

# 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** King and Prince Hotel  
**other names/site number** King and Prince Club, King and Prince Beach Club, King and Prince Surf Hotel, and King and Prince Beach and Golf Resort

## 2. Location

**street & number** 201 Arnold Road  
**city, town** St. Simons Island ( ) **vicinity of**  
**county** Glynn **code** 127  
**state** Georgia **code** GA **zip code** 31522

( ) **not for publication**

## 3. Classification

### Ownership of Property:

- private
- public-local
- public-state
- public-federal

### Category of Property:

- building(s)
- district
- site
- structure
- object

### Number of Resources within Property:

#### Contributing

#### Noncontributing

<b>buildings</b>	1	0
<b>sites</b>	0	0
<b>structures</b>	0	0
<b>objects</b>	0	0
<b>total</b>	1	0

**Contributing resources previously listed in the National Register:** N/A

**Name of previous listing:** N/A

**Name of related multiple property listing:** N/A

**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 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 the National Register criteria. ( ) See continuation sheet.

Richard Clowes  
Signature of certifying official

11.22.04  
Date

to W. Ray Luce  
Historic Preservation Division Director  
Deputy State Historic Preservation Officer

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 or bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

John Edson W. Beall  
Keeper of the National Register

1.12.05  
Date

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## 6. Function or Use

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### Historic Functions:

Domestic: hotel

### Current Functions:

Domestic: hotel

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## 7. Description

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### Architectural Classification:

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Mission/Spanish Colonial Revival

### Materials:

<b>foundation</b>	Concrete
<b>walls</b>	Stucco
<b>roof</b>	Asphalt
<b>other</b>	Brick

### Description of present and historic physical appearance:

The King and Prince Hotel is a sprawling seaside resort hotel located on the southeast end of St. Simons Island, Glynn County, Georgia. Designed by Laurence Miller and Felton Davis in 1939 and completed in 1941, the King and Prince is a two- and three-story Spanish Colonial Revival-style hotel organized around an open courtyard. Elements of the Spanish Colonial Revival-style include two towers, low-pitched terra-cotta tile roofs, and cantilevered balconies with decoratively sawn beams. In 1982, the hotel was altered with an addition on the south side that doubled its size. Hotels and condominiums constructed in recent years have hemmed in the King and Prince on three sides. In 2003, the hotel underwent a major rehabilitation, which was certified by the Technical Preservation Services Branch of the National Park Service on August 14, 2003.

The brick beachfront hotel stretches along the shore facing east with views of the ocean from the solarium, dining room, and guest rooms. The historic main entrance and lobby are located on the north façade, though the two-story atrium completed in 1982 now serves as the hotel's principal entrance. The masonry walls are covered with beige-colored stucco that contrasts with the red terra-cotta tile roof. The gable roofs are supported by decoratively sawn brackets and punctuated by chimneys and towers, which give the building its picturesque appearance. Monterey-style balconies project from the second floor on the north and west sides. These are cantilevered on wood joists with sawn ends. The east balcony is supported by a brick arcade, which was enclosed as part of the 2003 rehabilitation. The one-story, semicircular solarium, which adjoins the lobby, extends from the northeast corner of the building. The solarium's double-shouldered chimney was added shortly after the hotel was completed.

As completed in 1941, the P-shaped plan was organized around an open courtyard with the lobby

## National Register of Historic Places Continuation Sheet

### Section 7—Description

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and solarium on the north side and the kitchen to the south. The dining room extended south along the beach. Adjacent the dining room was the patio laid in a compass-point pattern where guests enjoyed “dancing under the stars.” Small guest rooms with private bathrooms were located along single- and double-loaded corridors on the north, east, and west sides of the hotel. The large circular tower contained the multi-level bridal suite. Arcade entrances through the building were planned for the courtyard but were never built.

