



Historic Preservation Commission

Regular Meeting

<http://www.townofboone.net/>

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, January 2, 2024

3:00 PM Planning and Inspections Conference Room

The public may attend the meeting in-person at the Planning and Inspections Conference Room at 680 W. King Street, Ste. C, or online via WebEx (a video conferencing software).

To participate using WebEx, either online or by phone, please email Planning and Inspections at planning@townofboone.net or call 828-268-6960, and you will be provided with an email invitation to the meeting. All requests for an invitation must be submitted no later than one hour before the meeting is scheduled to begin.

I. Call to Order

II. Adoption of Agenda

III. Approval of Minutes

December 5, 2023 HPC Advisory Meeting Minutes

IV. Public Comment

V. H.W. Horton Building Local Historic Landmark Designation

H.W. Horton Building Local Historic Landmark Designation - Application

H.W. Horton Building Local Historic Landmark Designation - Deed, Metes & Bounds

H.W. Horton Building Local Historic Landmark Designation - Report

H.W. Horton Building Local Historic Landmark Designation - Current Images

VI. HPC Recommendation for Chair Position

HPC Chair Application - V. Smyth

VII. HPC Work Plan

HPC Work Plan for Fiscal Year 2024-2025

VIII. Jones House Local Historic Landmark Designation Report Update

Jones House Draft Local Historic Landmark Designation Report

IX. Stoneman's Raid Interpretative Panel Update

Stoneman's Raid Interpretative Panel - Latest Draft Text (December 2023) and Images

Civil War Trails Marker Program Information and Application

X. Staff Updates

Boone Cemetery Interpretative Panel Update

R.L. Clay (Rivers) House Local Landmark Designation Update

XI. HPC Member Updates

XII. February Advisory Session Material

XIII. Other Discussion

XIV. Adjournment

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

December 5, 2023, 3:00 p.m.

Planning and Inspections Conference Room & WebEx Video Conferencing

Historic Preservation Commission Members in Attendance: Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, Vardell Smyth, and Riley Ziegler

Council Member Liaison: Virginia Roseman

Town Staff in Attendance: Jane Shook- Director of Planning & Inspections, Jessica Mitchell-Advanced Planning Specialist, Mike James-Commercial Zoning Administrator, Marlene Crosby-Board Secretary, and Mark Freed-Director of Cultural Resources, Allison Meade-Town Attorney

Others in Attendance: JC Feimster

CALL TO ORDER

Chair Eric Plaag called the Boone Historic Preservation Commission meeting to order at 3:03 p.m.

ADOPTION OF AGENDA

Chair Plaag suggested to table agenda item three until the arrival of the town attorney. Vice-Chair Bond made a motion, seconded by Commission Member Smyth, to adopt the agenda as amended.

Vote: Aye – All

Nay – None

The motion passed.

APPROVAL OF MINUTES

Commission Member Ziegler made a motion, seconded by Vice-Chair Bond, to approve the September 5, 2023, Advisory Meeting Minutes as amended with the following changes:

- Minutes page 4, first paragraph, first sentence change: “HPC meetings” to “HPC meetings it.”
- Minutes page 6 – third paragraph, fifth sentence change: “He said by” to “He said that”
- Minutes page 6 – third paragraph, sixth sentence change: add quotations marks around “burials of the white and Caucasian race”
- Minutes page 6 – third paragraph, seventh sentence change: “everyone was” to “everyone else was”
- Minutes page 6 – third paragraph, ninth sentence change: “He said there was newspaper accounts” to “He said there were newspaper accounts” and add quotation marks to: “colored cemetery”
- Minutes page 8, fourth paragraph, first sentence change: “adamant about” to “adamant that”
- Minutes page 9, third paragraph, add to last sentence: “as people stopped to read the text.”
- Minutes page 9, fourth paragraph, last sentence change: “knowledge of the alleyway has not been interpreted in the Town” to “knowledge of the history of the alleyway has not been interpreted by the Town”
- Minutes page 12, fourth paragraph, last sentence change: North Carolina is not interested” to “North Carolina would likely not be interested”

Vote: Aye – All

Nay – None

The motion passed.

Chair Plaag briefly tabled the approval of the minutes to hear the next agenda item.

Ms. Allison Meade, Town Attorney, joined the meeting at approximately 3:07 p.m.

