

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

For HCRS use only

received

date entered

1. Name

historic FREEMAN HOTEL

and/or common

2. Location

street & number East side York St. at junction with Granville St. not for publication

city, town Windsor vicinity of congressional district 1

state North Carolina code 37 county Bertie code 015

3. Classification

Category	Ownership	Status	Present Use	
district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Town of Windsor

street & number Windsor Municipal Building, King Street

city, town Windsor vicinity of state North Carolina

5. Location of Legal Description

courthouse, registry of deeds, etc. Bertie County Courthouse

street & number King Street

city, town Windsor state North Carolina

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records

N/A

city, town

state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date 1981
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Freeman Hotel has recently been moved onto a large vacant lot on the east side of York Street (unpaved) opposite a Windsor recreational park.

The two-story building is a large, five-bay frame structure on a new concrete block foundation. Judging from its proportions and trim, the building probably dates from the Greek Revival period of ca. 1840-1850. The original fenestration is large 9/6 sash on the first floor and 9/9 on the second floor, and features fluted trim with cornerblocks. The asymmetrically arranged facade of the first floor features two doorways flanked by windows; the second floor facade originally had only four bays of one door and three windows but later received a new door and window. The double portico, taken down when the hotel was moved, has seven fluted columns to each level, with the upper level having received a later nineteenth-century sawnwork railing and brackets around the columns and eaves of the hip roof. A wide cornice encircles the building beneath the wide molded eaves of the gable roof; small fanlights appear in the gables.

The interior of the building has undergone many changes in its use as a hotel. Photographs taken ca. 1900 show the building then had no chimneys, only the two small stove flues which exist today. It is thought the building was moved to its former site ca. 1887 and the chimneys replaced then by the two interior flues. The first floor plan consists of eight rooms of varying sizes, including a large bathroom arranged around the center hall with a straight-run staircase with a square newel. The front room to the right of the hall, and the room behind it, retain a simple Greek Revival period beaded baseboard and one-part architrave trim. The hall and the two large rooms to its left have late nineteenth-century wainscoting of narrow vertical sheathing. These two rooms, probably used as dining rooms, also feature wallcoverings of pressed tin with flowered designs and a coved ceiling of pressed tin. The other rooms of the first floor had plaster walls and late nineteenth-century five-panel doors.

On the second floor a wide hall runs the width of the building, with four large rooms opening from the front side of the building and five rooms, including two bathrooms, opening from the backside of the building. Several of the wall partitions do not appear to be original. Three rooms on the second floor retain their two-panel Greek Revival doors and one-part architrave trim; the other rooms have simple trim and five-panel doors dating from the turn-of-the century.

The exterior of the hotel is to be restored by the Town of Windsor, with the double portico reconstructed. The interior will accommodate office space, but will retain the original wall partitions, flooring, Greek Revival doors and trim, and the pressed tin walls and ceilings of the two first floor rooms.

8. Significance

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/						
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian						
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater						
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation						
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)						

Specific dates	Builder/Architect
Unknown	Unknown

Statement of Significance (in one paragraph)

The Freeman Hotel is one of less than twenty antebellum buildings in Windsor. A large, two-story frame building, the hotel is the best example of the Greek Revival style in Windsor with its wide proportions, double portico, large fenestration with fluted trim and cornerblocks, and fanlighted gables. Its earliest history unknown, from ca. 1888 until 1936 the building served Windsor as a hotel of eight rooms and two dining rooms; it was opened and operated by prominent Windsor merchant S. P. Freeman. Substantial two-story frame institutional and commercial buildings were prevalent in most of North Carolina's small towns in the nineteenth century, but few have survived downtown fires and modernization. Despite uncertainty about its original purpose and date of construction, the survival, Greek Revival character, and impressive scale of this building make it a significant representative of mid-nineteenth century small town growth in eastern North Carolina.

Criteria Assessment:

- C. Embodies the distinctive characteristics of a small hotel once found in many eastern North Carolina towns at the turn-of-the-century, as well as provides the best example of mature Greek Revival architecture in Windsor.

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The Freeman Hotel, a large, two-story frame structure, was probably built in the 1840s, judging from the Greek Revival-style elements of its architecture. It is not known if the building was originally constructed as a hotel or as a private residence. Until 1981 the hotel stood at the northeast corner of the intersection of Granville and Queen streets, facing Granville Street; in 1981 the hotel was moved to its present site on York Street in Windsor.

