

United States Department of the Interior
National Park Service

56-1078

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, categories and subcategories from the instructions.



1. Name of Property

Historic name: Lord Culpeper Hotel
names/site number: DHR ID# 204-5067
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 401 South Main Street
City or town: Culpeper State: Virginia County: Culpeper
Not For Publication: N/A Vicinity: N/A

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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

| | |
|---|----------------|
|  | <u>4-17-17</u> |
| Signature of certifying official/Title: | Date |
| <u>Virginia Department of Historic Resources</u> | |
| State or Federal agency/bureau or Tribal Government | |

| | |
|---|---|
| In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria. | |
| Signature of commenting official: | Date |
| Title : | State or Federal agency/bureau or Tribal Government |

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

4. 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:)

Joe Edson H. Beall
Signature of the Keeper

6-12-17
Date of Action

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

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>1</u> | <u>1</u> | buildings |
| <u>0</u> | <u>0</u> | sites |
| <u>0</u> | <u>0</u> | structures |
| <u>0</u> | <u>0</u> | objects |
| <u>1</u> | <u>1</u> | Total |

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: hotel

COMMERCE: restaurant

Current Functions

(Enter categories from instructions.)

COMMERCE: restaurant

WORK IN PROGRESS

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, METAL, CONCRETE, WOOD, GLASS

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Lord Culpeper Hotel, built in 1933 at 401 South Main Street in downtown Culpeper, Virginia, is a three-story Colonial Revival building of steel frame construction with a stretcher-bond brick exterior. The west-facing hotel stands on the southeast corner of the intersection of Main Street and East Stevens Street, just south of the National Register-listed Culpeper Historic District. The hotel is surrounded by a mix of modern and historic resources of commercial character. Notable exterior features of the hotel include a columned entry porch; round-arched first-story front entries and windows; an original three-story rear wing; and a ca. 1939 two-story rear addition. The interior has a lobby/reception area with columns and ashlar-scored walls; a dining room with an annex known as the Pine Room; double-loaded guest room corridors on the various floors; and a third-floor manager's apartment. A non-historic storage shed stands behind the building so that there are two resources total in the nominated area of 0.2984 acre: the contributing hotel and the non-contributing shed. Having operated as a hotel for the majority of its history, the property has high integrity of location, setting, design, workmanship, feeling, and association, with few alterations to the exterior and primarily cosmetic alterations on the interior.

Narrative Description

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

Hotel Exterior

The façade is essentially symmetrical, with a slightly projecting center section punctuated by a one-story entry porch. The porch features round columns and overhanging eaves with modillions. Under the porch is an entry with a glass and wood panel door, sidelights, a round-arched fanlight with radial cobweb muntins, and a fluted surround with a dentil molding under the fanlight. To either side of the entry are original cottage-style light sconces (a similar light exists by a basement entry on the north side elevation). Tall round-arched windows with cobweb fanlights and five-over-one and three-over-one sashes extend across the first story, and there is a restaurant entry to the right that breaks the overall symmetry. The windows and restaurant entry have dentil moldings and the entry surround is fluted.

The upper two stories of the façade have square-headed windows with three-over-one sashes (these and the other window sashes are Craftsman in style). At the top of the façade is a modillion cornice and above that a brick parapet, behind which is a metal-sheathed shed roof. A sign reading “Lord Culpeper Restaurant” extends across the center of the façade and signage reading “Thai Culpeper Restaurant & Bar” runs above the restaurant entry. In front of the entry porch are brick steps flanked by low brick walls. To the sides of the porch are terraces with herringbone-pattern brick pavers and poured concrete foundations scored to imitate ashlar masonry. Metal railings once extended across the front of the terraces, and above, fastened to the brickwork of the façade, are hooks that look like they are associated with former awnings, although no awnings appear in historic photos. The terrace railings have been replaced on the left by a pipe railing, similar to the railing on an adjacent wheelchair ramp, and on the right by non-historic planters. Next to the front steps is a modern pole sign reading “The Historic Lord Culpeper Hotel.”

The poured concrete foundation is evident under the original rear wing, owing to the slight slope of the site. The rear wing’s basement windows, once with divided sashes, are now filled with glass block. The original wing and the ca. 1939 wing across from it give the building an overall U-shaped footprint. The asphalt-paved courtyard formed by the U is a portion of the original parking area mentioned in early sources. On the back of the main part of the building are a brick boiler flue and a shed-roofed entry porch with pole supports and a concrete foundation and steps.

The ca. 1939 wing lacks a modillion cornice. Its low brick parapet is partly lined by a pipe railing. A shed-roofed porch covers the door from a third-floor manager’s apartment in the original section to the roof of the ca. 1939 wing. The wing is offset so that it projects slightly from behind the original section, and on its front is a one-story dining room extension with banks of one-over-one windows. The other windows of the ca. 1939 wing are mostly one-over-one sash and they have brick sills, unlike the windows of the original section which have concrete sills. There is a recessed kitchen entry and loading dock on the wing’s north elevation featuring a stack-panel door with a transom. Steel fire escapes climb the ends of the original and ca. 1939 rear wings. The non-historic age shed stands at the end of the ca. 1939 wing. It is one story with T1-11-type siding and a metal-sheathed shed roof.

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

Hotel Interior

The front entry opens into a lobby and reception area described in a 1930s brochure as a “Club Lounge.” The space has a dentil cornice; rough plaster walls scored to evoke ashlar masonry; and four square-section columns with flaring dentil capitals and pronounced neck moldings. Two wide doorways open from the north end of the space. The back doorway leads to the stair and has its original rectangular form. The other doorway, which opens into a room described alternately as the lobby or ladies’ parlor in 1930s sources, was originally rectangular but has been altered so that it has a round-arched fanlight with cobweb muntins and French doors flanked by sidelights. These alterations may be associated with a post-1973 gift shop conversion. The door to the restaurant at the south end of the lobby has a similar fanlight and sidelight treatment, presumably also altered from an original rectangular form. Other features of the lobby/reception area, all modern, include a tile floor, a reception counter, restrooms, and, in the gift shop, bay windows that look into the stair hall.

The dining room retains its historic square-section columns but these were encased in panel treatments in recent decades and a drop ceiling added to the space. The Pine Room dining alcove, located in the ca. 1939 extension, retains its knotty pine wainscoting and window-wall sheathing. The room was extended to the back in recent decades and knotty pine taken from elsewhere in the building to create a wainscot. The aforementioned stair hall contains a wide stair with a decorative newel post that is stylistically older than the hotel and may have been in the stock of the building’s presumed contractor, the Culpeper Planing Mill. Another stylistically older newel post appears on the second-floor stair. Near the stair, on the first floor, is an original lobby restroom with burgundy tile wainscoting trimmed with white tile and a floor patterned with small gray, white, and burgundy tiles.

Guest rooms in the first floor of the original rear wing and on the upper floors are arranged along double-loaded corridors and have a variety of plan configurations, sizes, and bathroom arrangements. The rooms typically have panel doors with bronze-finish hardware; transoms over the doors; textured plaster wall finishes; and wall-to-wall carpeting over originally exposed hardwood floors. A number of rooms were renovated in recent decades and have modern bathroom finishes but a few retain historic-period fixtures and tile wainscots. The hotel manager’s apartment on the third floor features a fireplace with a Colonial Revival dentil mantel, a bathroom with pink and black tile finishes, and a kitchen with apparently original cabinets and a sink with an integral drain board. An interesting patent feature of the manager’s apartment is a chain spool for securing the door. The chain and bolt, rather than hanging freely, retract into a circular casing mounted on the doorjamb.