TOWN ATTORNEY APPEARANCE TO DISCUSS WITH HPC HOW TO HANDLE POSSIBLE TINTING OF TOWN HALL WINDOWS AS A SECURITY MEASURE

Ms. Allison Meade, Town Attorney, stated that there is a security concern for the Mayor, employees, and other people in Town Hall because people can see through the windows from the outside of the building. She said from a public security point of view, the NC League of Municipalities strongly recommended that security measures be made for Town Hall. She said some security measures have been made at Town Hall, including there no longer being open public access to the building. She said that Town Hall has been researching and possibly making plans to potentially make a public restroom with entry directly from the street. She stated that bulletproof glass might be an option but is very expensive. She asked for the HPC to have a preliminary discussion and give some direction about potentially tinting the windows as one potential security measure. She pointed out that the Unified Development Ordinance (UDO) has a maximum percentage of 30 percent for tinting, and the percentage of security tinting needed for Town Hall would be much higher. She pointed out that the UDO section regarding tinting could be amended to include a general exception for public security measures. She said a discussion may be needed to decide if a COA process would occur for the window tinting. She explained that the standards had no current language that would allow the HPC to grant a COA. She described one possibility that an amendment to the UDO would treat public security-type measures of public buildings as an exception, similar to how we treat public town art. Similarly, to public town art, she added that instead of going through the COA process, the Staff or Town Council would consult with the HPC in an advisory capacity. She continued that the HPC could advise the Staff, or if necessary, forward to the Town Council to resolve this issue. She described another possibility, including a standard in Appendix D that specifically allows for possible exemptions or flexibility in the event of public security issues related to public buildings. She mentioned that this topic could come up in the future with county buildings because this is more than just a Town Hall situation. She noted that the tinting of the windows would not be mirrored, but it would be darkening of the windows.

Chair Plaag asked the HPC to give their thoughts on tinting windows in public buildings. Vice-Chair Bond asked if window curtains or blinds could be used inside the windows. Commission Member Smyth mentioned shears as a window treatment to help lessen visibility in the windows. Commissioner Ziegler stated that she did not love the idea of tinting and would not want the people inside to have to work in a room with the blinds closed at all times. She said the tinting of the windows reduces the integrity of the building. Chair Plaag talked about the UDO standard regarding tinting, he said it was created to prevent the use of mirrored glass like on the current Green House building on South Depot Street. He explained that the National Park Service (NPS) guidance comes from the standpoint of irreversibility, specifically when dealing with something that can be easily put back and not be so intrusive and impact the general character of the building. Commission Member Watkins talked about the use of Lexan, which is expensive. Chair Plaag stated that Lexan would not prevent any fired weapons. He was not in favor of using Lexan because it yellows over time. He said depending on how great the security threat is perceived; he would like to see an estimate for some bulletproof glass on the first-floor windows. Commission Member Smyth added that he preferred a darkened environment as a security measure in any way that could be achieved. Commission Member Watkins said there has to be a better solution than privileging one group over another, for example, adding window tinting to the windows at Town Hall and not adding window tinting to other businesses in Town. Chair Plaag said that with the specific situation at Town Hall, his reaction is

never to allow glass mirroring in the historic district. He said he would rather see the use of appliques on the interior of the windows, as long as the property owner maintained them, rather than tinting on the interior of the windows. Ms. Jane Shook, Director of Planning and Inspections, noted that the Staff's research showed that all tinting have a level of reflectivity, but not mirrored.

Chair Plaag mentioned the tinting of the Mast General Store Warehouse windows, and he was disappointed that those tinted windows got through the final approvals. Ms. Shook explained that there is no tool for the Staff to measure tinting, as there are several after-market products that property owners can install after the Staff completes final approvals.

Chair Plaag asked the HPC for their feedback on mirroring and metallic finishes on windows and allowing tinting to be applied to the glass to some degree. Vice-Chair Bond wanted to see an alternative like wood blinds or fabric to reduce the visibility inside the building. Ms. Meade stated that she would not agree to work in an office that she could not see out of the building. Ms. Shook noted as a security measure that the people in Town Hall wanted to be able to see out of the building. Council Liaison Roseman stated that she had used appliques that work well, including a product like a screen that can go inside the windows. She noted that the screen would not have to be permanent and it would not damage the glass.

