

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hotel Kinston
other names/site number _____

2. Location

street & number 503 North Queen Street N/A not for publication
city, town Kinston N/A vicinity
state North Carolina code NC county Lenoir code 107 zip code 28501

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>1</u>	_____ objects
			_____ Total

Name of related multiple property listing:
Historic & Architectural Resources
of Kinston, N. C.

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

William S. Price 9-12-89
Signature of certifying official Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this 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

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: hotel

Current Functions (enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(enter categories from instructions)Art Deco

Skyscraper

Other: Moorish

Materials (enter categories from instructions)

foundation Brick

walls Brick

Other: cast stone

roof Asphalt

other Steel

Concrete

Terra Cotta

Describe present and historic physical appearance.

Located on the northeast corner of North Queen Street and East Peyton Avenue, the Hotel Kinston is the only skyscraper in the central business district of Kinston, North Carolina and dominates the city's downtown skyline. Primarily a relatively plain brick and cast-stone tall building, the hotel exhibits distinctive Moorish stylistic details at the main entrance and at the top tenth and eleventh floors of the Queen Street elevation. To the rear of the hotel, which was recently converted to housing for senior citizens, is a paved parking lot with angled spaces and new landscaping.

The building is framed with reinforced concrete and steel and sheathed in red brick. Its plan incorporates a basement, ground level, mezzanine, nine intermediate levels and an attic lighted by small, narrow windows with fixed sash. The ground and mezzanine levels consist of nine front-facing bays, the third through ninth floors are seven bays wide, while the tenth and eleventh floors are five bays each. The main shaft of the building is stepped back on the front and side elevations above the mezzanine level, and the tenth and eleventh stories are stepped back a bay on the side. At the rear of the building is a five-story, three-bay pavilion.

The street elevations of the first level are sheathed with pink cast-stone blocks. The front elevation features a loggia-like entrance of ogee arches set on cast-stone columns with pedestals. The voussoirs are alternating brick and cast stone, and this same alternation is followed on the flush quoins of the mezzanine level. Framing the loggia are two shops with recessed central entrances flanked by display windows. The Peyton Avenue elevation has a central, recessed entrance with a rusticated cast-stone surround, again flanked by double display windows. Decorative cast-stone panels with a Moorish geometric design ornament the Queen Street facade at the top of the mezzanine level (one above each of the nine bays) and at the top of the ninth floor (above five of the seven bays).

The verticality of the main shaft of the building (the middle seven floors) is accentuated by the slight projection of the second bay from

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each corner. The middle three bays of the tenth and eleventh floors are ornamented on the front elevation with two-story, ogee-arched, recessed panels filled with a diaper pattern of turquoise tiles and stucco. The steeply-pitched hipped roof, which was originally covered with Spanish tiles, now has an asphalt-shingled surface.

Three large, mezzanine-level windows are the only distinctive elements on the rear elevation. Two-level, traceried casement windows with leaded glass are set under round arches with stuccoed spandrel panels and a stone quatrefoil. There are ghost marks on the Peyton Avenue (south) elevation for additional windows of this type which have been bricked in. Two large, open steel fire escapes were added to the rear and north elevations in the 1960s.

Attached to the building on the north half of the rear elevation is a large, plain, one-and-one-half story brick and concrete building which houses the boilers. This structure appears to be a 1930s addition.

On the interior of the building, the entry level plan was subdivided with the addition of partitions in the 1960s. A ceiling was also installed in the 1960s which divided the two-story lobby in half horizontally. One original elevator, with its panelled metal doors, also survives, now used as a freight elevator. A modern passenger elevator has been installed next to the earlier elevator. The main staircase from the first floor to the mezzanine level has been walled off, although an interior stairway to the upper and lower floors is intact.

The front lobby area spanning the main entrance is now an interior design shop retaining the two-story beamed ceiling. The flanking shops are offices. Those on the south serve the building owner and management. Shops in the rear portion of the first floor are vacant. The principal means of access to the hotel is now through the East Peyton Avenue entrance. The mezzanine level has been converted into apartments and a lobby for the ballroom in the rear pavilion. In this lobby the wood ceiling beams have been preserved in place, as have some of the plaster lighting fixtures. The ballroom is substantially intact, with its large wooden ceiling beams, molded plaster and wrought iron and glass chandeliers. However, several of the large, leaded glass windows have been completely filled in with brick.

