

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Ben-Wiley Hotel

other names/site number \_\_\_\_\_

### 2. Location

street & number 331 S. Main Street n/a  not for publication

city or town Fuquay-Varina n/a  vicinity

state North Carolina code NC county Wake code 183 zip code 27526

### 3. State/Federal Agency Certification

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

Jeffrey A. Crow SHPO 1/21/97  
Signature of certifying official/Title Date

State of Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title Date

State or Federal agency and bureau \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ben-Wiley Hotel  
Name of Property

Wake, North Carolina  
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	
<u>1</u>		buildings
		sites
	<u>1</u>	structures
		objects
<u>1</u>	<u>1</u>	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

0

"Historic and Architectural Resources of Wake County, NC (ca. 1770-1941)"  
**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)

LATE 19TH AND EARLY 20TH CENTURY  
AMERICAN MOVEMENTS/Bungalow/  
Craftsman

**Materials**  
(Enter categories from instructions)

foundation BRICK  
walls WOOD - Weatherboard  
\_\_\_\_\_  
roof METAL - tin  
other BRICK  
\_\_\_\_\_

**Narrative Description**

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

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 # \_\_\_\_\_

Areas of Significance

(Enter categories from instructions)

Entertainment/Recreation

Period of Significance

1925-1947

Significant Dates

1925

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

Ben-Wiley Hotel  
Name of Property

Wake, North Carolina  
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	7
---	---

6	9	9	3	6	0
---	---	---	---	---	---

3	9	3	9	5	0	0
---	---	---	---	---	---	---

  
Zone Easting Northing

3 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

  
Zone Easting Northing

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 Beth P. Thomas, Consultant

organization \_\_\_\_\_ date June 21, 1996

street & number 3628 Lubbock Drive telephone 919-881-0362

city or town Raleigh state NC zip code 27612

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

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

name John W. & Patricia Byrne

street & number 8105 Nichols Court telephone 919-552-6415

city or town Fuquay-Varina state NC zip code 27526

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetBen-Wiley Hotel  
Wake County, NCSection number 7 Page 17. Physical Description

The Ben-Wiley Hotel occupies a tree-shaded lot on the east side of Main Street (US 401) in the Fuquay Springs Historic District, a roughly five-block area in Fuquay-Varina, a small town in southern Wake County. The immediate neighborhood is comprised of the site of the historically important Fuquay Mineral Spring (NR#1238), the large, late-nineteenth century Mercantile Building, and a collection of homes dating from the early to mid-twentieth century which lie in an adjacent residential area to the north of Main Street. The Hotel, as well as its neighboring properties, is set close to the street; it is separated from the Main Street sidewalk by a concrete and stone retaining wall. A set of six brick steps flanked by a modern Chippendale handrail lead from the sidewalk up to the building's front walk. The lot's elevation allows the Ben-Wiley to overlook its surroundings and provides a very strong visual connection between the Mineral Spring (to the southeast) and the Hotel which was built to serve its visitors. The lot features a number of mature trees and a stone retaining wall along the south property line. The Hotel was converted into apartments twenty-two years after its construction, and the current owners have added a rear patio and a parking area in the northeast section of the lot to serve the residents of the apartments. A non-contributing, modern frame storage barn is located on the northeast rear corner of the lot.

The two-story frame hotel was constructed in 1925 and is composed of two hip-roofed blocks; the two-story main block with the west front porch, and a two-story rear block. Both are covered with intersecting gable roofs. A one-story rear kitchen addition is flat-roofed. The widely overhanging hip roofs, exposed and shaped rafter ends, and cornerboards are characteristic of the Craftsman style. The west (main) elevation is shaded by a one-story, metal hip-roofed porch that replicates the roof lines and details of the main block. Sheltered by this porch are a set of coupled windows and a paneled, wooden front door with two lights, as well as a secondary entrance with multiple glass panes above panels.

The exterior of the Ben-Wiley Hotel is clad in painted plain weatherboard. The roofs of the two main blocks are of standing seam metal; the kitchen addition is roofed in asbestos shingles. Interior chimneys on the north and south facades are brick and feature simple corbelled tops. The majority of windows on the entire structure are original eight-over-eight, double-hung sash. All exterior sash is composed of simple finished board wooden door surrounds, windows, and sills. paneled wooden porch posts and shaped rafter ends at the eaves are the only decorative features.

The structure was expanded in the 1930s with a one-story addition and enclosure of the north side of the front porch to expand the dining room. A one-story addition to the east (rear)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Ben-Wiley Hotel  
Wake County, NC

Section number 7 Page 2

---

elevation to accommodate a new kitchen was also made in the 1930s. This small addition features a multi-paned casement window and a modern, full-view glass door. In 1947 the old hotel was sensitively remodeled for apartments. Changes at that time included the enclosure of a portion of the south end of the front porch and the addition of detached, two-stage exterior stairs, with wooden decking, rails, and treads on the north and south elevations. Each of these stairs rises to a second-level entry. A modern stoop and entry to the rear apartment at the southeast corner of the rear block of the building were also added in 1947.

