

State of North Carolina
Division of Archives and History

Cumberland COUNTY
Fayetteville QUAD

INDIVIDUAL PROPERTY FORM FOR

MULTIPLE RESOURCE OR _____ THEMATIC NOMINATION

1 NAME

HISTORIC Prince Charles Hotel

AND/OR COMMON

2 LOCATION

STREET & NUMBER 430 Hay Street

____ NOT FOR PUBLICATION

CITY, TOWN Fayetteville _____ VICINITY OF _____ CONGRESSIONAL DISTRICT 7th

STATE North Carolina CODE 037 COUNTY Cumberland CODE 051

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
	N/A	<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME City of Fayetteville

STREET & NUMBER P.O. Box 635

CITY, TOWN Fayetteville _____ VICINITY OF _____ STATE North Carolina 28302

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTER OF DEEDS, ETC. Register of Deeds, Cumberland County Courthouse

STREET & NUMBER P.O. Box 2039

CITY, TOWN Fayetteville _____ STATE North Carolina 28302

6 FORM PREPARED BY

NAME / TITLE Linda Jasperse, Principal Investigator, City of Fayetteville

ORGANIZATION Consultant for Survey and Planning Branch DATE October 15, 1982

STREET & NUMBER Division of Archives and History, 109 E. Jones Street TELEPHONE

CITY OR TOWN Raleigh, North Carolina 27611 STATE 1-919-733-6545

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Built between 1923 and 1925, the Prince Charles Hotel stands as one of the finest Colonial Revival structures in Fayetteville's downtown commercial district. The seven-story, 185-room hotel is a fireproof building of steel, concrete, and brick which follows the tradition of the Italian Renaissance palazzo. Levels are differentiated by a change in building materials and detailing, and function is distinct with the ground level reserved for commercial activities and the upper for rooms or living quarters. Noted for its size, scale, and exquisite detailing, the Prince Charles occupies an important place in Fayetteville's architectural development.

The original 125-room section of the hotel, which faces Hay Street, rises seven stories and is an expansive ten bays across and ten deep. Interest is focused on the double central entrance bay which rises almost a full three stories and is composed of several tiers. The first contains double doors with flanking single doors topped by a marquee; the second, a Palladian window framed by pilasters; and the third, paired 8/1 sash windows complemented by pilasters and carrying a graceful swan's neck pediment adorned with vines, garlands, festoons, and rosettes.

The first two stories of the hotel at the sides and front are covered with a non-structural limestone face punctuated by semicircular window/door openings. Above the openings are paired 6/1 sash windows faced with iron rails which bear the lozenge-shaped hotel logo. Between the paired windows are rosettes and above them an entablature which provides a finishing edge to the limestone cover.

The hotel's remaining stories are faced with simple common bond brick and have rows of headers demarcating the stories. Except on the seventh floor, windows contain 6/1 sash and occur in pairs as below. Seventh floor fenestration is set apart from the rest by projecting moldings and a slightly different style window treatment. Balconied windows are tripartite with multi-paned upper lights and single lower lights. Above each is a garland-strewn panel and an architrave with circular and scroll ornament. The square of brick wall between windows, outlined by limestone strips, bears the formal Prince Charles Hotel shield-shaped emblem. Finishing the front and side facades is a cornice molding which follows the slightly projecting roofline. Five lamp posts with globes still rest along the front roofline.

Features on the west side of the building resemble those at the front except windows in the second, third, and fourth bays are single rather than double. Five of the ten bays along this side belong to the 60-room addition which was built onto the hotel in 1942. Original features are faithfully reproduced in this rear extension, which spans only part of the building creating a rear ell. A former kitchen wing also projects from the rear, and standing nearby is a boiler room with tall stacks which continues to function as a heat source.

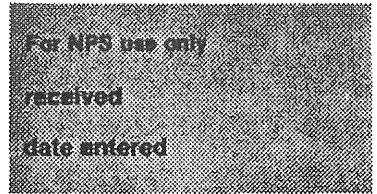
**United States Department of the Interior
National Park Service**

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

Prince Charles Hotel
Continuation sheet Description

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The interior of the Prince Charles Hotel, although altered, bears some of its original features which hint at former elegance. The reception area retains its paneled square-in-section columns and pilasters with squared capitals, all arranged in a grid pattern with ceiling beams connecting. Along the front (south) wall of this room are marble staircases bearing brass handrails, and iron balustrades set with the hotel logo, which again are strewn with rosettes, festoons, and urns along with the nearby wall face. A reception desk follows the opposite wall, and elevators and a ballroom and bar are found at opposite ends. Guest rooms above feature private baths.