Floors three through nine contain private quarters accessed by double-loaded hallways lined with one-panel doors below transoms. The door surrounds and chair rails in the halls are quite plain. The rooms

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themselves also have very simple, unmolded trim. In the conversion of the hotel to apartments, two rooms were combined and one of the two bathrooms made into a kitchen. The remaining bathrooms retain most of their original fixtures. The hotel's basement level retains some of its original restrooms, with white tile and marble and wood stalls.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

 Commerce

Period of Significance
 1927-1939

Significant Dates
 1927-28

Cultural Affiliation
 N/A

Significant Person
 N/A

Architect/Builder
 Hunter, Herbert
 Stout, Joe W.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hotel Kinston, built in 1927-28 and designed by High Point architect Herbert B. Hunter, is significant in the history of Kinston, North Carolina, as the city's first skyscraper and its principal example of a building incorporating Art Deco composition and Moorish decorative details. As the city's first skyscraper and still the dominant building of Kinston's downtown skyline, it epitomizes the commercial and industrial prosperity and boosterish enthusiasm which typified many North Carolina towns and cities during the 1920s. Kinston's prosperity was engendered to a great extent by its position as the center for the eastern Bright Leaf Tobacco Belt and as a regional cotton market. The construction of the hotel also reflects a joint effort by community leaders to provide an important amenity in aid of commercial development, a trend seen in other growing North Carolina towns during the mid and late 1920s, including Elizabeth City in the northeast, where the Virginia Dare Hotel was built, and Burlington in the Piedmont, where community leaders banded together to erect the Alamance Hotel. Both its height and its architectural detailing distinguish the Hotel Kinston from other buildings in the city's central business district. Two nearby late 20th century Housing Authority apartment buildings vie with the hotel in number of floors, but the hotel dominates in actual height. The majority of buildings in the commercial area have one to three stories, with the six-story (former) Farmers and Merchants Bank Building (1924) being the only other example of the early 20th century tall building movement in Kinston. Commercial buildings in late 19th and early 20th century Kinston were typically characterized by the Italianate, Romanesque Revival or a variant of one of the Classical Revival styles, whereas the Hotel Kinston exhibits the verticality of the Art Deco style with ornamental details derived from the more exotic Moorish fashion. The hotel's associated historic context is Kinston's Era of Accelerating Prosperity, 1890-1941, and it is representative of the property type Late 19th/Early 20th Century Commercial and Industrial Buildings.

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Historical Background

As a county seat and later as an important station on the Atlantic and North Carolina Railroad, Kinston has a long history of well-known hotels. In the 1850s, Pollock's Hotel ran large advertisements in the American Advocate, as one of several hostelryes serving the traveling public [American Advocate, 7 January 1858, p. 3]. Dating from the 1880s and rebuilt after the February 1895 fire, the Hotel Tull was distinguished by an unusual corner turret topped by an onion dome. In 1914, it was still described as ". . . the leading and high class hotel of the city, and . . . famous for the high character of its guests" [Elmore, p. 14]. The three-story brick building occupied by the Caswell Hotel was built in 1906 as an Italianate office building, but converted to a hotel shortly thereafter [Dreyer, Caswell Hotel draft]. Located adjacent to the courthouse, this hotel was renowned for its fine dining room [Elmore, p. 3]. Each of these hotels, of which only the Caswell Hotel survives, represented a distinct phase in the city's history.

During the 1890s, the first tobacco warehouses and several tobacco processing plants opened in Kinston and two textile mills began operations, greatly broadening the base of the local economy and attracting a rapid influx of population. Growth and prosperity dominated the Kinston scene during the first two decades of the 20th century. A slight downturn in the economy following World War I, largely a result of declines in prices for agricultural products, was expected to be followed a sustained upswing as tobacco prices began rising in 1921. By the middle of the decade, Kinston was clearly the center of the Bright Leaf Tobacco Belt for eastern North Carolina and a regional cotton market. Other industries had joined tobacco and cotton to support the economy, and a relatively recent system of paved roads linked Kinston with the adjoining counties [Johnson and Holloman, p. 181].

As Kinston enjoyed the 1920s boom years, community leaders began to recognize the need for a larger, more modern and more centrally located hotel than was then available in the town ["Hospitality Edition," p. 8-A]. The Caswell Hotel, built in 1906, was the newest hotel in Kinston at that time. In 1926, with the support of the Chamber of Commerce, several prominent local business leaders formed a stock company to raise funds for construction of a new hotel. Officers of the Community Hotel Corporation were Harvey C. Hines, president; J. Herman Canady, general manager; and H. H. McCoy, treasurer. Numerous other community leaders were involved in the venture, providing financial support and lending their names to the project ["Hospitality Edition," p. 8-A.; and Johnson

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and Holloman, pp. 181-182].