The basement, which originally contained a dining room for “private dinners and banquets,” was remodeled as a bar in recent decades. Its support columns are cased in knotty pine. Off the dining room/bar extends a kitchen, which was expanded into a crawlspace area in recent decades; a stair with a square newel and rectangular balusters that rises to the back of the lobby; and a pool room under the original rear wing which was created by the removal of partitions that once divided it into small bedroom-like spaces.

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

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.)

- 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 old or achieving significance within the past 50 years

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

1933-1967

Significant Dates

1933

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hitt, Charles Henry (contractor; attributed)

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Lord Culpeper Hotel in the Town of Culpeper in Culpeper County, Virginia, opened to much acclaim in December 1933 during the optimistic first year of the New Deal. The stylish Colonial Revival building was a project of local business leader Charles Henry Hitt, whose contracting firm likely built the building. The hotel was managed and later owned by E. Jackson Eggborn Jr., a onetime Culpeper mayor. The Lord Culpeper Hotel is eligible for the National Register under Criterion A in the Commerce area of significance as an important Culpeper hostelry and Depression-era business initiative, and under Criterion C in the Architecture area of significance as a late example of the Colonial Revival hotels built throughout small-town Virginia during the 1920s. The period of significance extends from 1933, the year the hotel opened, until 1967, embracing most of the period of the hotel's operation (the hotel is not exceptionally significant for the period after 1967). The hotel is eligible at the local level of significance.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Lord Culpeper Hotel stands just south of the town of Culpeper's historic core. The town, established in 1759, functioned as Culpeper County's government center and principal market town during the historic period. Like most early Virginia towns, Culpeper had taverns and hotels for the accommodation of travelers. In 1835 three hotels stood in the town, and by the eve of the Civil War large hostelries such as the Hotel Waverly (also known as the Waverley House) and the Virginia House Hotel had been erected. The Waverly, a three-story Italianate building built in the 1850s near the town's newly opened railroad station, appears to have been Culpeper's premier hotel in the early twentieth century. In 1920 it was described as having sixty rooms and "running water in all rooms; some rooms with private baths."¹

The Lord Culpeper Hotel was an initiative of businessman Charles Henry Hitt (b. 1864), his son-in-law and business partner J. Hugh Ryan, and D. V. Pierce. Hitt purchased the Culpeper Planing Mill in 1910, an enterprise that would enable him to undertake important local construction projects in the years to follow. These projects included the ca. 1921 Piedmont apartment building, described in 1933 as the town's first apartment building; the ca. 1930 Hitt Apartments; and the ca. 1932 Nottingham apartment building. Hitt and his partners purchased the hotel site in April 1933. At the time a house stood on the lot but the house was removed to make way for the new building. It is assumed Hitt was his own contractor for the hotel since his firm had undertaken other large construction projects in the town and press accounts do not identify a separate architect or builder.²

In July 1933 the *Culpeper Exponent* reported on the construction of the hotel:

The hotel, which will be opened for business some time this fall, will be named "The Lord Culpeper," after Lord Thomas Culpeper, Colonial governor of Virginia, whose

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

landed possessions in this section resulted in his name being given to this county. The building, of brick and steel construction . . . will be three stories above the ground, with a basement, and will front 90 feet on Main Street and 60 feet on Stevens. The hotel will have 30 rooms, 25 of them with baths, and an apartment for the management. On the first floor will be the lobby, ladies' parlor, and the main dining room. Another dining room will be located in the basement, for private dinners and banquets.

The manager was identified as E. Jackson Eggborn Jr., a 1926 graduate of the Richmond Medical College pharmacy program, who worked in a Culpeper drugstore before arranging to lease and manage the hotel. Eggborn and his wife, Elizabeth Young Eggborn, moved into the hotel's third-floor apartment upon the building's completion later in the year.³

Hitt and his partners launched their hotel in the midst of the Great Depression. The business- and tourism-dependent hotel industry suffered after the stock market crash of 1929, but prospects brightened in 1933, the first year of Franklin D. Roosevelt's New Deal. "The hotel industry, claimant of the melancholy distinction of being harder hit than any," wrote a contributor to *Business Week* in August 1933, "is shedding its hair shirt to don raiment and looks in better keeping with its cheerful service as the national publican. Business has improved, prospects are still better."⁴

The *Business Week* writer placed part of the blame for the industry's previous woes on the economic downturn, and part on Prohibition, which had curtailed the sale of alcohol at hotel restaurants and other venues following ratification and implementation of the Eighteenth Amendment in 1919-1920. "Prohibition was a direct wallop to profits," the writer noted. By 1933, however, public sentiment had turned decidedly against the "noble experiment," and the Roosevelt administration pushed for repeal. Bars reopened in April for the sale of 3.2% beer, which the administration exempted as "non-intoxicating," and administration officials mooted plans for the post-repeal era. The Postmaster General suggested that the sale of alcoholic beverages "be placed in the hands of hotel men," an idea enthusiastically endorsed by the president of the American Hotel Association. (The hotel industry apparently acted relatively responsibly during Prohibition by avoiding direct involvement in the flourishing underground economy of the speakeasies.) National Prohibition ended on December 5, 1933, with ratification of the Twenty-First Amendment repealing the Eighteenth.⁵

In January 1934 a contributor to the *Literary Digest* described a hotel revival in New York City and traced its beginnings to September 1933. Repeal was only part of the picture. "The phenomenon is not purely a product of repeal. Legal liquor may account for the jump in [hotel] restaurant attendance. The elaborate speak-easies in which New York abounded no doubt drew a large part of their patronage from a public that, except for prohibition, would have preferred the hotel dining-room. But the speak-easies could not compete as dormitories. Why do so many more people not only eat but sleep at hotels since December 5?" The answer was that an improving economy worked in concert with repeal to lift hotel fortunes.⁶

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

Virginia voters voted in favor of repeal in an October 1933 constitutional referendum. Culpeper County was one of a block of northern Virginia counties voting for repeal. State legislative action followed in early 1934 and consequently a provision for the sale of wine and beer in hotel dining rooms was added to the state code. It is in light of these developments that Jack Eggborn's pharmacy experience may have prepared him for his new role as manager of the Lord Culpeper Hotel. Before repeal pharmacies were one of the few legal sources of alcohol in the guise of the celebrated "medicinal whiskey" of Prohibition lore.⁷

The backers of the Lord Culpeper Hotel appear to have anticipated the hotel industry revival and perhaps also the end of Prohibition. In July 1933 the *Culpeper Exponent* noted that "work on the new business venture has been under way for some time;" this and the partnership's lot purchase in April suggest an early faith in the New Deal. In another respect the Lord Culpeper may be considered a latecomer. As a small-town high-rise hotel it is one of a number of similar hotels erected in the state during the boosterish 1920s, a decade of easy money and burgeoning automobile travel. Examples include the 1926 Robert E. Lee Hotel in Lexington, the 1927 George Wythe Hotel in Wytheville, and the 1928 Hotel John Randolph in South Boston. The Lord Culpeper shares with these 1920s hotels brick construction and classical or Colonial Revival detail.⁸