Ms. Meade said that the proposal from Town Hall at one time was to put bulletproof glass on the front windows and consider other alternatives on the windows on the side of the building. Ms. Shook asked Chair Plaag if it mattered if the tinting was placed on the primary, secondary, or tertiary facades. Ms. Mitchell referenced Appendix D Commercial Standard 6.5, stating that reflective or tinted glass is not historically accurate in the historic district or properties and should never be used. Commission Member Ziegler said she would be less opposed to the tinting of the windows if it were on the side or back windows of the building rather than the front windows. She said her issue with an applique is after a few years of being installed, they can get air bubbles under them and peel off. Chair Plaag added that if tinting was allowed it would have to be maintained for this reason. Commission Member Ziegler added that she would favor the screen-type window covering that Council Liaison Roseman talked about for the windows' interior. Commission Member Watkins stated the best way to try to protect people in Town Hall was to put an armed policeman at the front and back doors. He preferred bulletproof glass over the tinting of the windows because there are too many variations with no way to enforce them. Chair Plaag added to the discussion about the interior tinted framing. Ms. Meade added that the insert to the interior of the windows would be considered personal property and not subject to regulations. Commission Member Smyth said his preference would be an alternative to window tinting being used on the interior of the windows. He suggested possibly allowing each person to choose their window darkening material. Commission Member Ziegler stated that if each person chose their window darkening material, it would appear inconsistent.

Chair Plaag summarized the feedback from the HPC on the Town Hall windows. He concluded that the HPC was not in favor of tinting of any kind on the primary façade windows. For the secondary and tertiary facades, depending on the UDO language, the HPC would be willing to entertain applique tinting or something inside of those windows. Additionally, the HPC did not want reflective or metallic hard finishes on the windows. Ms. Meade concluded that she would follow up with Staff and the discussion was sufficient for what is needed.

Commission Member Smyth wanted to clarify what was appropriate for the Commission's consideration, such as something installed inside behind the windows. Discussion concluded that it would be considered furniture as it is inside the building.

Ms. Meade left the meeting at approximately 3:44 p.m.

APPROVAL OF MINUTES - CONTINUED

Chair Plaag suggested tabling the approval of the September 20, 2023, Special Advisory Meeting Minutes and the October 3, 2023, Advisory Meeting Minutes until the December 12, 2023 Quasi-Judicial Meeting.

Commission Member Vardell made a motion, seconded by Commission Member Ziegler, to approve the October 10, 2023, Quasi-Judicial Meeting Minutes as amended with the following changes:

- Minutes page 2, ninth paragraph, last sentence change: “Mr. Cole was self-presenting in this case” to “Mr. Cole was self-representing in this case”
- Minutes page 4, second paragraph, third sentence change: “which is low” to “making the awning rather low”

Vote: Aye – All
Nay – None

The motion passed.

PUBLIC COMMENT

No one took the opportunity to speak during public comment.

HPC WORK PLAN

Discussion ensued on the work plan. Ms. Mitchell referred to the work plan on packet pages 53 and 54. She pointed out that since the last meeting, she had updated the section referring to the Boone Cemetery Interpretative Panels status and changed the progress update title to today's meeting date. She pointed out that, as in the current Fiscal Year 2023-2024, the Staff's priorities for Fiscal Year 2024-2025 would be on the Comprehensive Plan Update. She noted that the HPC's budget currently has low funds for pending future projects. Chair Plaag pointed out there are funds for the Boone Cemetery Interpretative Panels. Council Liaison Roseman confirmed that the funds for the said panels were earmarked by the Town Council a year ago. Ms. Mitchell noted that budget amendments would be needed for future HPC projects.

Chair Plaag updated the HPC on the R.L. Clay (Rivers) House Local Historic Landmark Report. He said he sent the maps and supplemental documents that he had completed to Ms. Mitchell last week. He noted that the Town Council had approved the HPC to send this report to the State Historic Preservation Office (SHPO) for review. Ms. Mitchell said she had emailed the report and supplemental information to Ms. Kristi Brantley at SHPO yesterday (December 11, 2023). She was waiting for Ms. Brantley's confirmation that she had received it, and that is started the 30-day review process by their office (SHPO). She said the report would return to the HPC for their review following SHPO's comments, and then later the public hearing process would begin.