By the end of 1926, the company had sold \$220,000 in stock for the hotel, and ground was broken on February 22, 1927. The total cost for the building was approximately \$350,000. With great fanfare, the hotel opened on March 1, 1928; Josephus Daniels, founder of the Kinston Free Press, publisher of the Raleigh News and Observer, and Secretary of the Navy during the administration of President Woodrow Wilson, was the speaker at an evening function ["Hospitality Edition," p. 8-A].

High Point architect Herbert B. Hunter provided the designs for the hotel, with Joe W. Stout of Sanford serving as the general contractor ["Hotel Kinston"]. Hunter's design for the hotel, vaguely Moorish/Art Deco in detailing, was one of the first instances in the state of employing setbacks to insure daylight for all of the rooms. The lobby originally rose two stories, with an ornamental Spanish iron stair leading to a mezzanine that contained a lounge, restrooms and the Governor's Suite of four rooms. The ground floor had several shops, a coffee shop, dining room and kitchens. Off the mezzanine was a ballroom capable of seating 350 persons with an adjacent roof garden ["Hotel Kinston"]. The ballroom served as a center of Kinston social life for nearly forty years. There were 100 guest rooms on the upper floors. The ballroom is still substantially intact, including its ornamental plaster work and iron and glass Moorish chandeliers. While much of the mezzanine has been closed off and converted to apartments, the ceiling beams and many of the plaster light fixtures, in what is now a hall and lobby, are still in place.

The hotel was leased for ten years at a cost of \$25,000 per year to Lyndall Alexander of Wilmington. The Kinston Community Hotel Corporation continued to be active in its management, and it is said that it was through the efforts of businessman J. Herman Canady, its general manager, that the Hotel Kinston was one of two community hotels to survive the Depression in North Carolina [Johnson and Holloman, pp. 182 and 210]. It continued to be operated as a hotel until the 1960s. In 1969, the building was leased to the Kinston Housing Authority, which converted the guest rooms to low-income apartments with the addition of kitchen wall units [Downes interview]. In September 1987, Josh Bob Worthington acquired the hotel and refurbished it for continued use as senior citizen housing [LCRD, deed book 865, p. 85; and Worthington interview].

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MAJOR BIBLIOGRAPHICAL REFERENCES

Downes, Robert. Martha Dreyer interview, 9 April 1985.

Dreyer, Martha. Draft National Register nomination for Caswell Hotel, 1985. Copy in Kinston Survey Files, Survey and Planning Branch, N. C. Division of Archives and History, Raleigh, North Carolina.

"Hospitality Edition." Kinston Daily Free Press, 28 February 1928.

"Hotel Kinston A Big Achievement." Kinston Daily Free Press, 28 February 1928, p. 1.

Worthington, Josh Bob. Owner, Hotel Kinston, Kinston, N. C. Allison Black interview, 15 March 1989.

For general works, see Major Bibliographic References for Historic and Architectural Resources of Kinston, North Carolina.

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 0.51

UTM References

A

1	8	2	6	5	1	9	0	3	9	0	5	2	9	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

See continuation sheet

Verbal Boundary Description

The property being nominated is lot 13 on Lenoir County Tax Map 11 in the city of Kinston, North Carolina.