The earliest reference located in the Bertie County deeds to the Granville Street site of the hotel only dates to 1877 when J. R. Saunders and his wife and sister sold the lot to L. D. Perry for \$800; no mention was made of a building on the lot although the price would indicate the existence of a structure smaller than the present hotel structure.¹ Five years later, the four heirs of L. D. Perry sold the lot for \$800 to Samuel P. Freeman, a Windsor merchant; again, no mention was made of a building on the lot.² In 1887, when Freeman and his business partner J. J. Mizelle mortgaged the property for \$800, the property was referred to as "the Odd Fellows Hall lot."³ This reference would suggest that the Freeman Hotel building was the former Odd Fellows lodge or that the lodge had formerly stood on the site, but there are no records for any purchase of land in Windsor by the Odd Fellows fraternity.⁴

It is possible that Freeman moved an existing building off the lot and moved the hotel structure onto the lot from another site after his purchase of the Granville Street property. Photographs of the building taken ca. 1900 show that the building did not have any chimneys, only two small brick interior stove flues, a late-nineteenth century feature.⁵ The absence of any chimneys of such a large antebellum building is unusual, and would indicate the structure had been relocated and the chimneys replaced by the flues.

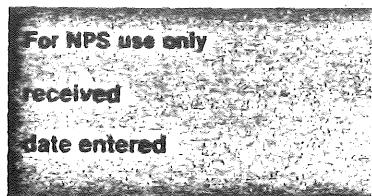
The first reference to the building as a hotel occurs in the Windsor Public Ledger of 8 August 1888; describing Granville Street after a fire had destroyed several businesses, the paper reported: "Freeman & Mizell's large white hotel which is situated at the West of the business part of the street looks like some mediaeval castle situated in a plain."⁶ Samuel P. Freeman and J. J. Mizelle, owners of the hotel, ran a large general merchandise store on Granville Street; Mizelle also owned a saw and corn mill in Windsor.⁷ The hotel was advertised as the Freeman House Hotel in business directories for 1890 and 1896.⁸ The hotel was relatively small, having only eight bedrooms, and competed for Windsor's patronage with the American House Hotel operated by J. R. Moody.⁹ A larger portion of the hotel's business was probably generated through its bar room and two large dining rooms rather than from its overnight accomodations. The hotel was served by its own stables and garden behind the building on Queen Street.¹⁰

In 1903 the name of the hotel was changed to the Commercial House when Mr. Junius Bridger took over the operation of the hotel under Freeman's ownership.¹¹ In 1907 R. L. Holloman replaced Bridger as manager, and the hotel's name was changed to Hotel Pearl, apparently in honor of Freeman's daughter, Pearl.¹² The Freeman family lived in a large house on Queen Street directly across from the hotel.

At Samuel P. Freeman's death in 1923, his daughter Pearl Freeman Tadlock inherited the

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property.¹³ Sometime after Mrs. Tadlock received the hotel, the Shimer family took over the hotel's management from R. L. Holloman, and operated the hotel until it closed in 1936.¹⁴ The hotel was then moved to the back of the lot and used for apartments. At Mrs. Tadlock's death in 1966, the property was inherited by her sister, Louise Freeman Englehart; Mrs. Englehart sold the hotel property in 1968 to Coastal Concrete Company which continued to use the hotel as rental apartments.¹⁵ In 1980 the Coastal Concrete Company deeded the hotel building to Historic Hope Foundation, Inc., with the stipulation that the building was to be removed from the property within one hundred eighty days.¹⁶ Historic Hope Foundation, Inc., is a preservation group which maintains Hope, the Federal period home near Windsor of North Carolina governor David S. Stone, and engages in other preservation-related activities in Bertie County. Historic Hope Foundation, Inc., entered into an agreement with the Historic Properties Commission of the Town of Windsor to move the hotel onto a lot owned by the town, and where the town would repair and restore the hotel under the terms of an historic preservation agreement with the Historic Preservation Fund of North Carolina, Inc., a non-profit organization which can arrange preservation restrictions, covenants, and easements. In the preservation agreement, the town agreed to restore the exterior of the building and, while adapting the interior for office space, to preserve the original floors, the stairs and remaining Greek Revival trim, and the patterned tin walls and ceilings in two first floor rooms. At present, the town plans to use the building as offices for the Chamber of Commerce.

The Freeman Hotel is one of less than fifteen surviving antebellum buildings in Windsor. The building is a handsome example of Greek Revival architecture with its wide proportions, fluted exterior trim, and pedimented gables with fanlights; the hotel also features a double portico with elaborate sawnwork brackets and balustrade probably added by Freeman in the 1880s or 1890s. The building is also a relatively rare survivor of the hotel once found in every small town in eastern North Carolina from the mid-nineteenth century until the advent of the automobile age.

Notes:

¹J. R. Saunders et al to L. D. Perry, 6 January 1877, Bertie County Deeds, Office of the Register of Deeds, Bertie County Courthouse, Windsor, Book QQ, 503, hereinafter cited as Bertie County Deeds. The author checked all deeds, wills, and estates papers for the name Saunders from 1800 to 1877 but found no transaction involving the Windsor property. It is likely Saunders and his sister received the property through inheritance by a land division.

