by the rising grade of the lawn to the east. The rear façade has no parapet. The roof slopes slightly toward this rear where rainwater is collected in a gutter. The rear façade is rectangular and is divided down the middle by a downspout. The half of the façade to the east features five bays of openings on each of the three floor levels. Windows are 1/1 double-hung wooden of the typically size for this building. The sills are Carthage stone, but the heads of the windows are angle iron lintels. At the ground level there is a door for access to the hotel from the rear. A metal stair leading to the fire escape on the east façade touches down just south of this section of the rear façade. Vegetation has grown up over the southeast corner of the building obscuring some windows.

The west half of the rear or south façade features one bay of window openings at the extreme western edge of the rear wall. One typical 1/1 double-hung window sits in this bay at each of the three floor levels. To the east is a large area where there is evidence of a pitched roof structure previously removed. Within this area are two doors at the first floor level and a single doorway at the second floor level. A chimney rises from the roof directly above this area. To the east of this area are more typical windows. There is a single double-hung window on the first floor and two on each of the

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upper levels. A smaller window opening sits above the ghost marks of the roof from the previous structure. There does not appear to be any damage to the wall from the removal of the previous addition.

**Interior**

The interior of the hotel has suffered from a past roof leak and the attempts by previous owners to begin rehabilitation. The first floor is divided into three principle spaces. To the east are what appear to have been office spaces with small conjoined rooms. This is also where the public bathrooms were located. To the west was the hotel kitchen and prep area for the Glass Door Restaurant that opened in March of 1979. The hotel lobby sits directly in the middle with access through the front door off the porch. A simple wooden staircase rises from this central lobby to access the upper floors. The lobby area retains the original pressed metal ceiling in fair condition. All of the 2x4 and 2x6 framing for the interior walls are in place, but the lathe and plaster have been removed due to severe water damage from the leaking roof. All doors and wood trim pieces are on site and will be reinstalled. Wooden floors are intact and in fair condition with the exception of one portion in the kitchen which has water and termite damage.

The upper floors contain the former guest rooms for the hotel. Again, the framing for all interior walls is intact, but the lathe and plaster were removed by a prior owner due to water damage. The original doors and transoms are retained on site and will be refinished and reinstalled. Wooden floors are in poor condition due to weather from the former leaking roof, weather coming through broken windows since the roof repairs and birds and other animals living inside the structure. It is proposed that the hallways at least can be refinished to retain the same wood floor and carpet runner that was original. On the third floor there is a large skylight with an exhaust fan intact. Some original steam radiators are still on site and could be used as a non-working item to add to the hotel's original look. Doors, trim and other wood are stacked in piles and leaned up against walls and appear to be in fair condition. The second floor also has an exhaust fan on the east side of the hallway.

**Out Building (c. 1921)**

To the south of the hotel, at the southwest corner of the lot, sits a one-story building that served as the former laundry or perhaps a display room for salesmen. It is built of hollow tile and brick on the corners. The roof is slightly pitched with gable ends facing north and south. The building has significant structural concerns including cracks in the walls and sagging roof rafters. There is a small loading dock on the south side. The interior walls are the same outside hollow tiles with brick corners. The ceiling is pressed tin and appears to be in good condition. The concrete floor has severe cracks and gaps and the condition of the overall building is very bad.

**Conclusion**

The hotel has experienced some deterioration due to neglect, vacancy, occupancy by various birds and small varmints and vandalism. Some of the brick, especially on the front porch, has been improperly repointed and a portion of the front porch wall has been knocked down by vandals. However, the hotel retains a good deal of its original integrity of materials and design. The character of the building is intact and continues to reflect the historic periods and events comprising the history of Paola.

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STATEMENT OF SIGNIFICANCE

The Jackson Hotel (1921) is located at 139 W. Peoria at the southeast corner of Peoria and Gold Streets in Paola, Miami County, Kansas. The building sits two blocks from the Miami County Courthouse, the only building in the city currently listed in the state and National Registers of Historic Places. The courthouse and the Jackson Hotel were designed by well-known architect George P. Washburn of Ottawa, Kansas. The hotel is being considered for nomination to the National Registers of Historic Places under Criterion A for its association with the growth and development of Paola and under Criterion C as a good local example of early 20<sup>th</sup>-century commercial architecture executed on a hotel.