The interior plan of the hotel is irregular, the result of the 1947 renovation which converted the original twelve guestrooms, bathrooms, lounge, and dining room into six apartments. Despite the reconfiguration of the interior, original materials and details remain to recall the Hotel's original character.

The front door opens into a long narrow hall which runs from front to back. Immediately to the left of the front door was the hotel's lounge (now part of an apartment). At the back of the main hall, along the north wall, is an open-string, straight-run stair with simple turned balusters, a simple molded handrail, and a square, paneled newel. The stair originally rose to a wide second-floor hall which also ran from front to back, and along which were guest rooms and bathrooms. The top of the stair now terminates at the entrance to an apartment.

Simple original trimwork remains throughout the interior and includes molded baseboards, plain door and window surrounds, and paneled doors. The hotel's original oak flooring remains as well. At least one of the original brick fireplaces features a graceful arched opening and simple shelf. Most of the hotel's original bathtubs remain, though bathrooms have generally been updated.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetBen-Wiley Hotel  
Wake County, NCSection number 8 Page 38. Statement of SignificanceSummary

The Ben-Wiley Hotel is significant as the best-preserved of two remaining hotels in Fuquay-Varina (formerly Fuquay Springs) which were built to serve visitors to the popular Fuquay Mineral Spring during its heyday, 1900 - 1930. The Mineral Spring (National Register, 1986) was a focal point of the community and surrounding area beginning in the late nineteenth century and was instrumental in the development of the town of Fuquay Springs between 1900-1930. During its peak popularity, the Spring drew thousands of visitors to the boarding houses and hotels of the town, providing a year-round boost to the local economy. The Ben-Wiley Hotel, built by local physician Wiley Cozart in 1925 on an elevated lot overlooking the Mineral Spring, was a popular choice for overnight visitors and year-round residents. The Hotel was expanded in the 1930s and converted into apartments in 1947; it remains a favorite local landmark. The Ben-Wiley Hotel was recorded during a comprehensive inventory of Wake County in 1991. The resort/recreational significance of the property is addressed in "Historic and Architectural Resources of Wake County, North Carolina (ca. 1770-1941), within Property Type 7: Recreation Structures and Sites, and Context 4: Boom, Bust and Recovery Between World Wars (1919-1941).

Entertainment/Recreation Context

Mineral springs resorts (or "spas") enjoyed their greatest popularity as recreational destinations in North Carolina during the mid-late nineteenth century, when "taking the waters" was considered the fashionable way to spend a long summer. One of the earliest known spas, Catawba Springs in Lincoln County, began attracting visitors in the early-nineteenth century. By 1821 it offered houses, family cabins and outbuildings for its visitors' use. This complex grew into a major resort; by the start of the Civil War it included a 100-room, two-story hotel, bath houses and slave houses. Its clients were chiefly the upper class families of the Piedmont and low-country, who fled the isolation of rural plantations during the summer months (Davidson, p. 414- 420). Other popular nineteenth century sites included Kittrell Springs (Granville County) and Shocco Springs (Warren County). (Murray, p. 443).

The Civil War brought an end to many of the mineral resorts, though a recovering economy in the late-nineteenth century brought about a resurgence in their popularity until around 1930. By

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetBen-Wiley Hotel  
Wake County, NCSection number 8 Page 4

the turn of the twentieth century there were roughly two dozen spas statewide (Rives, p. 430). One reason for the renewal of interest in these places was the availability of rail lines in rural areas and the invention of the automobile, which opened up travel considerably. Some of the spas were primarily local gathering places; others were full-blown resort operations. One of the more well-known spas was Panacea Springs, near Littleton in Halifax County. Its grand opening season was 1909, and it offered its guest a first-rate, 150-room hotel known for elegant cuisine, a hexagonal springhouse, twenty-acre lake and a full array of support facilities, including servants quarters. The Seaboard Airline Railroad offered special trips for visitors to Panacea Springs. The whole town was affected by the popularity of Panacea Springs, with residents taking in boarders during the peak season (Rives, p. 430).