²Kader Bass, S. H. Perry, G. L. Perry, J. P. Evans to Samuel P. Freeman, 3 January 1882, Bertie County Deeds, Book XX, 4,6,8,9.

³S. P. Freeman and J. J. Mizelle to W. L. Williams, trustee, 8 March 1887, Bertie County Deeds, Book 61, 178. It has been suggested that Freeman mortgaged the property to finance moving the hotel building onto the lot.

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⁴It is possible that the Odd Fellows once owned the property with the purchase being in the name of a trustee or lodge member. A small frame Odd Fellows Hall stood on King Street until the 1940s, see The Windsor Story (Windsor: Windsor Bicentennial Commission, 1968), 67, hereinafter cited The Windsor Story.

⁵The Windsor Story, 64, 72.

⁶Reprinted in The Windsor Story, 47-48.

⁷Branson's North Carolina Business Directory for 1884 (Raleigh: Levi Branson, 1884), 141; Chataigne's North Carolina State Directory, 1883-84 (Raleigh: Alfred Williams, 1883), 197-198; Branson's North Carolina Business Directory, 1890 (Raleigh: Levi Branson, 1889), 104

⁸Branson's North Carolina Business Directory, 1890 (Raleigh: Levi Branson, 1889), 103; Branson's North Carolina Business Directory, 1896 (Raleigh: Levi Branson, 1896), 105.

⁹Ibid.

¹⁰Deed of Partition, Pearl F. Tadlock and J. C. Freeman, 3 August 1928, Bertie County Deeds, Book 258, p. 408; the stables and garden of the hotel were mentioned in the deed.

¹¹The Windsor Story, 135.

¹²Ibid.

¹³Will of S. P. Freeman, 24 January 1920, probated 18 May 1923, Bertie County Wills, Office of the Clerk of Court, Bertie County Courthouse, Windsor, Book L, 586, hereinafter cited as Bertie County Wills.

¹⁴The Windsor Story, 135.

¹⁵Will of Pearl F. Tadlock, 7 June 1963, probated December 1966, Bertie County Wills, Book N, 265; Louise F. Englehart to Carlton G. Gillam et al, trustees, Coastal Concrete Company, 3 April 1968, Bertie County Deeds, Book 553, p. 495.

¹⁶Deed and Severance Agreement, Coastal Concrete Company to Historic Hope Foundation, Inc., 27 October 1980, unrecorded deed, copy in office of Town Administrator, Windsor Municipal Building.

¹⁷Agreement between Historic Hope Foundation, Inc., and Historic Properties Commission of the Town of Windsor, 27 October 1980, unrecorded deed, copy in office of Town Administrator, Windsor Municipal Building; Historic Hope Foundation, Inc., to Town of Windsor, 28 January 1982, unrecorded deed, copy in office of Town Administrator, Windsor Municipal Building.

9. Major Bibliographical References

See attached continuation sheet

10. Geographical Data

Acreage of nominated property Approx. 1 acre

Quadrangle name Windsor South, N. C.

Quadrangle scale 1:24000

UMT References

A

1	8	3	2	4	6	7	0
Zone	Easting	Northing					

B

Zone	Easting	Northing					

C

D

E

F

G

H

Verbal boundary description and justification The Freeman Hotel sits in the center of an arbitrary parallelogram 150 feet by 300 feet within a large vacant area recently filled in and owned by the Town of Windsor; the west side of the lot is bounded by York St. (See attached hand-drawn map)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

state	code	county	code
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11. Form Prepared By

name/title Marshall Bullock, Consultant

organization Town of Windsor date April 1982

street & number Municipal Building, King St. telephone 794-3121

city or town Windsor state North Carolina

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *William S. Price Jr.*

title State Historic Preservation Officer date July 8, 1982

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

date

Attest:

date

Chief of Registration

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National Park Service

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Bertie County Deeds, Office of the Register of Deeds, Bertie County Courthouse, Windsor.

Bertie County Wills, Office of the Clerk of Court, Bertie County Courthouse, Windsor.

Branson's North Carolina Business Directory for 1884. Raleigh: Levi Branson, 1884.

Branson's North Carolina Business Directory, 1890. Raleigh: Levi Branson, 1889.

Branson's North Carolina Business Directory, 1896. Raleigh: Levi Branson, 1896.

Chataigne's North Carolina State Directory, 1883-84. Raleigh: Alfred Williams, 1883.

The Windsor Story. Windsor: Windsor Bicentennial Commission, 1908.

VACANT LOT

300'

FREEMAN
HOTEL

150'

VACANT LOT

House

House

House

(unpaved)

YORK STREET (Paved)

Playground

< N

"
FREEMAN HOTEL
WINDSOR
BERTIE CO., N.C. "