On the eve of the Lord Culpeper's grand opening on December 21, 1933, the local *Virginia Star* newspaper proclaimed that "the new Lord Culpeper Hotel is [a hotel] which, in design, finish and appointments, would do credit to a town of much larger size than Culpeper, and is one in which Culpeper citizens can feel a just pride." The paper noted that the "beautiful tapestry brick" used on the exterior was made at a James River brick plant and was distinguished by its "dignified simplicity of line and perfection of detail and finish which produces a most harmonious whole." The lobby walls, their scored and textured finish described as "Tiffany style," were painted cream with white trim. The lobby drapes were "blocked linen" and chintzes were used for the bedroom draperies. The Lord Culpeper initially had only thirty rooms, the *Star* reported, but over half of the rooms had private baths and the rest had "connecting" (shared) baths.⁹

"That popular young couple, Mr. and Mrs. E. Jackson Eggborn," assumed their place as managers. "The fact that to a thorough business training is added a cordial and friendly manner and a most pleasing personality" boded well for Mr. Jackson's success, opined the *Star*. Staff included Miss Mildred Bispham who managed the kitchen and dining room. Bispham, who was related to Confederate General A. P. Hill, was described as coming "from a family said to be famed 'for good living.'" The food was prepared by African American staff described as the "best colored cooks in this community." According to Culpeper historian Zann Miner, who dined at the hotel restaurant, "the menu back then would have included Southern favorites like fried chicken, ham, fish, corn pudding, stewed potatoes, seasonable vegetables, homemade rolls, cakes and pies." The hotel's opening day dinner was attended by over a hundred Culpeper residents and fifty out of town guests.¹⁰

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

The first convention hosted by the hotel appears to have been for members of the Virginia Pharmaceutical Association on April 3, 1934. Jack Eggborn's connections with the pharmacy trade presumably helped secure the conclave, which convened a few weeks after state regulations for the sale of alcoholic beverages in hotels went into effect. In later years the hotel provided meeting space for community organizations such as the Kiwanis Club and the Country Club of Culpeper, which held its formative 1954 meeting in the building. Jack Eggborn was the country club's initial chairman in 1954. Eggborn also served as president of the Virginia Hotel Association and as Culpeper's mayor in the 1950s, and he served on the board of the American Hotel Association. Another local enterprise to hold its organizational meeting in the hotel was the Culpeper Farm Bureau, in April 1950.¹¹

Jack and Elizabeth Eggborn purchased the hotel in April 1939. That year the building's tax value increased from \$9,500, its value since 1933, to \$12,000. The increase may represent construction of the two-story wing, although tradition suggests the wing was a couple years later, in 1940 or the early 1940s. The addition increased the number of rooms from thirty to thirty-seven (or so the total stood in 1973) and added a main-level kitchen and more dining room space in the form of the Pine Room. It is perhaps significant that the Hotel Roanoke, a leading Virginia hotel of the era, opened a Pine Room lounge a few years before, in 1938, although it is also likely other hotels and restaurants had Pine Rooms during the mid-twentieth century heyday of knotty pine decor.¹²

Unlike the earlier Hotel Waverly, which catered to rail travelers, the Lord Culpeper appealed to motorists. A 1930s brochure proudly displayed the Automobile Association of America "Official Hotel" emblem and noted "free parking space is available to all patrons in back of the hotel, or, if you prefer, individual garages may be obtained at a very low cost." A mileage chart emphasized the hotel's proximity to the Skyline Drive, Camp Hoover, and other attractions. The 1940 *Adventures in Good Eating* guide, geared toward the motoring public, touted the "real Virginia ham, chicken, and hot breads" served in the hotel restaurant. The 1930s brochure shows comfortable furnishings in the reception area and lobby and tables with bentwood chairs in the dining room. A 1963 inventory described standard guest room furnishings—one double bed, one metal dresser and mirror, one upholstered chair, one metal desk and chair, one luggage rack, one window fan—as well as a television and radio in the lobby and iron and aluminum furniture on the front porch and terrace.¹³

The Lord Culpeper was the sole Culpeper hostelry to appear in the 1940 dining guide, but in the postwar period its local preeminence was challenged. A 1963 economic study, citing 1958 statistics, identified ten motels, three tourist courts, and one hotel in the community. Whether the Lord Culpeper was classified as a hotel or motel in 1958-1963 is unknown, although it styled itself the Lord Culpeper Motor Inn in 1973, the year the Eggborns sold the property. By all accounts the hotel continued in much the same vein in the postwar period as it had during the war. Judy Partlow Donald-Swan, whose mother Kitty Partlow ran the hotel dining room during the later period, recalls the white uniforms of the wait staff, the fresh yeast rolls served to diners, the hotel switchboard, and the hotel bell hop. Donald-Swan attributes the hotel's eventual decline to competition from other hostelries and from the aging out of the original clientele. Many

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

famous individuals have stayed at the hotel over the years. A 1973 newspaper article claimed German General Erwin Rommel, the celebrated “Desert Fox” of World War II, stayed at the hotel in the late 1930s, although no evidence has been found to suggest Rommel visited the United States.¹⁴

After operation as a hotel for several years after the 1973 sale, the Lord Culpeper was converted to offices for Rapidan-Rappahannock Community Services. William (Bo) and Libba Chase purchased the building in 1994 and converted it back to a hotel. The hotel is currently being studied for rehabilitation.¹⁵

Endnotes

¹ Fox et al, “Culpeper Historic District,” cover form, 8.1; Museum of Culpeper History exhibits; *Hotel Monthly*, vol. 28 no. 327 (June 1920), 119. A number of individuals assisted with the preparation of the report, foremost among them William (Bo) Chase, Keith Farrish, and Hal Craddock. Assistance was also provided by Judy Partlow; the staffs of the Culpeper County Clerk’s Office, the Museum of Culpeper History, the Culpeper County Library, and the University of Virginia Alderman Library; and Aubrey Von Lindern and Lena Sweeten McDonald with the Virginia Department of Historic Resources.

² Culpeper County tax records, Deed Book 90, p. 257, and Deed Book 110, p. 418; *Virginia Star*, December 14, 1933.

³ *Culpeper Exponent*, July 13, 1933.

⁴ *Business Week*, August 12, 1933.

⁵ *Ibid.*; Peck, *Prohibition in Washington*, 94-102, 143.

⁶ *Literary Digest*, January 6, 1934.

⁷ *Richmond Times-Dispatch*, October 4, 1933; Michie, *1934 Supplement to the Virginia Code of 1930*, 129.

⁸ *Culpeper Exponent*, July 13, 1933.

⁹ *Virginia Star*, December 14, 1933.

¹⁰ *Ibid.*; Champion, “Lord Culpeper Hotel.”

¹¹ *Culpeper Exponent*, December 28, 1933, and February 22, March 8, March 22, and April 5, 1934; *Culpeper Star*, September 15, 1973; Country Club of Culpeper website; *Virginia Farm Bureau News*, May 1950.

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

¹² Culpeper County tax records and Deed Book 110, p. 418; Piedmont, *Peanut Soup and Spoonbread*, 36.

¹³ Lord Culpeper Hotel brochure; *Adventures in Good Eating*, 268; Culpeper County Deed Book 172, p. 530.

¹⁴ Judy Partlow Donald-Swan personal communication; *Culpeper County, Virginia: An Economic Study*, 32; *Culpeper Star*, September 15, 1973.

¹⁵ William Chase personal communication; Champion, "Lord Culpeper Hotel."

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

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Virginia Tech Real Estate Foundation, 1994.

Rappahannock Record (Kilmarnock, Va.).

Richmond Times-Dispatch (Richmond, Va.).

Virginia Farm Bureau News.

The Virginia Star (Culpeper, Va.).