Ms. Mitchell told the HPC that the Town Council approved the Boone Cemetery Interpretative Panel text at the December 4, 2023 meeting. Chair Plaag said now the design process can begin. Ms. Mitchell noted that she would confirm the information for the funding and then work with the sign company. She said when she received the proofs from the sign company, she would present them to the HPC. She had

contacted the Public Works Department about the placement of the panels and the making of the "rules and regulations" sign. Commission Member Smyth suggested that when the "rules and regulations" sign is installed, the "dog station" should be moved to another location. Commission Member Smyth asked if there was a Unified Development Ordinance (UDO) Standard for making the blue marker signs. Chair Plaag and Ms. Mitchell explained that for the blue historical markers, the Town uses the same color, style, and sign company, incorporating the Town logo. Chair Plaag suggested for the HPC to look at the marker on the Boone Greenway near the powerhouse ruins to see if there are things from that marker the HPC might want to ask the sign designer.

Vice-Chair Bond informed the HPC that on Thursday, December 14, 2023, at 5:30 p.m. at the Watauga County Public Library, Chair Plaag would give a presentation on the Boone Cemetery.

Chair Plaag said the Stoneman's Raid Interpretative Panel text needed to be revised. He said that he would try to reduce the word count to under 275 and would try to do this before December 13, 2023. He said he would hand it to the HPC to complete the panel text.

Chair Plaag asked Ms. Mitchell to inform the HPC of the new members recently appointed by the Town Council. Ms. Mitchell explained that two new members are joining the HPC in January 2024: Mr. Jerry Williamson and Ms. Krystal Carter. She said she was scheduling an orientation and training session with them. She stated the training is tentatively scheduled for next week depending on Ms. Allison Meade, the Town Attorney's schedule because she will teach the quasi-judicial training session.

Commission Member Ziegler explained that she would be moving out of Boone to accept an internship position in the Asheville, North Carolina area next semester. Still, she wanted to continue volunteering to finish the work that she had started on the Jones House Local Landmark Designation Report. The HPC was open to Commission Member Ziegler continuing to volunteer to complete the report.

Chair Plaag voiced his concern for continuing to be a resource for Commission Member Ziegler after December 13, 2023, when he was sworn in as a Town Council member. Council Member Liaison Roseman said he could continue to be a resource but had to disclose it in the Town Council meetings when Council would vote on it. Chair Plaag asked the HPC if they supported him continuing to work with Commission Member Ziegler after he becomes a Town Council member, and there was no objection from the HPC on this topic.

The HPC encouraged Commission Member Ziegler to ask other students to apply for a position on the HPC. Commission Member Ziegler said that she had already been working on it. Chair Plaag asked Commission Member Ziegler to tell her Appalachian State University professors about the HPC student member opening.

Chair Plaag told the HPC that the one area he could help the HPC with their work plan was completing the street reports. He wanted to refrain from working on local landmark reports or historical marker panel text because he would vote on those things as a Town Council member. Council Liaison Roseman

explained that it is alright for Chair Plaag to work as a Town Council Member in the case of historical documents. She continued that the HPC would be making that presentation and not Chair Plaag as a Town Council member. She added that when discussing financial changes or law-making topics, he cannot be a part of the discussions on these types of things.

Chair Plaag told the HPC that he did not think it was a good idea for him to be a second Council Liaison to the HPC, as many people suggested because he did not think it was in the best interest of the HPC. He said he wanted the HPC to move forward in their own way. Council Liaison Roseman agreed with Chair Plaag regarding not serving as a Council Liaison to the HPC.

Ms. Mitchell talked about the CLG training and that it would be at the top of the work plan each year because the Certified Local Government (CLG) designation requires training for the HPC members. She said her goal is to seek free or low-cost training sessions for the HPC members. Council Liaison Roseman said there was funding in the budget if needed and free training is not available.

Ms. Mitchell said the decisions made by the HPC at this meeting on the work plan would be presented at the January 2024 Planning Retreat meeting. Chair Plaag mentioned that the CLG status makes the HPC eligible to ask for state-funded grants. He told the HPC that they could coordinate with staff to apply for this type of grant that would allow the HPC to do survey work or documentation of a particular resource, or such projects.

Chair Plaag referred to page one of the work plan and noted that the items highlighted in yellow needed to be completed. He said there was no urgency on the street names project; the HPC should do them as they come. He added that the Boone Cemetery surveying needs to be redone from the beginning. Further, he mentioned the light pole banners project indicating boundaries of the Downtown Boone Local Historic District.