The dining room, also called the ballroom, is a surviving remnant of the earlier King and Prince Club, having survived the second fire in 1937. The dining room, which has been substantially altered, was reduced in size by one bay and some of the remaining bays have been enclosed. The terrazzo floor features the image of a torch laid across a ship’s wheel. The east and west walls of the dining room are lined with French doors in the original arched openings. Stained-glass windows in the transoms were designed and installed in 1938 by the Highpoint Glass and Decorative Co., of High Point, North Carolina. The windows depict scenes of local history and landmarks, including Fort Frederica, Wesley Oaks Church, Brunswick shipping, St. Simons Lighthouse, and the Battle of Bloody Marsh. A window that was installed in 1986 that depicts the King and Prince Hotel.

In 1972 and 1982, the King and Prince underwent substantial renovations. Hotels, more than other building types, are subject to frequent renovations because hotel operators seek to attract guests with clean and up-to-date rooms, which result in periodic renovations. Major rehabilitations transform older hotels into buildings that are current and fashionable, sometimes dramatically changing the appearance of a building or adding new amenities. The 1982 renovation to the King and Prince included the addition of a massive two-story atrium to south end that doubled the size of the hotel. The atrium includes a restaurant, gift shop, indoor pool, meeting rooms, and a new main entrance and lobby.

The 2003 certified rehabilitation preserved the exterior of the hotel and interior public spaces, such as the original lobby and solarium. The guest rooms were reconfigured to add space, but the corridors were largely retained. The dining room retains its overall form, though many of its historic finishes have been lost. The historic lobby, which is no longer the principal lobby, and the solarium retain their original configurations but most of the interior finishes are new, including the Tuscan columns. Many historic features, such as the plaster walls and wood sash windows, were replaced in earlier renovations.

### Assessment of Historic Integrity

The King and Prince Hotel is an excellent and rare example of an early 20<sup>th</sup>-century seaside resort hotel on Georgia’s Atlantic coast. Although renovated several times, most recently in 2002 as part of a certified rehabilitation, the hotel retains sufficient historic integrity to be eligible for listing in the National Register of Historic Places. The hotel is in its original **location** and retains its beachfront **setting**. The exterior **design** of the hotel appears much as it did during the period of significance. The modern rear atrium appears as a separate and stylistically distinct component of the building. The historic hotel retains its original form, massing, and pattern of fenestration. **Design** changes

**National Register of Historic Places Continuation Sheet**

**Section 7—Description**

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have been made mostly on the interior of the hotel, where guest rooms were enlarged and finishes, such as wall paper and carpet, were replaced. Historic **materials** and elements of **craftsmanship** are most visible in the exterior construction of the building. Because the King and Prince Hotel retains a high level of historic integrity, it possesses the **feeling** and **associations** of an early 20<sup>th</sup>-century seaside resort.

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**8. Statement of Significance**

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**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):**  N/A

A       B       C       D       E       F       G

**Areas of Significance (enter categories from instructions):**

Architecture  
Entertainment and Recreation

**Period of Significance:**

1941-1954

**Significant Dates:**

1941 – King and Prince Hotel completed.

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

**Architect(s)/Builder(s):**

Davis, Felton (architect)  
Miller, Laurance (architect)

**National Register of Historic Places Continuation Sheet**

**Section 8—Statement of Significance**

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**Statement of significance (areas of significance)**

The King and Prince Hotel is significant in the area of entertainment and recreation because it represents one of the few extant early 20<sup>th</sup> century summer resort hotels on Georgia's coastal islands. By the turn of the 20<sup>th</sup> century, many of the islands were purchased and developed as estates or resorts for wealthy northern industrialists who enjoyed the seclusion of Georgia's coastal islands, sometimes turning entire islands into personal retreats. Thomas M. Carnegie, a Pittsburgh industrialist, purchased Cumberland Island for use as a family retreat in the early 1880s. The Jekyll Island Club on Jekyll Island operated as a winter retreat for the nation's wealthy elite beginning the 1880s, and developer Howard Coffin established the Cloister on Sea Island in 1928 as a resort that catered to upper-class guests. The Cloister was demolished in 2003.