Community History

In 1853, Lykins County (now Miami) was established at the border of Missouri, just south of Kansas City. Only a year later, the land comprising Lykins County and much more to the north, south, and west was recognized as the new Territory of Kansas. The City of Paola was incorporated in 1855. Being in a border county in the 1850s, the City of Paola saw a great deal of turmoil between pro-slavery and abolitionist forces fighting for control of the new territory and future state. Individuals like John Brown and William Quantrill frequented the area and had familiar ties in the surrounding communities. Pro-slavery Quantrill was actually jailed in Paola in 1861, two years before his militia burned Lawrence to the north.

According to Andreas' History of the State of Kansas in 1883 Paola boasted a population of 3,000. George Higgins' description of Paola in 1877 stated the population at around 1,600 so the growth of the community was fast. Higgins lists Paola as having eight hotels and boarding houses in 1877, while Andreas describes only three hotels in 1883. By 1937, there were only two listed in the telephone directories.

In September of 1901, telephone service was first established between Paola and several small towns to the East such as Somerset, Louisburg, Wagstaff and Hillsdale. The central toll office was in the Mallory Opera House. In 1904, 400 people were added to the population of Paola due to the expansion of the oil fields there. In 1905 the first ever golf match in Paola was played in Smith's pasture between four local residents. Kerosene was selling for 10 cents a gallon as soon as the Paola refinery got going. The Commercial Hotel announced that in the last year, they had over 15,000 guests stay there. In 1907 the "Paola House" the oldest landmark in Paola and the first hotel erected in Eastern Kansas was destroyed by fire on South Silver that destroyed one half of the block. During the next 50 years many great buildings on the square in Paola were destroyed by fire. Some were rebuilt, but not on the same grand scale as before.

The Honorable William Jennings Bryan spoke to the largest crowd ever in the Mallory Opera House in 1908 for the benefit of funds for the Kansas Soldiers statue in the park square. The first telephone booth in town was installed in the corridor of the courthouse. In 1909 George P. Washburn and Sons Architects admired the new City Hall they had designed at a cost of \$9,905. The Catholic Ursuline sisters bought

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another 18 acres to expand their academy. The town of Paola was formed around this facility, which still stands today. In 1911, owners of automobiles met at the Paola skating rink to organize. The automobile had become a permanent vehicle. Also that year several businesses had installed electricity for lighting as did the Paola Library. Frank Hite was most likely the first millionaire in Paola. He quit his desk job at the Commercial Hotel. Twenty years before he had purchased shares in a Mexican mining company. His shares were worth 1.6 million at that time.

The town of Paola was ordered to reduce their consumption of wheat flour in 1918. Seventy five million bushels were being shipped to our soldiers overseas. Ninety-one men were drafted and 54 left for training camp. E.J. Sheldon sold the LaClede Hotel to Mrs. Lucy Jackson that same year. In 1919 the 35th Division had been ordered home from France. Company D, 137th Infantry of Paola was in the 35th. Paola boys were due back soon. In 1921 The Jackson Hotel was built on the site of the old LaClede Hotel, formerly the Reed House and the Union, built in 1857. The best part of the LaClede frame building was retained as the back of the Jackson.

The Mallory Opera House burned down in 1921. In 1926 the Missouri Pacific rail depot was the center of attention as Marion Talley, famous opera star passed through Paola en route to Kansas City. A large number of her fans shook hands with her during the stop over. The next year, Jack Dempsey, prizefighter, passed through Paola. His fans met him at the depot as he arrived in town. In January of 1928 the depot burned and had to be razed. By this time Paola had 11 northbound and 12 southbound trains daily. Paola census was up to 3,762 by December of 1930. In April of 1931 due to the Depression, the board of education voted to not raise teachers' salaries for next year. They also decided not to employ married teachers whose husbands were employed. A man who claimed to be Jesse James talked to a crowd in Paola for more than an hour in 1932. Miami County boasted the first completed WPA project in Kansas. The 2.75-mile stretch of surfaced road from Paola North to Kansas 68, via the old fairgrounds is the first WPA project to be recorded as completed in the state office at Topeka.