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: Virginia Department of Historic Resources, Richmond, Virginia

Historic Resources Survey Number (if assigned): DHR ID# 204-5067

10. Geographical Data

Acreeage of Property 0.2984

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.471140 | Longitude: -77.996670 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary corresponds to the current town lot (tax parcel 41A2 1B1 12) on which the hotel stands, as recorded by Culpeper Count. The true and correct historic boundaries are shown on the attached Location Map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the historic hotel and a closely adjacent non-contributing shed as well as the hotel's original parking lot. The boundary is the same or similar to the property's lot boundary during the historic period and includes all known historic resources.

11. Form Prepared By

name/title: J. Daniel Pezzoni
organization: Landmark Preservation Associates
street & number: 6 Houston St.
city or town: Lexington state: Virginia zip code: 24450
e-mail: gilespezzoni@rockbridge.net

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

telephone: (540) 464-5315

date: November 19, 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Lord Culpeper Hotel

City or Vicinity: Culpeper, Culpeper County, Virginia

Photographer: J. Daniel Pezzoni

Date Photographed: October 2016 unless otherwise noted (images at DHR Archives)

Photo 1 of 15: VA_CulpeperCounty_LordCulpeperHotel_0001

View: Streetscape view of front (west) elevation, view facing northeast.

Photo 2 of 15: VA_CulpeperCounty_LordCulpeperHotel_0002

View: Front (west) elevation, view facing east.

Photo 3 of 15: VA_CulpeperCounty_LordCulpeperHotel_0003

View: Rear (east) elevation, L-plan main block, view facing west.

Photo 4 of 15: VA_CulpeperCounty_LordCulpeperHotel_0004

View: Rear wing and rear entry steps, view facing northeast

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

Photo 5 of 15: VA_CulpeperCounty_LordCulpeperHotel_0005

View: Rear (east) elevation showing ca. 1939 two-story rear addition, view facing southwest

Photo 6 of 15: VA_CulpeperCounty_LordCulpeperHotel_0006

View: North (side) elevation, view facing south.

Photo 7 of 15: VA_CulpeperCounty_LordCulpeperHotel_0007

View: Ca. 1939 wing, view facing east/southeast.

Photo 8 of 15: VA_CulpeperCounty_LordCulpeperHotel_0008

View: Detail of primary entry on west (front) elevation

Photo 9 of 15: VA_CulpeperCounty_LordCulpeperHotel_0009

View: Lobby.

Photo 10 of 15: VA_CulpeperCounty_LordCulpeperHotel_0010

View: Staircase off lobby

Photo 11 of 15: VA_CulpeperCounty_LordCulpeperHotel_0011

View: Pine Room

Photo 12 of 15: VA_CulpeperCounty_LordCulpeperHotel_0012

View: Typical guest room on first floor

Photo 13 of 15: VA_CulpeperCounty_LordCulpeperHotel_0013

View: Typical guest room.

Photo 14 of 15: VA_CulpeperCounty_LordCulpeperHotel_0014

View: Typical guest bathroom.

Photo 15 of 15: VA_CulpeperCounty_LordCulpeperHotel_0015

View: Modern shed behind ca. 1939 wing, view facing south (November 2016).

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State



Figure 1. Lord Culpeper Hotel, Undated Image, Probably ca. 1940.

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State



Figure 2. Club Lounge in the Lord Culpeper Hotel, Ca. 1940.

Lord Culpeper Hotel
Name of Property

Culpeper County, Virginia
County and State

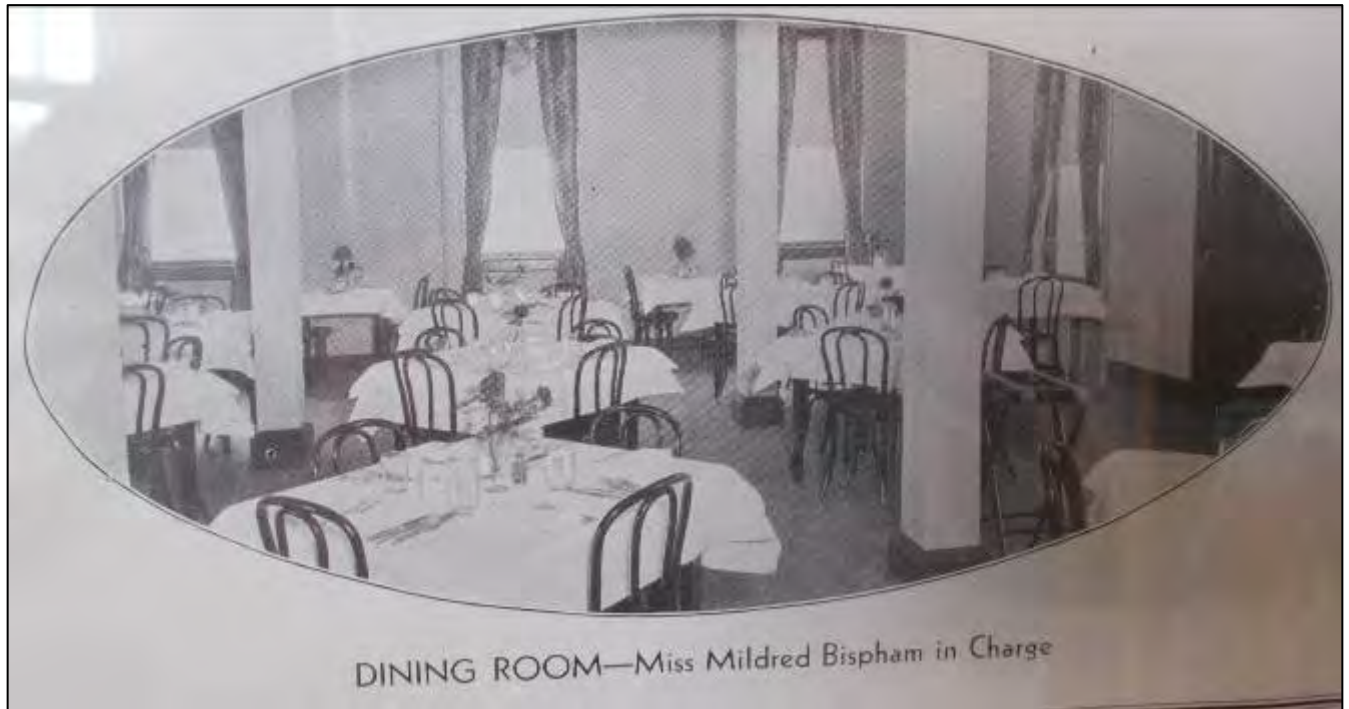


Figure 3. Dining Room in the Lord Culpeper Hotel, Ca. 1940.