Resort hotels for the middle class came slowly to Georgia's coastal islands. Where the barrier islands of the Northeast and Mid-Atlantic coasts were developed as resorts as early as the 19<sup>th</sup> century, the coastal islands of Georgia remained undeveloped until the first decades of the 20<sup>th</sup> century. This is because Georgia's coastal islands, which were far from large population centers and not easily accessible, remained mostly untouched by the tourist industry before World War II. The first middle-class vacation resorts were built near Savannah. The General Oglethorpe Hotel, built in 1927 on Wilmington Island, is a seven-story hotel that offered middle-class vacationers swimming, golfing, boating, hunting, and fishing. On Tybee Island near Savannah, the DeSoto Beach Club served middle-class vacationers beginning in 1940. The DeSoto was demolished in 1999 and the General Oglethorpe was altered by a multi-story rooftop addition in the early 2000s. The King and Prince Hotel is significant as a rare surviving example of a middle-class resort hotel on Georgia's coastal Islands.

The King and Prince Hotel is significant in the area of architecture as an excellent and rare large-scale example of the Spanish Colonial Revival style in Georgia. This style derived from an interest in America's colonial past and revived the architectural heritage of the American Southwest, Florida, and California. Spanish Colonial Revival-style buildings were occasionally built in Georgia in the 1920s and 1930s and may include red roof tiles, arched openings, arcaded loggias, casement windows, and cantilevered beams that emphasize construction methods. The style is found throughout Georgia, especially in suburban houses in the 1920s and 1930s. Buildings in the Spanish Colonial Revival style comprise less than one percent of the 65,000 buildings in the statewide Georgia Historic Resources Survey.

**National Register Criteria**

A and C

**Criteria Considerations (if applicable)**

N/A

National Register of Historic Places Continuation Sheet

Section 8—Statement of Significance

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**Period of significance (justification)**

The period of significance begins in 1941, when the King and Prince was completed, and ends in 1954, the fifty-year end date because the hotel continued to serve guests well into the second half of the 20<sup>th</sup> century.

**Contributing/Noncontributing Resources (explanation, if necessary)**

The King and Prince Hotel, identified in this documentation as contributing, is the only resource associated with the National Register nomination. There are no noncontributing resources associated with the nomination.

**Developmental history/historic context (if appropriate)**

In the first decades of the 20<sup>th</sup> century, St. Simons Island in Glynn County, Georgia developed as a cluster of small summer cottages located near the lighthouse at the south end of the island. The public had access to the island by train, boats, and automobiles. An island railway moved guests from the pier to a hotel near Massengale Park. Mules pulled open-air cars, which were later motorized. St. Simons village remained a summer resort and was virtually deserted in the winter months.

During the 1920s, the island remained largely undeveloped, with few improved roads and no direct access to the mainland. In 1924, the causeway between Brunswick and St. Simons Island was completed. Howard Coffin, a Michigan automobile maker and racer, understood the island's potential as a resort. He purchased land on the island and built new roads through the island. His purchases included portions of the Retreat Plantation on the south end of the island on which he built a golf course. In 1928, Coffin built the Cloister resort on Sea Island, a smaller island just north of St. Simon's Island, which became a haven for America's wealthy elites.

In 1935, Morgan T. Wynne, from Atlanta, and Franklin J. Horne, a Pittsburgh native, built the King and Prince Beach Club at the end of Arnold Road on St. Simons Island. The beachfront hotel was especially popular for its big band entertainment and dancing under the stars. The King and Prince Beach Club caught fire in December 1935 and was reopened early the next year. In 1937, the club, except for the dining room, was destroyed by another more devastating fire. In an effort to rebuild the hotel, Wynne and Horne organized a corporation in October 1939 named the King and Prince Surf Hotel, Inc., with \$20,000 in capital stock. The purpose of the corporation was to ". . . construct, acquire, own, operate, and lease hotels, restaurants, soda fountains, clubs, golf links, parks, pavilions, stores, and such other facilities as might be desired in connection with the hotel business and resort, amusement, and recreational enterprises." The partners rebuilt the club as the King and Prince Hotel. The new hotel featured an open courtyard, solarium, dining room, two lookout towers, and 74 guest rooms. The hotel was popular with out-of-town families who would come year-after-year and local residents who enjoyed dancing to live bands on the patio. In the early 1940s, the hotel offered hunting, fishing, horseback riding, and golf in addition to seaside recreation.