By 1936, 4,000 called themselves residents of Paola. The Missouri Pacific ran a special train from Paola to Coffeyville for the Wendell Wilkie meeting. September of 1940 brought to town movie stars Roy Rogers and Gabby Hayes. They were a great hit with the citizens as they attended the showing of their new movie "Colorado". Their movie was being shown at the formal opening of "The Paola" the modern new theatre in town. Rogers and Hayes rode horses in a parade with children reaching out to touch the stars. They sang, danced and spoke to the crowd during the intermissions of the movie. They stayed at the Jackson Hotel that night and the next morning a large crowd of fans were waiting outside to greet them. Several present day residents of Paola remember being in the crowd as they walked out of the hotel. Mary Evenger Gibbons, 74 and still a resident of Paola was 8 years old at the time. She recalls that she went down to the big red brick hotel and saw the two stars come out. "I did not get an autograph though" she lamented "I just wasn't old enough to know to do so."

In October of 1940, the Miami County draft board called up 200 men and the first 45 were selected to leave for camp. The Western Spirit carried the full text of President Roosevelt's war message, declaring a state of war with Japan. In April of 1942, the Paola unit of the Kansas State Guard had to give up its weapons to the US Army. Various Kansas guard units turned in more than 30,000 rifles. In November

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citizens joined together to collect metal of all types for the war effort. The old German cannon given to the Miami Courthouse in 1926 was donated back to the government for scrap metal. It weighed 5,025 pounds.

Paola residents were urged by local banks to buy war bonds on the first anniversary of the Pearl Harbor attack. Robert A. Poteet, of Miami County was killed in action in Italy. He was the 11th county man to give his life to our country. By 1946, 22 passenger trains a day were coming into Paola. By the next year, things were returning more towards normal. During the war, soap was hard to find, now it was being displayed in the windows of local stores. In 1948 Governor Thomas E. Dewey, visited Paola on his "Victory Special" of 17 Pullman cars. This was the first time in 30 years that a presidential candidate had come to the town in daylight hours.

The year 1949 brought the first television set to be delivered to Paola with Mr. and Mrs. Fred Crose, the proud owners. The Hume Music store sold the set and it was expected to receive signals from a Kansas City station. By 1950 Paola received another replacement cannon for the courthouse lawn from the U.S. Army.

In 1951 Braemoor, a local manufacturing plant in Paola received a contract from the U.S. government to produce 19,600 uniforms for the U.S. Air Force Womens Division. By 1952 they were producing 36,000 Army overcoats for the Korean Conflict without a single rejection. Milk in 1958 was 41 cents a gallon in Paola. Gas was 21.9 cents per gallon. Mr. Keeton, the owner of The Jackson Hotel was listed as the only male ever to graduate from the all female Ursuline Academy in Paola. The Jackson Hotel was robbed by 3 Missouri youths, but were arrested before they got away from the hotel. Paola's claim to having the first producing and commercial oil well in the Mid-Continent field was officially verified. The "History of Oil in Kansas" in an annual report of the State Geological Survey gave facts gained through extensive research of the feat.

In 1964 a cup of coffee formerly 5 cents a cup, went to 10 cents. Paola was one of the last places to hike the price. The structure on North Pearl, known for many years as the Bromley Hotel, was dismantled leaving the Jackson Hotel as the only hotel left in Paola. Chubby Checker and his band performed at the Palomino Club south of town. The popular recording star was an instant hit during the late '50s. In March of 1979 Paola's newest restaurant, "The Glass Door" was opened in the Jackson Hotel. It was a full menu restaurant catering to hotel residents and had private meeting rooms. Paola's population was now at 4,676 up from 4,557 in 1980.

The addition of a four-lane highway completed in November of 2003 from Olathe and the Overland Park areas south of Kansas City past Paola has contributed to the continuing growth of this small historically rich community. At present there are no hotel rooms available in Paola although there is a small motel located in an obscure part of town and also a new Best Western Hotel being built on the outskirts of town alongside 169 Highway. The restoration of the Jackson Hotel will be a most welcome addition to the Paola downtown city square area and to its residents.