In Wake County several mineral springs were known to exist (Willow Springs and Holly Springs, for example), but only the Fuquay Mineral Spring developed into a popular early-twentieth century recreational destination (Murray, p. 443). The spring was discovered around 1850 on the property of Stephen Fuquay. Fuquay sold the spring, and adjacent property, in 1860 to ten Wake and Harnett County men who formed the "Chalybeate Springs Company" in order to capitalize on the potential prosperity of the spring. The first lot in town was supposedly sold to a Mrs. McLean, who reportedly built a boarding house for visitors to the spring (Francis, p. 8). During the late-nineteenth and early-twentieth centuries the spring became a popular local attraction and focal point of the community, with special celebrations held on Easter Monday and July 4th drawing large crowds. By 1908 an open-sided pavilion and a gazebo over the spring had appeared on the site. Rail service to the Spring from Raleigh, Durham and Fayetteville began in 1910 and boosted the resort's popularity. Boarding houses and hotels were erected to serve the visitors, the earliest and finest being the ca. 1908 Blanchard Hotel just south of the spring property; this building was demolished in the 1930s. The ca. 1910 Barham Hotel still stands across (what is now) Main Street from the Spring, though it has been altered in recent years. The Ellis Hotel, also ca. 1910, no longer exists.

Local civic and business leader W.H. Aiken purchased the Spring property between 1910 -1915 and he, W.H. Aiken, Jr. and Kemp B. Johnson formed the Fuquay Mineral Spring Corporation in 1915 to capitalize on the springs' popularity. Their grandiose plans were to develop the Mineral Springs properties, build and manage hotels, apartments, and houses for the public. However, no evidence suggests that they ever actually did this and the Fuquay Mineral Spring never achieved the large scale success of other mineral resorts like Catawba and Panacea Springs (Francis, pp. 8.1 - 8.2). Like other popular early-twentieth century spas, the Fuquay Mineral Spring ceased to operate during the early 1930s, the victim of waning interest in local celebrations and a newly-mobile population willing to drive farther for recreational opportunities.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Ben-Wiley Hotel  
Wake County, NC

Section number 8 Page 5

---

### Historical Background

Local resident Dr. Wiley Cozart ventured into the resort business in 1925 with the construction of the Ben-Wiley Hotel. The popularity of the Spring had begun to decline in the late years of the 1920s, but the Ben-Wiley was, nevertheless, a sought-after address for visitors and permanent residents alike. The Ben-Wiley is believed to have been the first area hotel to feature indoor plumbing (Byrne, n.p.). The hotel was named after Dr. Cozart, a local physician, and his brother, Ben. For several years the hotel was run by Mrs. Cozart, and her family resided there. Dr. Wiley Cozart, Jr., son of the original owner, remembers that the hotel was known far and wide for its excellent food, and that it was considered a local landmark where people often came to sit on the front porch to watch the goings-on across the way at the Spring. Dr. Cozart also recalls operating a lemonade stand in the corner of the yard for visitors passing by to go to the Spring. The hotel often hosted the town's most important social events as well (Cozart interview).

In the 1930s the Cozart family enlarged the hotel by building additions to expand the dining room and kitchen. However, the era of the mineral spring was over, and in the 1940s the Cozarts decided to convert the structure into apartments. Architect Owen Smith of Raleigh was hired to complete the renovations in 1947, which basically enclosed part of the front porch and created six apartments from the interior spaces. The family retained ownership of the building until 1984, when it was sold to Mary L. Rowland Hornsby (Byrne, n.p.). In 1992 the property was acquired by Mr. and Mrs. John Byrne, who have completed significant improvements to the property while carefully maintaining its historic character and its status as a beloved community landmark.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Ben-Wiley Hotel  
Wake County, NC

Section number 9 Page 6

---

9. Major Bibliographical References

Byrne, John W. Ben-Wiley Hotel - Local Designation Report. 1994.

Davidson, Chalmers G. "Catawba Springs - Carolina's Spa," North Carolina Historical Review.  
XXVIII (October, 1951), pp. 414-420.

Frances, Michelle. National Register of Historic Places, Nomination Form for Fuquay Mineral  
Spring. 1986.

Interviews: Mrs. Pearl Proctor, May 21, 1996.  
Dr. Wiley Cozart, June 1996.  
Mr. Dan Spence, June 13, 1996.

Lally, Kelly. The Historic Architecture of Wake County, N.C., Raleigh, N.C. Wake County  
Government, 1994.

Murray, Elizabeth Reid. Wake: Capital County of North Carolina. Raleigh, N.C., Capital County  
Publishing Company, 1983.

Rives, Ralph Hardee, "Panacea Springs: Fashionable Spa." North Carolina Historical Review.  
XLII (October, 1965), pp. 430-439.

Sharpe, Bill. A New Geography of North Carolina., Vol IV. Raleigh, N.C., Sharpe Publishing  
Company.

"The Independent," Vol. XLI, No. 52, July 1, 1976; December 11, 1942; August 1, 1984.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Ben-Wiley Hotel  
Wake County, NC

Section number 10 Page 7

---

## 10. Geographical Data

### Boundary Description

The boundaries of the nominated property include lots 6457 and 6460 outlined by the dashed line on the accompanying Wake County, NC GIS property map drawn to a scale of 1"=100'.

### Boundary Justification

The boundaries of the nominated parcel are drawn to include the land historically associated with the Ben-Wiley Hotel.





THE BEN WILEY  
APARTMENTS