**National Register of Historic Places Continuation Sheet**

**Section 8—Statement of Significance**

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The hotel opened on July 2, 1941. Within months, German submarines were spotted off the Atlantic coast and many resort hotels were occupied by the military for the duration of the war. The navy used the King and Prince as a training facility and radar station. The navy also built a sea wall to stop erosion along the shoreline and drilled a deep-water well to supply the hotel with fresh water.

As Morgan T. Wynne built the Bay Shore Royal Hotel in Tampa, Florida in the 1940s, management of the King and Prince Hotel was turned over to the Atlanta-based Henry Grady Hotel Corporation. The Henry Grady Hotel Corporation, which reopened the King and Prince to the public in 1947, operated the beach resort for next 20 years. During this period, the hotel was popular with visiting guests and local residents because of its swimming pool, beach access, boardwalk, dining room, and evening dances under the stars. Seaside fish fries and barbecues were also popular summer evening activities.

By the late 1960s and 1970s, the hotel, which was in needed refurbishment, declined in popularity. The succession of owners included Ronald Adams, Gadi Timbes, and the Ashmore brothers, Atlanta developers who purchased the hotel in 1970. By the mid-1970s, the CNS Bank of Atlanta foreclosed on the property. CNS operated the hotel until 1975.

In 1980, Mississippi Management, Inc. purchased the hotel and an adjacent 25 acres. In 1982, the company built oceanfront condominiums and villas north and south of the historic hotel, an atrium that doubled the size of the hotel and reoriented the entrance to the north side of the atrium. In 1995, the hotel was listed by the National Trust for Historic Preservation among its Historic Hotels of America. In the early 2000s, the historic hotel was rehabilitated, including the lobby, sunroom, courtyard, guest rooms, and exterior. The rehabilitation of the King and Prince Hotel was certified by the Technical Preservation Services Branch of the National Park Service on August 14, 2003.

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## 9. Major Bibliographic References

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A Complete Resort. *The Brunswick News*. January 20, 1988.

Clay, Grady, Jr., ed. Jack Wardlaw Comes to K & P for Holiday Season. *The Star*. July 1, 1938.

Collier, Frank. Son of owners, 1940s-1960s. Telephone Interview. 9/4/02, 9/19/02.

Collier, Fred. Son of owners, 1940s-1960s. Steward King & Prince, 1946. Telephone Interview. 9/19/02.

Edwin, R., and Mary A. Green. *History and Mystery of St. Simons*. Rome, N.Y.: Arner Publications. 1982.

Ginn, Edwin H. *Recollections of Glynn*. Brunswick, GA: Glover Printing Co. 1987.

Glisson, Sally, ed. An Expansion Completed. *King and Prince Newsletter*. March 1986.

Jenkins, Tommy E. *A Graphic History of St. Simons Island*. St. Simons Island: Watermarks Printing Co. 1994.

Ray, Bamby. King and Prince Hotel. Historic District Information Form. On file at the Georgia Department of Natural Resources, Historic Preservation Division, Atlanta, Georgia, October 2004.

Sanborn Insurance Maps, 1935 and 1949. On file at Three Rivers Regional Public Library, Brunswick, GA.

Standing the Test of Time. *The Brunswick News*. October 26, 2001.

Wynne, William. Nephew of Morgan T. Wynne. Telephone Interview. 9/11/02.