8 SIGNIFICANCE

____ NATIONAL

____ STATE

X

____ LOCAL

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1923-1925

BUILDER/ARCHITECT

unknown

STATEMENT OF SIGNIFICANCE

Built in 1923-1925, the seven-story Prince Charles Hotel, a fireproof building constructed of steel, concrete, and brick, is one of the finest Colonial Revival structures in the downtown commercial district of Fayetteville. It began as a local stock company enterprise and opened in 1925 with 125 rooms. Enlarged to its present 185 room size in 1942, the venture experienced both surge and setback. The hotel basically functioned, however, in the manner of grand downtown establishments by catering to the southbound tourist trade, disembarking passengers from nearby trains, and local residents who patronized the fine dining room facilities on the premises. Like many downtown hotels, it suffered its most serious setback recently with the decline of nearby commercial establishments in favor of those in suburban areas, and, although vacant at present, awaits improvements as part of general downtown revitalization efforts.

CRITERIA ASSESSMENT

- A. Financed by a local stock company, the Prince Charles Hotel was built during the period of 1920s prosperity in the manner of substantial downtown hotels in order to cater to southbound tourists, passengers coming from nearby train stations, and local residents.
- C. The Prince Charles Hotel c. 1923-1925 exemplifies the commercial Colonial Revival of the early twentieth century with its seven story brick construction, regular ten bay facades, formal entrance bay dramatically highlighted by a Palladian window and swan's neck pediment, and general classical ornament.

HISTORICAL BACKGROUND

The Prince Charles Hotel was built between 1923 and 1925 on the north side of the 400 block of Hay Street. It was financed and erected by the Community Hotel Company of Fayetteville, North Carolina, Inc., a local stock company, which was incorporated on 5 May 1923 to

. . . establish, build, and equip hotels and inns and restaurants (sic), for the accomodation (sic) of local people and the travelling public; to carry on the business of hotel and innkeepers, restaurant keepers, caterers, keepers of livery stable and garages for horseless conveyances and motor vehicles of all kinds, warehouseman, (sic) tobacconists, dealers in provisions, barbers and hairdressers, news-dealers and propretors (sic) or managers of theaters, opera houses and other places of public amusements . . .¹

Fourteen well-known city businessmen, among them B. R. Huske, Jr., J. R. Tolar, Jr., D. G. McKethan, and John M. DeVane, acted as incorporators and held eighty-eight shares of preferred stock at the outset, which, along with additional preferred and common stock, provided the financial base for the venture.² The company purchased a Hay Street lot from A. B. McMillan and others on 9 June 1923 and construction progressed at such a rate that the Prince Charles was open for business in 1925.³ It quickly earned a reputation for elegance.

The efforts of the local stock company, organized for the purpose of building a downtown hotel in the grand manner, reflected the optimism of the 1920s. These were prosperous years for Fayetteville, which enjoyed an expanding economy, due in large part to a productive textile industry and to the establishment of the nearby military installation, known by 1922 as Fort Bragg.

The efforts also reflected changing social and cultural habits favoring travel. The mid 1920s saw a Florida boom, for example, and it is no surprise that the Hotel Prince Charles was erected at a time when John Oates and a Fayetteville contingent lobbied for a Carolina-Florida short route. An improved regional road system, which materialized by the late 1920s, plus a downtown "hotel row", the largest of which was the Prince Charles, put Fayetteville in good position to net droves of southbound tourists.⁴

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than 1

UTM REFERENCES

A	17	6 93 05,0	3,8 80 9,4,0
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

All of Lot 1, Block A, Map 78-2-3-4, Cross Creek Township, as outlined in red on map. See map section.