LOCATION MAP

Lord Culpeper Hotel

Town of Culpeper

Culpeper County, VA

DHR No. 204-5067

Latitude/Longitude Coordinates

Latitude: 38.471140

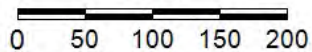
Longitude: -77.996670



Historic Boundary



Feet



1:2,257 / 1"=188 Feet

Title:

Date: 2/15/2017

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive to the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

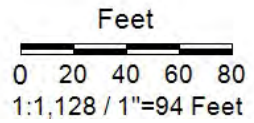
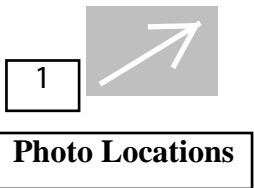
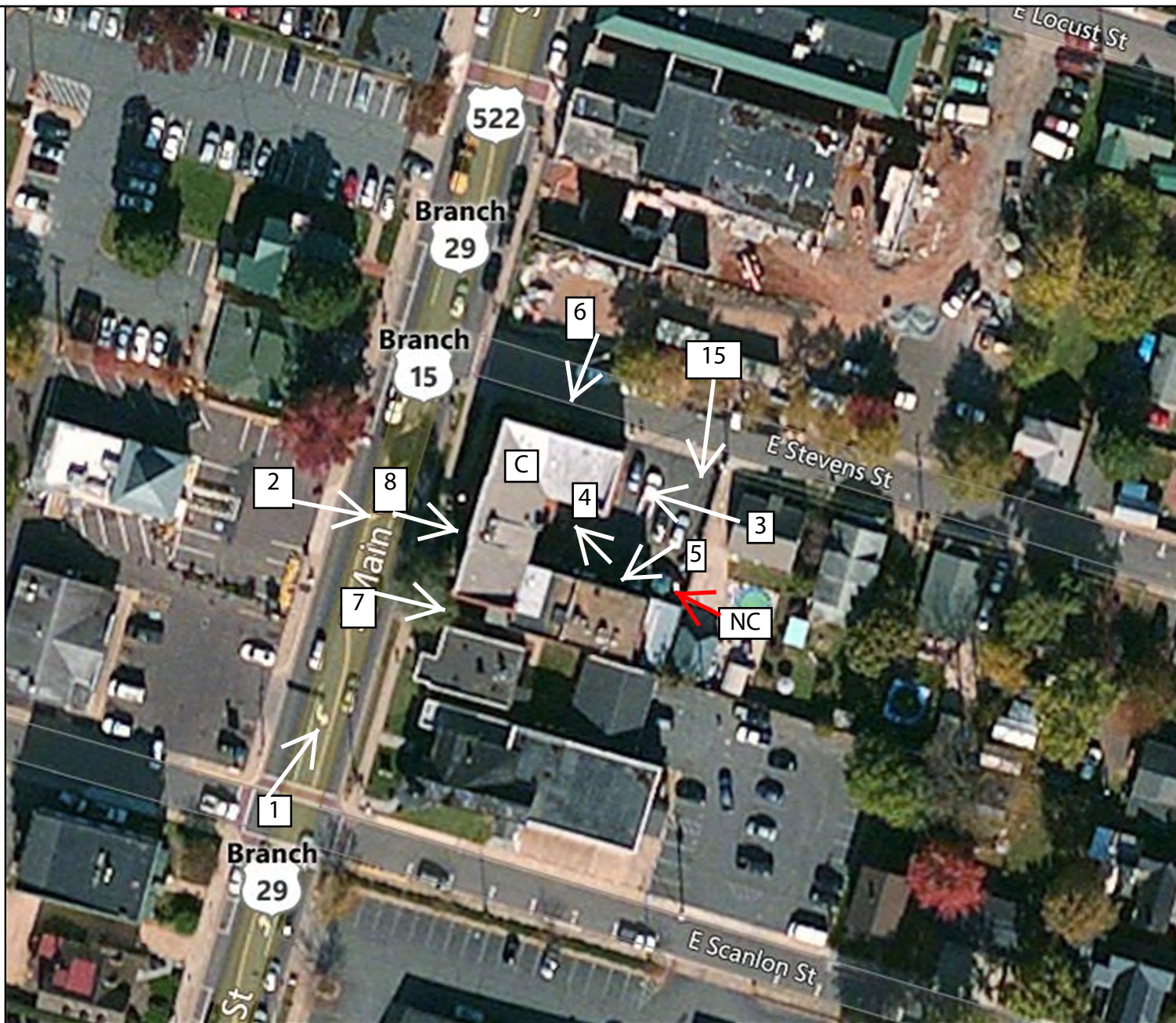


SKETCH MAP/ PHOTO KEY

Lord Culpeper Hotel
Town of Culpeper
Culpeper County, VA
DHR No. 204-5067

List of Resources

Hotel (C)
Shed (NC)



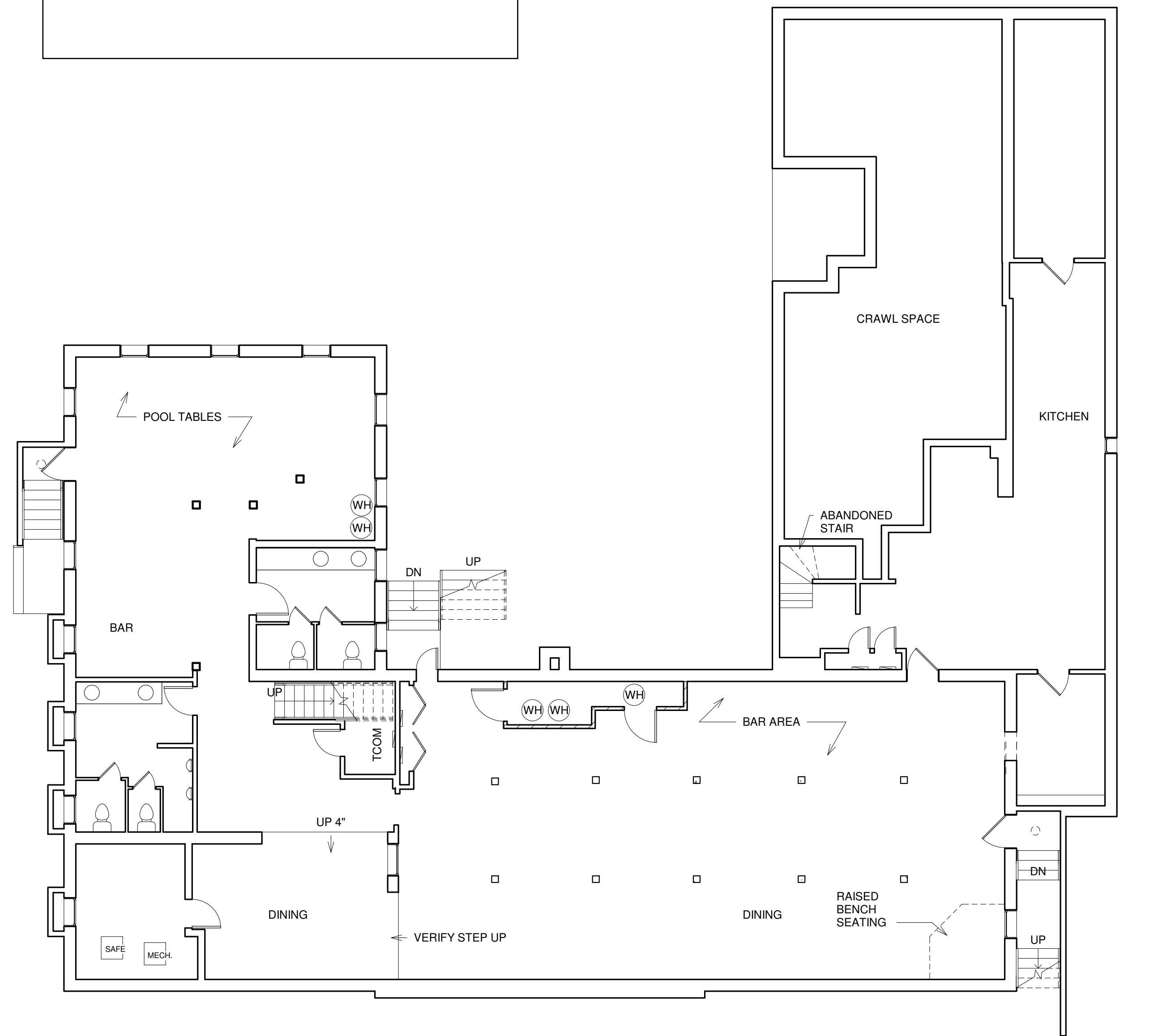
Title:

Date: 2/15/2017

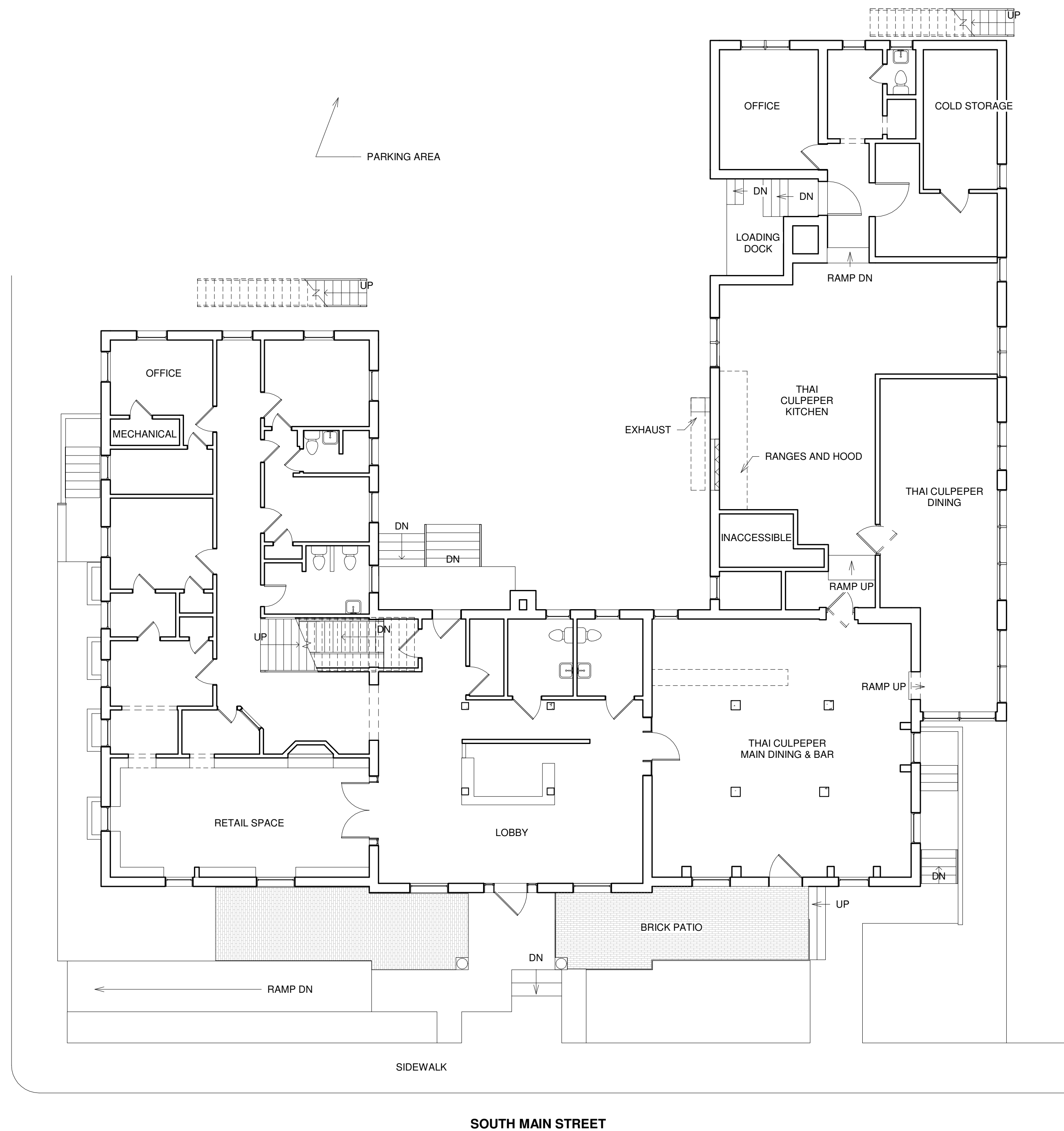
DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

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Floor Plans
Lord Culpeper Hotel
Town of Culpeper
Culpeper County
DHR No. 204-5067



1 **Basement**
 SCALE: 1/8" = 1'-0"



2 **First Floor**
 SCALE: 1/8" = 1'-0"