**National Register of Historic Places Continuation Sheet**

**Section 9—Major Bibliographic References**

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**Previous documentation on file (NPS):** (X) N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- preliminary determination of individual listing (36 CFR 67) has been issued  
date issued:
- 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, Specify Repository:

**Georgia Historic Resources Survey Number (if assigned):** N/A

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## **10. Geographical Data**

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**Acreage of Property**      Approximately 5 acres.

### **UTM References**

A)    Zone 17      Easting 463860      Northing 3444820

### **Verbal Boundary Description**

The historic district boundary is indicated by a heavy black line on the attached map, which is drawn to scale.

### **Boundary Justification**

The boundary includes the property historically associated with the King and Prince Hotel.

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**11. Form Prepared By**

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**State Historic Preservation Office**

**name/title** Steven Moffson, Architectural Historian  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**mailing address** 47 Trinity Avenue, S.W., Suite 414-H  
**city or town** Atlanta **state** Georgia **zip code** 30334  
**telephone** (404) 656-2840 **date** September 30, 2004  
**e-mail** steven\_moffson@dnr.state.ga.us

**Consulting Services/Technical Assistance (if applicable)**(  ) not applicable

**name/title** Bamby Ray  
**organization** Ray and Asscoiates  
**mailing address** 328 7<sup>th</sup> Street  
**city or town** Atlanta **state** GA **zip code** 30307  
**telephone** (404) 607-7703  
**e-mail** N/A

- (  ) **property owner**  
(  ) **consultant**  
(  ) **regional development center preservation planner**  
(  ) **other:**

**Property Owner or Contact Information**

**name (property owner or contact person)** Gaines Sturdivant  
**organization (if applicable)** Inn of Lake City, Inc.  
**mailing address** 1000 Red Fern Place  
**city or town** Flowood **state** MS **zip code** 39232-8879  
**e-mail (optional)** N/A

National Register of Historic Places **Continuation Sheet**

Photographs

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**Name of Property:** King and Prince Hotel  
**City or Vicinity:** St. Simons Island  
**County:** Glynn  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** January 2004

**Description of Photograph(s):**

Number of photographs: 31

1. Beachfront, photographer facing southwest.
2. Beachfront, photographer facing east.
3. Beachfront, photographer facing north.
4. Beachfront with 1982 addition (left), photographer facing north.
5. Beachfront, photographer facing north.
6. Beachfront, photographer facing north.
7. Beachfront with solarium (right), photographer facing north.
8. Beachfront with solarium (center), photographer facing north.
9. Beachfront, photographer facing west.
10. Main façade and historic entrance, photographer facing southwest.
11. Main façade, photographer facing south.
12. Main façade, photographer facing southeast.
13. West end of main façade, photographer facing southwest.
14. West façade, photographer facing northeast.
15. 1982 rear addition, photographer facing northeast.