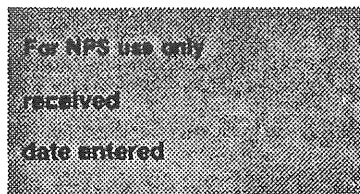
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Prince Charles Significance/
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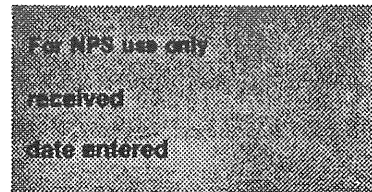
The initial Prince Charles effort was short-lived and began floundering under heavy debt in 1928. On 5 February of the following year, it was sold by foreclosure to the Barringer Interest of Florence, South Carolina.⁵ Several intermediate transfers occurred until R. L. and Grace Sikes Pittman purchased the building, grounds, furnishings, and supplies in 1940.⁶ They ushered in a new era for the hotel, which was expanded from its original 125-room size to its present 185-room capacity.⁷ This occurred during the World War II era which impacted Fayetteville dramatically due to the presence of nearby military installations. A housing shortage, caused by the influx of servicemen, prompted expansion and leasing of every available space. A local businessman remembers arriving in Fayetteville as an Air Force serviceman during the World War II years, disembarking from the train which crossed Hay Street a block from the hotel, and spending his first night at the nearby Prince Charles.

Not only was the Prince Charles a favored spot for vacationers and servicemen, it was patronized by the local townspeople. Miss Elizabeth Poe, a lifelong resident of Fayetteville, remembers when people ate Sunday dinner in the hotel's Camellia Room.⁸ It had a reputation for elegance and fine food in the manner of the grand downtown hotel.

The events which later caused the demise of the Prince Charles also contributed to the general decline of downtown Fayetteville. One occurred as early as the 1950s when trains stopping at nearby stations began to carry more freight and less passengers, resulting in a loss of hotel customers and downtown business in general. Another was the increased dependency on the automobile over the railroad for transportation, which fostered the rise of motels along major highways and created vacancies in once-full downtown hotels. And in the last decade the lure of the suburban shopping mall has been great, enticing potential downtown customers away from the city center. The Prince Charles lost the patronage which it originally enjoyed and gradually fell into a state of decline and disrepair.

Operating as the Prince Charles Motor Hotel and accommodating mainly transients, the facility was last privately owned in 1979 at which time it was acquired by the City of Fayetteville.⁹ At present, it is vacant except for a few small businesses on the ground floor. Prospects for the hotel, once bleak, are now more hopeful with downtown revitalization efforts getting underway. Ideas for renovating the building, which include office space, housing, or private development, are currently being explored.

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National Park Service



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Prince Charles Hotel
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Reference Notes:

¹Certificate of Incorporation of the Community Hotel Company of Fayetteville, N. C. Inc., 5 May 1923, Corporation Records, Office of the Register of Deeds, Cumberland County Courthouse, Fayetteville, Book 5, Page 17, hereinafter cited as Corporation Records.

²Corporation Records, Book 5, Page 17.

³A. B. McMillan and others to the Community Hotel Company, 9 June 1923, Cumberland County Deeds, Office of the Register of Deeds, Cumberland County Courthouse, Fayetteville, Book 286, Page 272, hereinafter cited as Cumberland County Deeds; North Carolina Employment Security Commission Quarterly, Winter - Spring, 1950, 30, hereinafter cited as N C E S C Quarterly.

⁴Frederick Lewis Allen, Only Yesterday: An Informal History of the Nineteen - Twenties (New York City: Blue Ribbon Books, Inc., 1931), Chapter 11: Home, Sweet Florida, 270-289; Fayetteville Observer, 5, 10 September 1924; City Directory for Fayetteville, 1928.

⁵Cumberland County Deeds, Book 354, Page 294.

⁶Cumberland County Deeds, Book 419, Page 393.

⁷N C E S C Quarterly, 30.

⁸Interview with Miss Elizabeth Poe, by Drucilla Haley, Fayetteville, North Carolina, 6 November 1978.

⁹Cumberland County Deeds, Book 2733, Page 589.

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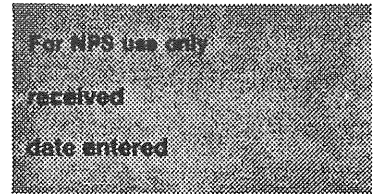
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Allen, Frederick Lewis. Only Yesterday: An Informal History of the
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Cumberland County Records: Corporation Records, Deeds.

Fayetteville Observer, 5, 10 September 1924.

The North Carolina Employment Security Commission Quarterly. Winter-Spring
1950.

Poe, Miss Elizabeth. Fayetteville, North Carolina. Interview by Drucilla
Haley 6 November 1978.