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Property History

According to records on file at the Kansas State Historic Preservation Office, a frame structure was built on the site in 1863. A photograph (circa 1883) at the Swann River Museum in Paola and reprinted on the inside cover of their Sesquicentennial edition book shows a picture of a two story structure with a sign outside stating that it was the Union House. In a news article in the *Miami County Republic* in 1921, they stated that the Union Hotel was the original structure just before it was named the Reed Hotel. There is not evidence that the original frame structure survived into the 1880s, but Sanborn Fire Insurance Maps from 1884 show a two-story structure at the southeast corner of Peoria and Gold Streets named Reed's Hotel. The hotel sat just west of the Reed and Spawr(?) Livery. A one-story house sat behind the hotel facing Gold Street at the alley. According to A.T. Andreas' History of the State of Kansas, Barney Reed came from Indiana by way of Iowa and Illinois. He arrived in Paola in 1866 and established his livery business in 1877. According to Andreas, who was writing in 1883, Reed took possession of his hotel at the close of 1882 on the expiration of the lease of the former occupant, refitted and refurnished it and opened the same for business January 1, 1883.

The Sanborn maps show the hotel changing little through the 1890s until 1897 when it is called the LaClede Hotel. In 1897 the maps show a large, two-story addition to the rear of the hotel along Gold Street. The house at the rear of the lot absent by this time and there were various small out buildings at the alley. The LaClede Hotel stayed in this configuration through the early 1900s. News articles in the *Miami County Republic* stated that on February 6th, 1914, Mrs. S.M. Strong was leasing the LaClede Hotel. On May 31st, 1918 E.J. Sheldon sold the LaClede Hotel to Mrs. Lucy Jackson. The building is shown on the 1916 Sanborn maps with the same footprint as in 1897.

In the 1920s the property underwent its largest changes. A 1923 Paola telephone directory does not list any hotels, but the Sanborn map for 1928 shows the Jackson Hotel at the southeast corner of Peoria and Gold. Mrs. Lucy Jackson had announced back in April of 1921 that she had hired George P. Washburn, architect with A.E. Freese, contractor to construct a new brick hotel 76x40 on the site of the LaClede. The cost would be \$50,000 including furnishings and would have 25 new rooms. Rent for the rooms would range from \$3.50 to \$5.00 per week. The three-story structure is brick-faced and hollow tile construction (the rear wall of the three-story section is marked as hollow tile on the Sanborn map). The hotel featured steam heat and electrical lighting. A one-story porch faced Peoria Street and what appears to be the same two-story section in the rear featured a three-story porch facing Gold Street. The two-story section was used as a dining room. A fire escape was attached to the southern end of this section as well as the eastern end of the main hotel. Just east of the dining room was a one-story kitchen. A narrow courtyard separated the kitchen from another two-story addition labeled as hotel rooms. This two-story section was connected to the three-story main hotel with a one-story connector. At the rear of the lot is shown a one-story, hollow tile and brick building labeled sample rooms. This was likely a small building that was available to traveling salesmen staying at the hotel as a place for them to display their products.

Telephone directories for 1937, and 1939 advertise the Jackson Hotel as having good food and catering services. R. L. Weir is listed as hotel manager in 1937. An advertisement in 1941 calls the Jackson a modern hotel with furnished apartments. In 1944 a Mrs. Lee Shannon is listed in the directories as the

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hotel's manager. Advertisements proclaim that the hotel has room with or without bath(s). Mr. and Mrs. Lee Shannon are listed as residing at the Jackson Hotel at 139 W. Peoria.

By 1948, Sanborn maps show that little had changed at the Jackson Hotel. The eastern two-story addition that had been connected to the three-story main hotel was no longer standing, but the two-story dining room section, kitchen, porches, and sample rooms were still intact. Since 1937, the city telephone directories listed only two hotels in Paola - the Jackson Hotel and the Commercial Hotel. The Commercial Hotel was at 17 E. Peoria. These appear to be the only hotels in the city through 1968. In 1969, only the Jackson Hotel is listed in the telephone directory.

Back in 1934 Roy Weir of Joplin, Missouri had purchased the Jackson Hotel from Mr. and Mrs. F.E. Godfrey, according to the Ethel J. Hunt Collection of news clippings from the *Miami County Republic* newspaper. In April of 1958, Harley Keeton bought the Jackson Hotel. He had purchased the Commercial Hotel furniture and fixtures from John Shannon, Paul Baehr and Mrs. John Baehr of Kansas City, owners of the building to refurbish the Jackson Hotel. In 1964, Harley Keeton purchased the Commercial Hotel building thus owning both hotel buildings in Paola. In January of 1969, the Commercial Hotel was purchased from Mr. and Mrs. Keeton by Miami County National Bank. The hotel was demolished to construct a drive-in facility for the bank.