Chair Plaag stated the Dana Folk Way alley project and interpretative sign text for "Dana Folk Way" and recognizing "Ice House Alley" should be moved up on the work plan from the pending project section to the first section of projects on the work plan. Ms. Mitchell informed the HPC that the Staff is continuing to look for locally based sign companies for signage on this project. She said that Ms. Lane Moody, Downtown Boone Development Coordinator, has been continuing to contact the property owners for the two properties along the alley, including the old "Art Mart" building regarding the Dana Folkway project. Chair Plaag asked if that building was vacant, it would be an excellent opportunity to remove the portico on that building because it would significantly improve the historic district. Ms. Mitchell noted that she had contacted the people in Chapel Hill, North Carolina, regarding the "Varsity Alley" images that the Town Council had provided to the HPC for the "Dana Folk Way" project. She said they were helpful and shared information on their alleyway revitalization projects. She also contacted the representatives at the Montana Historical Society, and they provided information on their signs.

Chair Plaag talked about two projects that do not affect the Commission directly but are ongoing projects, including the continued creation of the HPC image library, which is a Digital Watauga Project, and the

Architectural Survey for the historic district. He said he would now be able to work on these projects more directly, and his goal is to complete it by April 2024.

Chair Plaag informed the HPC that there is a proposal for a park at a reservoir on Winker's Creek Road and on that property is a historic dam. He said that Town Council might ask the HPC to interpret the history of that dam.

Chair Plaag then informed the HPC that Commission Member Watkins had emailed him about a private property cemetery of the Alfred Adams family, located on Highland Park Lane. He said this cemetery is the early Alfred Adams, and Staff screen-shared images taken of the cemetery, including two headstones for Alfred and Elizabeth Adams. He added that this cemetery should be added to the list of cemeteries in Town, including the cemetery map. He indicated the cemetery is on private property and has no dedicated plot. He stated that he shared information with Ms. Mitchell and she has the parcel information. Discussion ensued on points of contact for the cemetery and that property owner permission would be needed to do any work with this cemetery. Ms. Mitchell confirmed with Chair Plaag that the HPC would want this cemetery added to the Town cemeteries map and the HPC's work plan for future surveying.

Chair Plaag discussed the Edmisten Cemetery on Dale Street, which is included on the work plan to be surveyed. He suggested that the HPC contact Dr. Alice Wright from Appalachian State University to try to get her students to survey work with ground penetrating radar, and they have access to this type of equipment.

Commission Member Smyth asked about the pending work plan item for soliciting interest from the Gragg House and Blair Farm owners about Local Landmark Designations. Chair Plaag said that Mr. Sam Furgieule owned the Gragg House, and Ms. Sharon Tolbert Blair owned the Blair Farm. He said it would be worthwhile to contact Ms. Blair and guide her through the process of her property possibly being designated as a local landmark to see if she would be interested in doing it.

In summary, Ms. Mitchell stated the suggestions for moving "Dana Folk Way" up on the work plan to the first work plan section rather than "Pending HPC Projects" section, to be completed by HPC members. She asked the HPC if they wanted to prioritize the work plan items that are not listed with a status. The HPC agreed with the order discussed and as presented for the work plan, with the exception of moving the "Dana Folk Way" project. Ms. Mitchell said she would present the revised work plan based on this discussion to the Town Council at the January 2023 Planning Retreat, and then inform the HPC accordingly.

Vice-Chair Bond asked Ms. Mitchell if the DBDA was interested in helping with the historic district banners. Ms. Mitchell responded that as part of this project, Staff would present to the Town Council an idea of an HPC logo that would be placed on markers or other HPC projects including the light pole historic district banners. She noted that Staff planned to present the idea of the logo at the Planning Retreat.

Chair Plaag told the HPC and Staff that he would, as a civilian, be submitting a local landmark designation for the Horton Hotel building in December, and it might be on the January HPC meeting agenda. He also requested that the work plan be discussed with the new members at the meeting in January.

SELECTION OF CHAIR AND VICE CHAIR

Discussion ensued on choosing another Chair and Vice-Chair at the January 2024 HPC Advisory meeting. Ms. Mitchell pointed out that on packet pages 55 and 56, an application would need to be completed by anyone interested in these positions. She noted that this completed form would be submitted to the HPC and the Town Council for consideration. Commission Member Smyth stated that he would consider the position of HPC Chair. Vice-Chair Bond noted that she would like to continue to serve as the Vice-Chair if no other person showed interest in that position. Staff informed Member Smyth that he would need to submit the application to Staff for further consideration.