Drawings
 provided
 courtesy of
Patrick
Zampetti,
Studio Z
Architecture

PROJECT NAME:
 Lord Culpeper Hotel
 401 South Main Street
 Culpeper, VA 22701

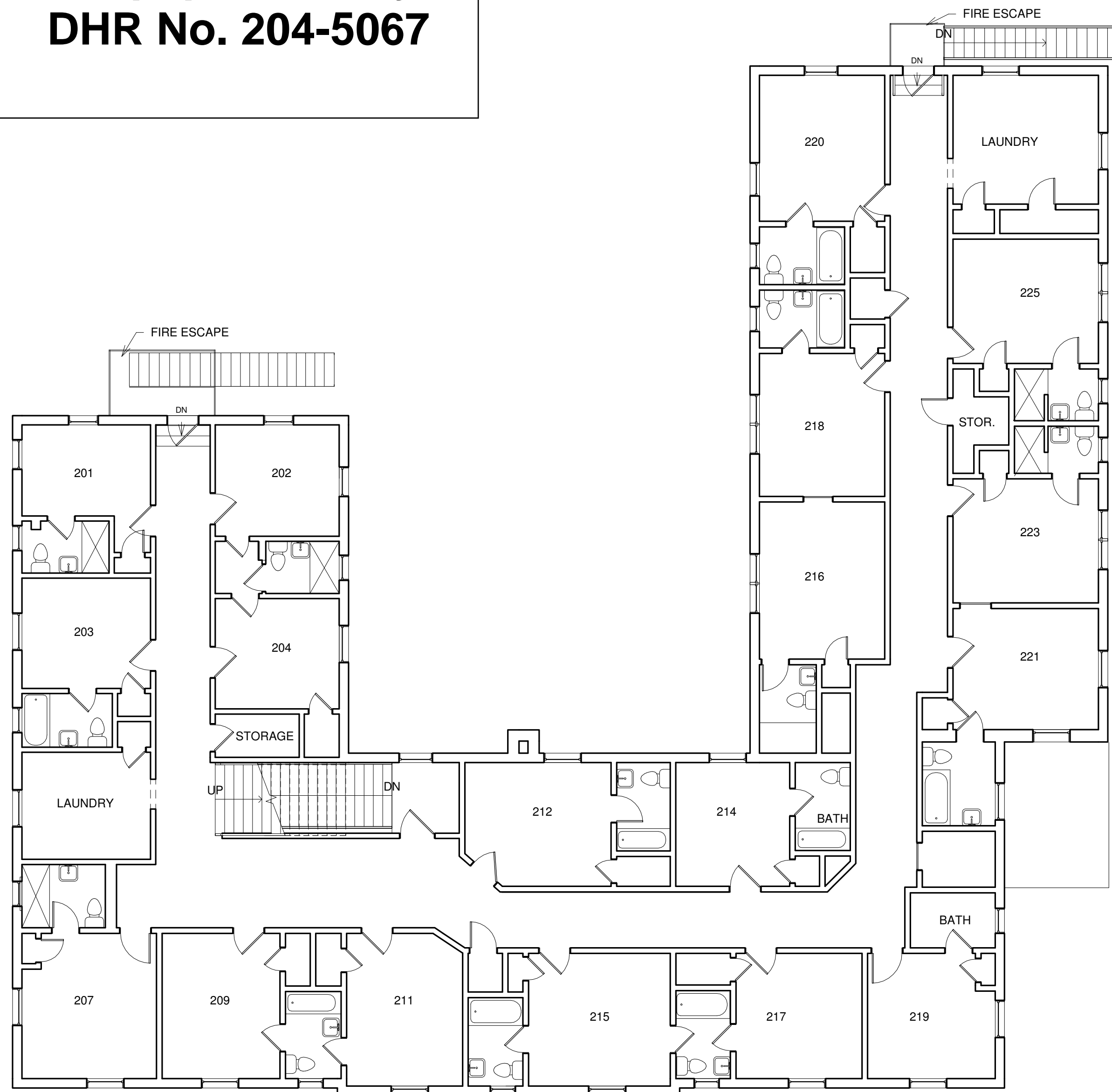
OWNER:
 -

DRAWING NAME:
 Basement & First Floor Plans
 - Existing Conditions

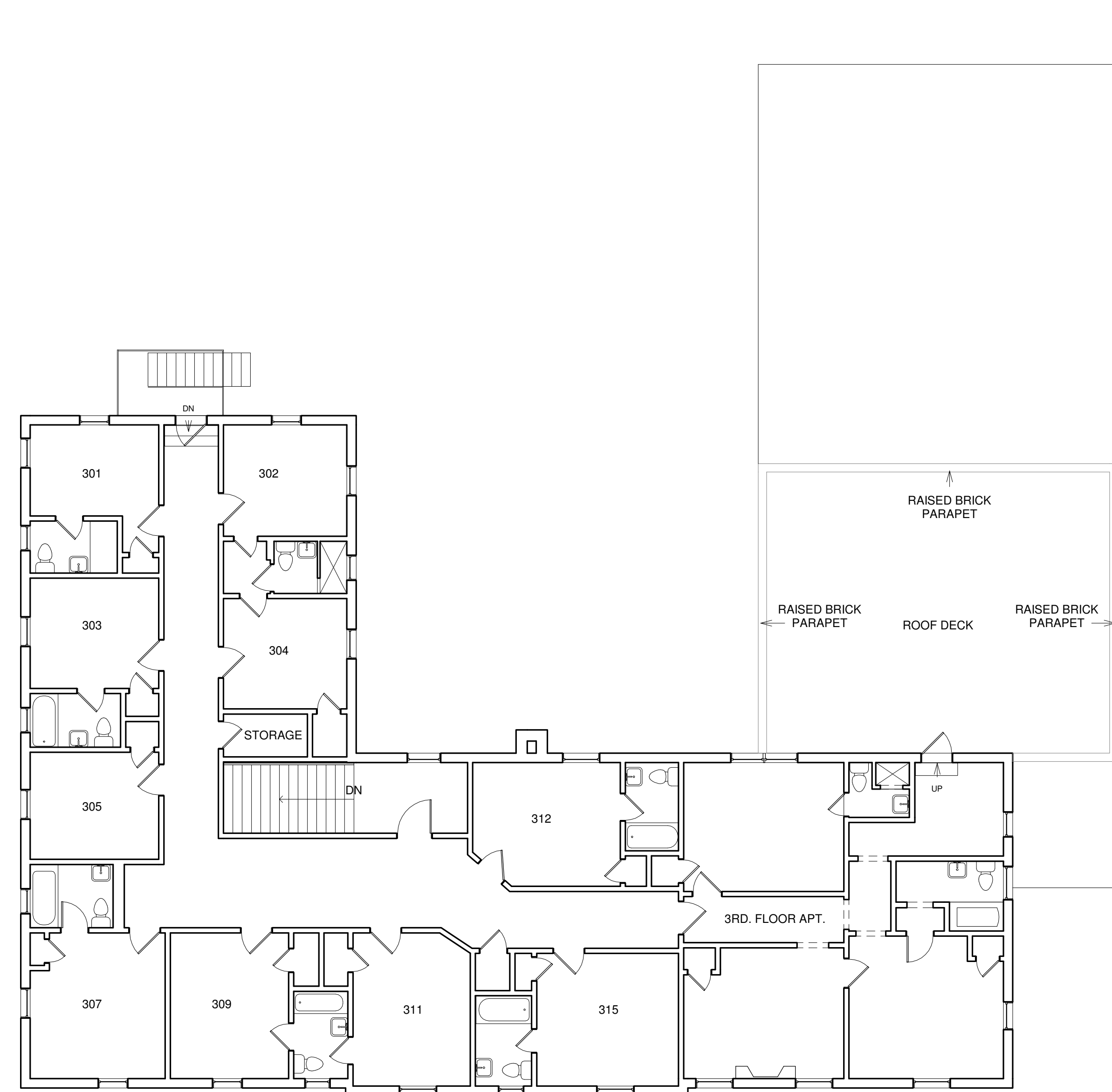
DESIGNED BY:-
 DRAWN BY:-
 CHECKED BY:-
 PROJECT NUM:-

Date: DEC. 12, 2016

Floor Plans
Lord Culpeper Hotel
Town of Culpeper
Culpeper County
DHR No. 204-5067



1 Second Floor
 SCALE: 1/8" = 1'-0"



2 Third Floor
 SCALE: 1/8" = 1'-0"

Drawings
provided
courtesy of
Patrick
Zampetti,
Studio Z
Architecture

REVISIONS:
 # DATE DESCRIPTION

PROJECT NAME:
 Lord Culpeper Hotel
 401 South Main Street
 Culpeper, VA 22701

OWNER:
 -

DRAWING NAME:
 Second & Third Floor Plans -
 Existing Conditions

DESIGNED BY:-
 DRAWN BY:-
 CHECKED BY:-
 PROJECT NUM:-

Date: DEC. 12, 2016



Roses
19.99
825-8733





LORD CULPEPER RESTAURANT

THE LORD CULPEPER
RESTAURANT & BAR

P

THE LORD CULPEPER









RESTRICTED
PARKING

AUTHORIZED VEHICLES ONLY

















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



TOWN OF CULPEPER

**Planning & Community Development
400 S. Main Street, Suite 301
Culpeper, VA 22701
Phone: 540-829-8260
Fax: 540-829-8279**

March 3, 2017

James Hare
Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

Re: Lord Culpeper Hotel, Town of Culpeper, Culpeper County

Dear Mr. James Hare,

Please consider this letter the Town of Culpeper's Architecture Review Board's (ARB) support of the Lord Culpeper Hotel's inclusion in the National Register of Historic Places and Virginia Landmarks Register. At the last ARB's meeting on February 22, 2017 the Board reviewed the case for nomination and all members were very supportive and viewed Lord Culpeper Hotel as a historic asset to the town. A copy of the ARB's minutes from the February 22, 2017 meeting is attached.

If you have any additional request or questions please do not hesitate to contact me at (540) 829-8260. Thank you for your cooperation.

Sincerely,

Charles Rapp
Director of Planning & Community Development

Minutes

Town of Culpeper Architectural Review Board Regular Meeting - February 22, 2017

Call to Order

Chairman Hamilton called the meeting to order at 5:00 p.m.