According to records on file with the Kansas State Historic Preservation Office, the two-story frame structure at the rear of the brick hotel was condemned by the City of Paola in 1999. It was demolished leaving the brick hotel standing alone on the lot with a small outbuilding at the rear alley. Its condition has been steadily deteriorating.

In 1992, the front page of the *Miami County Republic* ran a picture of the Jackson Hotel with the headline "Old building faces ultimatum". Owner Harley Keeton was told to "renovate or raze" by the city of Paola building inspector. Not desiring to renovate and repair the hotel, Keeton sold the building in August of 1993 to Kevin and Shannon Barbour, local contractors who planned to turn the building into loft apartments. The new owners removed all lath and plaster, many windows that were ruined by dry rot and all the trim and doors. A bid received by the Barbours for the new lofts from Triangle Builders of Paola was for over \$600,000. The building continued to deteriorate with the help of mice, rats, cats, vandals and the weather. The city of Paola contemplated buying the property and razing it for a parking lot.

In February of 2006, the father-son team of J. Richard and J. Bradley Miller DBA Lakewood Properties purchased the Jackson Hotel from the Barbours. They planned to completely restore it to its original use as a hotel with the original "Glass Door Restaurant" and office space on the first floor. Plans were formulated to try to have the property listed on the state and national historic registers. The new owners hired engineers and architects to redesign the hotel with new electrical wiring, plumbing and add bathrooms to each room at the same time keeping as close to the original floor plan as possible. All available woodwork and doors on site will be refinished and reinstalled as in the original 1921 manner.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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Paola, Miami County, Kansas

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Architecture

The early 20<sup>th</sup> century Sanborn Fire Insurance Maps show a variety of residential and commercial buildings surrounding the Jackson Hotel. Its construction came at a time when commercial architectural tastes and preferences were shifting from 19<sup>th</sup> century Victorian influences to a more refined Commercial style. The Commercial style is evident in its block form and multi-story height. As with many hotels and apartment buildings of this era, the dominant feature of the Jackson Hotel is its one-story full-width porch. The porch and single-door entry with sidelights and transom window mimic that of a residence and undoubtedly provided visitors a feeling of home.

Richard Longstreth notes, "The ever-expanding scope and complexity of commercial endeavors resulted in buildings that were increasingly specialized in function." Defined uses of space are readily apparent upon entering the Jackson Hotel. Main public spaces, such as the lobby, kitchen, and dining room occupied the first floor, while the second and third floors consisted of hotel rooms and bathrooms.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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Paola, Miami County, Kansas

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United States Department of the Interior  
National Park Service

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Paola, Miami County, Kansas

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**VERBAL BOUNDARY DESCRIPTION**

The nominated property is described as follows: West 25 FT of Lot 4, All of Lot 5, Block 47, P12 (Paola Re-survey). The property includes .234 acres and is also known as 139 West Peoria Street.

**BOUNDARY JUSTIFICATION**

The nomination includes the property historically associated with the Jackson Hotel.

**PHOTOGRAPHIC INFORMATION**

Property: Jackson Hotel  
Location: 139 West Peoria Street, Paola, Miami County, KS  
Photographer: Sarah Martin  
Date: 11 March 2008

Location of Digital Images: Kansas State Historical Society, Cultural Resources Division

- Photo 1: North (front) elevation and east (side) elevation, facing SW
- Photo 2: North (front) elevation, close-up of porch, facing E
- Photo 3: North (front) elevation, close-up of parapet with hotel name and date, facing S
- Photo 4: South (rear) elevation and west (side) elevation, facing NE
- Photo 5: Interior, 3<sup>rd</sup> floor skylight
- Photo 6: South (rear) elevation, facing N
- Photo 7: North (front) elevation, main entrance, facing S
- Photo 8: Interior, hotel lobby, renovation in progress, facing NE
- Photo 9: Interior, hotel lobby and main staircase, facing S
- Photo 10: Interior, second floor hallway, facing W
- Photo 11: Interior, typical window, facing S
- Photo 12: Interior, 3<sup>rd</sup> floor skylight

Jackson Hotel  
Miami Co, KS  
Zone 15  
336240 E  
4 270840 N