JONES HOUSE LOCAL LANDMARK DESIGNATION REPORT UPDATE

Chair Plaag reviewed Commission Member Ziegler's draft report and gave her some general feedback. He referenced a National Register bulletin for how Member Ziegler needed to form her argument for the areas of significance. He explained that she needed to consider the period of significance for John Walter Jones' association and for the architecture. He added that she would need to justify the association of the other family members as well. He suggested she pinpoint when the back of the house, the original porch was filled in, then the period of significance needs to extend beyond that time.

Chair Plaag explained multiple State Historic Preservation Offices no longer accepts periods of significance 50 years beyond the selected year because they are focused on big changes with the house and those changes are architecturally significant. He suggested searching for advertisements of boarders in the Watauga Democrat to find evidence of a time frame to strengthen the argument to the architectural changes.

He provided suggested resources of Chronicling America (www.chroniclingamerica.loc.gov/), for resources from 1888 to 1923; Digital NC (www.digitalnc.org/), for resources from 1923-1965; Newspapers.com (www.newspapers.com/) for any overlap in time not provided in the other two search engines.

Commission Member Ziegler stated that she was incorporating Member Watkins' and Vice-Chair Bond's comments. She noted she had reviewed resources she had found and those shared by Chair Plaag, and she was beginning to organize the architectural content and include sources to cite her work. Chair Plaag suggested to present her argument in a three-paragraph format. Commission Member Smyth pointed out that cables and wires are not the same thing and stated that there were typos in the draft report. Chair Plaag talked to her about the images and organizing them. Commission Member Ziegler stated that she would work on reviewing the additional resources provided, reorganizing the content based on the SHPO guidance, sourcing the information used, and learning how to add the images in the proper format.

STAFF UPDATES

Ms. Mitchell updated the HPC about the Stoneman's Raid Interpretative Panel location. She said the bulb-out area at the corner of W. King Street and Linney Street, previously discussed by Staff and the HPC, is in the North Carolina Department of Transportation's (NCDOT) right of way. She explained that Staff is working with NCDOT to continue trying to use this location for the said panel. She stated the alternative location would be the landscaped area at the Linney Street corner on the Post Office property, where the current landscaping in this area has died back and can be cleaned up by Public Works. She noted that she will keep in mind the previous discussions of installing any signage on the Post Office property, detracting from the building. She stated that she was aware of the application process, and that the Civil War Trails program preferred for all material to be sent at one time. She explained the application material includes the text, the photo previously acquired of Captain Keough, and a picture of where to install. She mentioned that she is working on the possibilities for outside funding for the project. Chair Plaag asked Ms. Mitchell to email him if the Watauga Historical Society could help fund the Stoneman's Raid Interpretative Panel. Ms. Mitchell said that Mr. Drew Gruber, Executive Director of the Civil War Trails marker program, explained that he would check in with the Watauga County Historical Society to see if the offer was still valid.

Ms. Mitchell told the HPC that the Town Council had approved their recommendation for a resolution for Former Mayor and HPC Member Rennie Brantz and that it would be formally presented to the family along with recognitions that the Town Council wants to do after the first of the year. Chair Plaag asked the Staff to let the HPC know when the formal presentation would be so they could attend it. Ms. Mitchell said she would inform the HPC when the Town Council plans to conduct any ceremonies.

Vice-Chair Bond mentioned the Rennie Brantz Park sign at the Jones House. She said that Mr. Mark Freed, Director of Cultural Resources, said that the Public Works Department was going to do some landscaping around the sign.

Ms. Mitchell pointed out that the Staff had not been putting the monthly "Statement of Conformity" (SOC) reports in the meeting packets; however, there were no new SOC to report. She said the last SOC application was for Ram's Rack for some changes to the façade, including repointing the brick and replacing the doors and windows. After Staff reviewed it, she explained it was determined to be a SOC, not a "Certificate of Appropriateness" (COA).