Call of Roll

Members Present:

Chris Hamilton, Chairman
Michael Lysczek
Kimberly Trickett

Members Absent:

John Cerio
Powell O'Bannon

Staff Present:

Salem Bush, Town Planner
Marlys Houston, Planning & Zoning Assistant
Charles Rapp, Director of Planning & Community Development

Approval of Agenda

Motion: By Mr. Lysczek, to approve the agenda as presented.

Seconded: By Mrs. Trickett.

Vote: Passed, 3-0.

Approval of Minutes

Motion: By Mr. Lysczek, to approve the minutes of September 28, 2016 as presented.

Seconded: By Mrs. Trickett.

Vote: Passed, 3-0.

Comments and Correspondence from Citizens, Visitors and Delegations in the Audience on Items Not on the Agenda

There were none.

Unfinished Business - There was none.

New Business

Case COF-001-2017: Request by Stephen W. Corbin, Property Owner, to replace 17 window sashes with Amherst Plus brand vinyl windows.

Mr. Bush gave a background about the property, noting that before Christmas the Town received notification about windows being installed, so the Zoning Inspector, Gary Cole and he went for a site visit and the installers were putting in the windows at that time. Mr. Corbin was informed that the ARB would need to review and he submitted his application quickly, but was then out of town for the January meeting, and advised the Town he would again be out of town for the February meeting. Mr. Bush referenced the email correspondence which was done between Mr. Corbin and himself. Mr. Rapp noted that the agenda had already been posted about the meeting before we were informed that Mr. Corbin would not be in attendance.

Mr. Lysczek inquired what windows existed. Mr. Bush stated that the new Amherst windows are installed. Mr. Hamilton noted that the windows are double hung windows, rather than just 17 sashes as presented in the report. Mr. Lysczek stated that the only good thing was that they had retained the existing exterior trim on the sills. Mr. Hamilton stated that under any other circumstance, the Board would not approve this request. Mr. Lysczek stated that in a past case on N. East Street they were single light with no grill and the owner was asked to restore some features in order to keep the new windows in place. Mr. Hamilton stated that in hind sight, it was probably not the right thing to do.

Mr. Rapp stated that there is a similar case across the street regarding the same type of window request, and the Town is now seeking corrective legal action as there has been no response to the violation notice. Mr. Lysczek stated that the windows are unacceptable and the application/request should be denied. He asked what would happen if the ARB denies the request. Mr. Rapp stated that it would probably go the way with the same action as the neighbor and a corrective letter would be and if there is no response or the owner fails to address the situation, then the Town will seek legal counsel.

Mr. Hamilton stated that it wasn't but a few years ago that the Town and ARB had sent a letter to everyone regarding the historic district improvement process. Mr. Hamilton referenced some past cases for this property with the same owner/applicant, and the ARB had denied the request and made suggestions, but there had been no response to date.

Mr. Lysczek stated there was no representative on behalf of the owner present to discuss this request.

Motion: By Mr. Lysczek, to deny the request.
Seconded: By Mrs. Trickett.
Vote: Passed, 3-0.

Lord Culpeper Hotel National Register Nomination

Mr. Bush stated that DHR had notified the Town about the nomination and would like to receive comments from the Board and whether or not the nomination is supported. Mr. Lysczek inquired if this property was outside the Historic District. Mr. Bush responded yes, but the nomination could still happen. Mr. Lysczek stated that the property is contiguous with the Town's historic district. Mr. Bush stated this would be a stand-alone historic property, and the ARB would not have any purview over this national register property. He noted that the nomination would not

help in getting any renovations done. Mr. Hamilton stated there is really no downside to the nomination. Mrs. Trickett inquired if they were looking for tax credits. Mr. Bush responded he thought so, and the structure is in bad shape upstairs. Mr. Hamilton noted that the tax credits process is hard.

The Board endorsed the nomination with no objections.

Correspondence to Property Owners in the Historic District

Mr. Bush stated that there had been several cases where improvements had been done that had not been reviewed or approved by the Board; and he would like to send information to property owners about the historic district and the improvement process so that those type of cases wouldn't be so prevalent. He noted that there was a similar distribution a couple of years ago and would like to do it on an annual basis. Mr. Hamilton inquired if there was a cover letter as well. Mr. Bush responded yes. Mr. Rapp stated that the previous information was in coordination with the CRI seminar that was held in Culpeper. Mrs. Trickett inquired if an application/form would be included. Mr. Bush stated it could be included. Discussion ensued concerning the online application process. Mr. Lysczek stated it might be beneficial to take pictures of successful work that had been completed in recent years.

Handbook Update

Mr. Bush stated he had begun revising the handbook and had reviewed several other Virginia localities for comparison. Mr. Rapp noted that the Secretary of Interior Standards were different now too. Mr. Bush stated that commercial and residential were now considered together, not separately.

Other Business

Election of Officers

The Board decided to wait on the elections, until the full board was present.

Follow-up Items

Potential Development on E. Davis Street

Mr. Hamilton inquired about any potential development which might occur on the other side of the tracks from the depot, noting concern that anything on that side of the tracks that the ARB would have no purview and whether the Town could do anything about that. Mr. Lysczek responded that the district could be expanded. Mr. Hamilton noted concern regarding a possible "sea of rooftops". Mr. Bush noted that the Town is undergoing a study for the Urban Development Area Plan, and there is a boundary defined with concentrated infrastructure; noting the Town and staff are working with a consultant and a steering committee to identify certain locations which are ripe for development and one is open area behind the tracks. Mr. Bush noted the area used to be the Waverly Hotel and could be residential or other uses there. Mr. Rapp noted that there has been discussion for years regarding extending Davis St., which there is some interest by developers for that concept.

Mr. Lysczek stated that downtown Manassas has the same thing with a board walk and then a parking garage which all fit into their historic district. Discussion ensued concerning design guidelines, and who owns the area and how big it is. Mr.

Hamilton stated a lower level parking garage under tracks would be a good idea. Mr. Rapp stated that that the grade is challenging and crossing issues.

Names of Old Neighborhoods

Mr. Hamilton inquired if there was any research for the names of old neighborhoods in downtown. He wanted to know if signage could be placed in order to recognize the areas. (Dog Hill, Fishtown, Yowell Meadow, Sugar Bottom, Jameson Hill, Razor Park). He noted he was in the process of obtaining assistance from the museum on these areas. Mr. Bush stated that the Town Walking Tour Booklet shows those areas. Mr. Hamilton wanted to know where the borders of the areas are. Mr. Rapp indicated it might be good to add to handbook. Discussion ensued concerning interpretive signs that have already been placed in the historic areas. Mr. Bush referenced that a grant could be applied for. Mr. Hamilton stated that CRI could get involved too.

Adjournment

The meeting adjourned at approximately 5:40 p.m.

Date

Chairman



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

April 17, 2017

Mr. Paul Loether
Chief, National Register of Historic Places and National Historic Landmarks Programs
National Park Service 2280
National Register of Historic Places
Mail Stop 7228
1849 C St., NW
Washington, D.C. 20240

Re: Lord Culpeper Hotel, Culpeper County, Virginia

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **Lord Culpeper Hotel** to the National Register of Historic Places. Submitted for your review, the nomination has been considered, and approved, by the State Review Board and the Virginia SHPO has recommended it for listing. Any letters of comment or objection have been copied at the end of the nomination material, along with any FPO notification letters.

Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-482-6439.

Sincerely,

Lena Sweeten McDonald
National/State Register Historian

Enclosures

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391