See continuation sheet

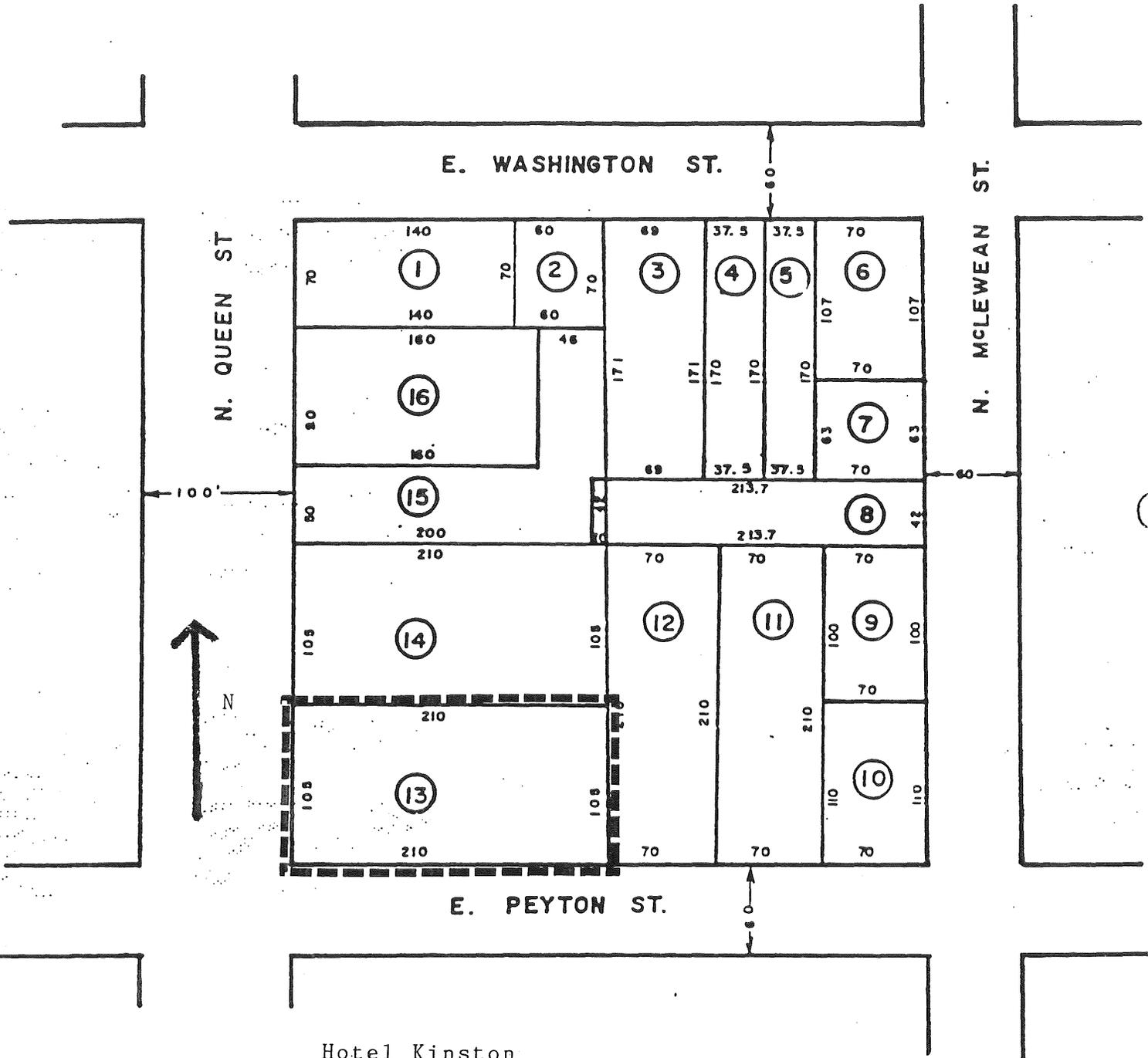
Boundary Justification

The nominated property consists of the building and the entire lot historically associated with it.