Ms. Mitchell said because the Town of Boone has the "Certified Local Government" (CLG) Designation, Staff has to complete an annual report that includes supplementary documentation, and there is a requirement that the Mayor and HPC Chair review the reporting. She said it was not included in the meeting packet because she was working on the report. She informed the HPC if they wanted to see the report, she could share it with them. She told Chair Plaag that she was trying to get the report for his review before being appointed to Town Council. He said that he planned to give his feedback on the report.

HPC UPDATES

Chair Plaag presented some Watauga Democrat newspaper articles and other documentation about the Winkler Mill; Staff received the documentation and shared with members at the meeting. He stated his concern for the history of the Winkler Mill. He said the mill was destroyed and dislocated when the Trout Lake dam blew out in the 1916 flood. He stated that the newspaper articles talked about the progression of the water as it came down the Winkler's Creek corridor. He pointed out that people often confuse Winkler's Creek with Flannery Fork, but they are two separate bodies of water. He thought the Trout Lake dam was on Winkler's Creek, but this must be verified. He suggested that the HPC research the history of the Winkler Mill, and there was no objection from the HPC.

JANUARY ADVISORY SESSION MATERIAL

Discussion included that the following items be on the next agenda: HPC Work Plan, Stoneman's Raid Interpretative Panel Update, Boone Cemetery Interpretative Panel Update, R.L. Clay (Rivers) House Report Update, and Jones House Local Landmark Designation Report Update.

OTHER DISCUSSION

The HPC discussed possibly moving the Tuesday, January 2, 2023, HPC meeting date to Tuesday, January 16, 2023. Ms. Mitchell noted that one of the new members could not attend the January 2nd meeting date. There was consensus from the HPC to move the meeting date if needed.

ADJOURNMENT

Member Smyth made a motion, seconded by Commission Member Ziegler, to adjourn the meeting at 5:20 p.m.

Vote: Aye – All

Nay – None

The motion passed.

Eric Plaag, Chair

Marlene Crosby, Board Secretary

Local Historic Landmark Application

Town of Boone Planning & Inspections Department

680 W. King Street, Suite C ♦ Boone, North Carolina 28607

Phone (828) 268-6960 ♦ Fax (828) 268-6961 ♦ Email: planning@townofboone.net ♦ www.townofboone.net



A. Required to be Submitted at Time of Application

Notes: It is recommended that applicants schedule a meeting with Planning & Inspections Staff prior to application submittal.

Failure to provide the info required on this application may delay the review and scheduling of the requested hearing.

- ☐ Property Owner Authorization for all property included in the request.
- ☐ Deed(s) of all property to be included in the request,
- ☐ Both a digital and a hard copy of a written metes and bounds legal description with accompanying survey map for a request that would rezone only a portion of a tax parcel or requests for multiple zoning districts.
- ☐ Permit Fee (See Planning & Inspections Fee Schedule)

Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

B. Requested Hearing – See latest published Meeting Schedule for dates

Date of requested hearing: Jan 2, 2024 - 3pm

C. Property Information

Street Address: 611 W King st; Boone, NC 28607 (Horton Hotel) Watauga County Parcel Identification Number: 2900-88-3953-000

Existing Zoning District(s): B1DC Downtown Core

Total Land Area: 0.11 acres

Are there any existing variances, or other site-specific approvals granted to the property? ☐ Yes ☒ No ☐ Unknown

If yes, describe:

D. Applicant Information

Name: SPA Properties

Complete Mailing Address (Street, City, Zip): PO Box 12592; Charlotte, NC 28220

Phone Number: 941-773-8910

Email Address: info@spapropertygroup.com

Preferred Method of Contact for Written/Response Documents (select one): ☐ Mail or ☒ Email

E. Property Owner Information

Name: SPA Properties

Complete Mailing Address (Street, City, Zip): PO Box 12592; Charlotte, NC 28220

Phone Number: 941-773-8910

Email Address: info@spapropertygroup.com

F. Landmark Information

Proposed Landmark Name: The Horton Hotel

Period of Significance: 1929 - Present

Provide a narrative, under separate cover, that describes how the proposed landmark meets the Town's criteria for Landmark Designation. Areas of importance shall include, but are not limited to:

Time-period of significance

Historic function or use

Significant events that occurred at, around, or resulted in the proposed landmark

Important persons associated with the proposed landmark

Detailed-description of the physical characteristics of the proposed landmark, including the architectural style and materials used

A list of significant exterior architectural features that should be protected

A detailed description of the property

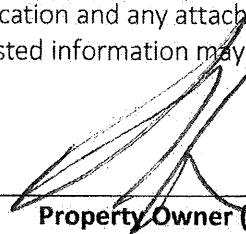
Description of the current conditions of the proposed landmark and whether it has maintained its historical integrity in terms of location, design, materials, etc.