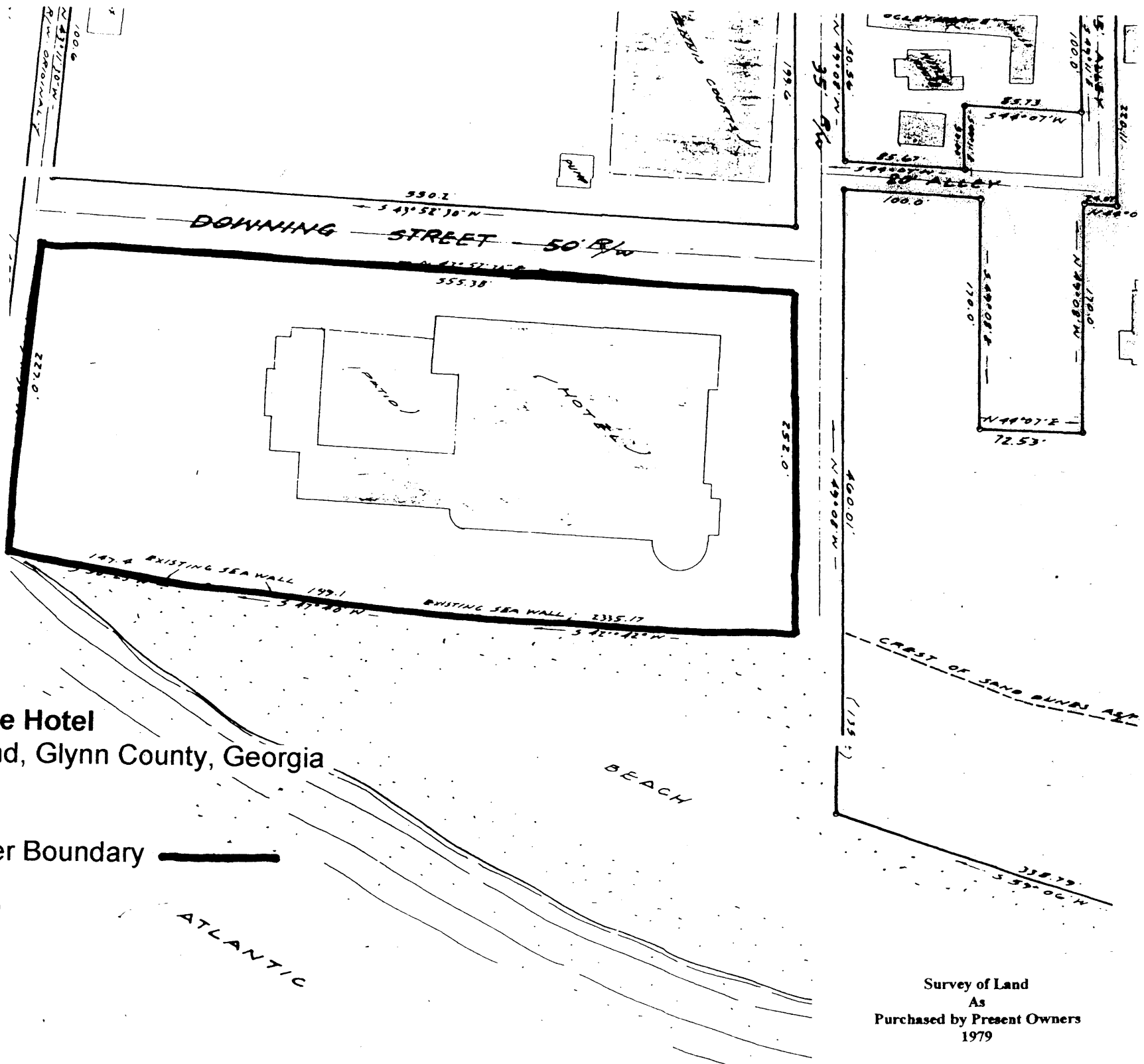
**National Register of Historic Places Continuation Sheet**

**Photographs**

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16. 1982 rear addition (left) and modern hotel (right), photographer facing northeast.
17. Outdoor pool, photographer facing north.
18. Historic lobby, photographer facing west.
19. Solarium, photographer facing east.
20. Solarium with view toward lobby, photographer facing west.
21. Enclosed passage along east side of courtyard, photographer facing north.
22. Courtyard, photographer facing northwest.
23. Dining room, photographer facing south.
24. Dining room stained-glass windows, photographer facing east.
25. Dining room stained-glass windows, photographer facing north.
26. First-floor guest room, photographer facing east.
27. Third-floor guest room, photographer facing east.
28. Bridal suite, second floor, photographer facing east.
29. Bridal suite, third floor, photographer facing east.
30. 1982 rear addition, interior, atrium, photographer facing southwest.
31. 1982 rear addition, interior, atrium, photographer facing northeast.

(HPD WORD form version 11-03-01)



**King and Prince Hotel**  
 St. Simons Island, Glynn County, Georgia  
 Sketch Map

National Register Boundary **—————**

Scale: 1" = 100'

North **➔**

Survey of Land  
 As  
 Purchased by Present Owners  
 1979



King and Prince Hotel  
St. Simons Island,  
Glynn County, Georgia  
First-Floor Plan  
Rear atrium addition not shown)

No scale