See continuation sheet

11. Form Prepared By

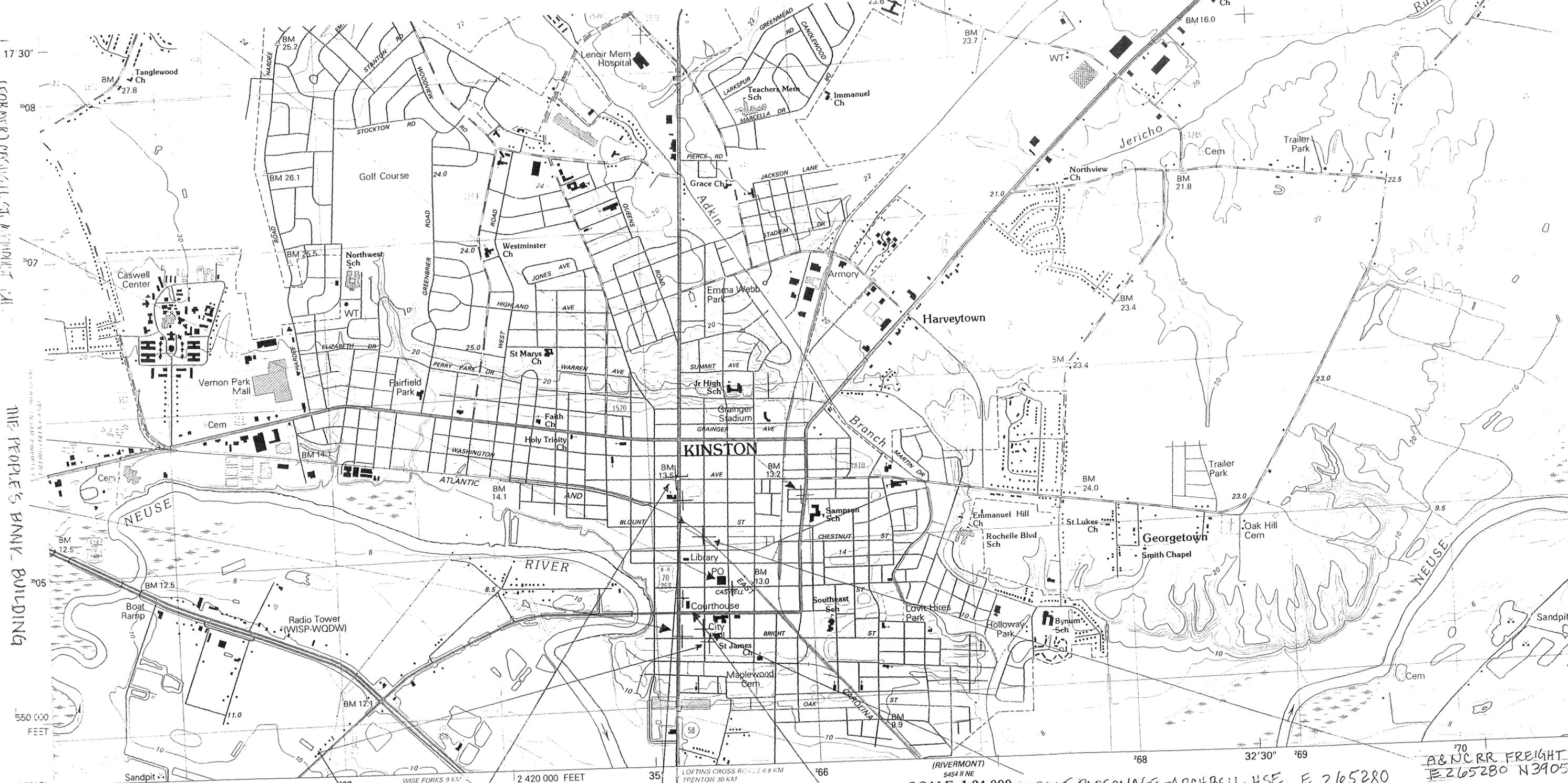
name/title Allison H. Black, Architectural Historian
organization Black & Black, Preservation Consultants date June 1, 1989
street & number 620 Wills Forest St. telephone 919 828-4616
city or town Raleigh state NC zip code 27605



Hotel Kinston
 503 N Queen St.
 Kinston, N. C.

Lenoir County Tax Map #11
 1" = 100'

(FORMER) CASWELL ST. MOUNTAIN CH.
 E 265470 N 3904720
 THE PEOPLE'S BANK BUILDING
 E 265150 N 3904430



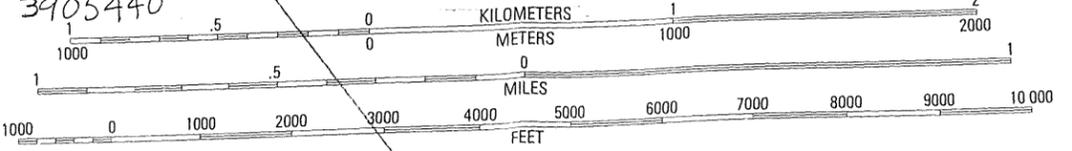
Produced by the United States Geological Survey
 Control by USGS, NOS/NOAA, and North Carolina Geodetic Survey
 Compiled by photogrammetric methods from aerial photographs taken 1977. Field checked 1979. Map edited 1983
 Projection and 10,000-foot grid ticks: North Carolina coordinate system (Lambert conformal conic)
 1000-meter Universal Transverse Mercator grid, zone 18
 1927 North American Datum
 To place on the predicted North American Datum 1983 move the projection lines 12 meters south and 26 meters west as shown by dashed corner ticks
 Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
 Gray tint indicates areas in which only landmark buildings are shown

B.W. CANADY HSE. E 265160 N 3905440



UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

BLALOCK HOUSE
 E 265310 N 3904400



CONTOUR INTERVAL 2 METERS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
 OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

(FORMER) KINSTON FIRE STATION/CITY HALL
 E 265160 N 3904670

BAPTIST PARSONAGE ARCH BELL HSE. E 265280 N 3904480

A&N CRR FREIGHT I
 E 265280 N 3905000



QUADRANGLE LOCATION
 CONTOURS AND ELEVATIONS IN METERS

Primary hard su
 Second hard su