G. Applicant Signature and Property Owner Authorization

By signing this form, you are certifying that this application and any attached information is accurate. Failure to provide accurate information or failure to provide any requested information may result in delays to permit processing.

Paul Pessina

Property Owner (Print)


Property Owner (Signature)

12/18/2023

Date

Official Use Only

Permit Name:

Horton Hotel - Local Historic Landmark

Permit Number:

A23-0634

Date:

12-18-23

Fee:

\$375.00

Receipt
Number:

515321

Method of Payment:

☐ Cash

☒ Check

Number: 1329

Paid By:

Horton Hotel

Public Hearing Meeting Date: _____

PC Meeting Date: _____

TC Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

If yes, date request sent to GIS: _____

S:\FORMS\PI_Forms_Current\Planning Forms\LocalHistoricLandmark_07012021.docx

FILED Amy J. Shook
Register of Deeds, Watauga Co., NC
Fee Amt: \$26.00
NC Excise Tax: \$6,880.00

Bk 2214 Pg 620 (4)
Recorded: 08/20/2021 at 12:54:20 PM
Doc No: 710300 Kind: DEED



✓ DEAL MOSELEY & SMITH

SPECIAL WARRANTY DEED

Excise Tax: \$ 6,880.00

Brief Description for the index: : 2,803.3 sq. ft. 611 West King Street, Boone, NC 28607

NCPIN #: 2900 88 3953 000

Prepared by: Richard E. Mattar, Attorney at Law, Post Office Box 447, Blowing Rock, NC 28605

Return to:

[Lovin-Horton]E:\Documents\LOVIN\SPA PROPERTIES et al - DEED from Lovin Marketing Co.wpd]

THIS DEED made this the 19th day of August, 2021, by and between

**LOVIN MARKETING CO., a North Carolina Business Corporation
P.O. Box 462, Boone, NC 28607
(hereinafter known as "Grantor")**

and

SPA PROPERTIES I, LLC, a North Carolina Limited Liability Company, a 24.768 % undivided interest; SPA PROPERTIES - GREENBRIAR, LLC, a North Carolina Limited Liability Company, a 25.136 % undivided interest; SPA PROPERTIES - CLT I, LLC, a North Carolina Limited Liability Company, a 23.945 % undivided interest; and SPA PROPERTIES - CLT II, LLC, a North Carolina Limited Liability Company, a 26.150 % undivided interest;

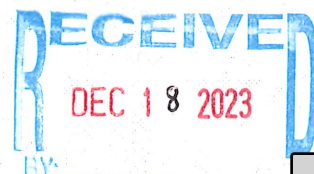
all undivided interests being held as Tenants in Common

P.O. Box 12592, Charlotte, NC 28220

(hereinafter known as "Grantee")

As referred to herein, the terms "Grantor" and "Grantee" shall be masculine singular, but shall include the above parties, their heirs, personal representatives, successors and assigns, and each term shall include the singular, plural, masculine, feminine or neuter, and any combination thereof, as required by the context.

WITNESSETH : that Grantor, for a valuable consideration paid by Grantee, the receipt, adequacy and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Town of Boone, Boone Township, Watauga County, North Carolina, described as follows:



BEING a 2,803.3 sq. ft. tract or parcel of land as more particularly described on the attachment hereto, which is marked EXHIBIT A and is incorporated herein by this reference.

NOT a Grantor's Primary Residence: All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1927, Page 112, Watauga County, North Carolina, Public Registry (for informational purposes, see also Book 1901, Page 162, Watauga County, North Carolina, Public Registry).

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple, subject, however, to any exceptions stated herein.

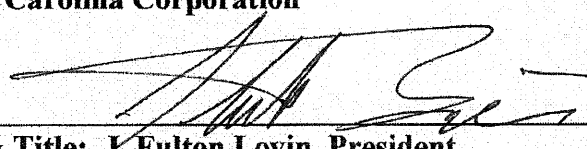
And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad Valorem property taxes for the current year.
2. Rights-of-way, easements, covenants, restrictions and utility easements of record.
3. Any local, county, state or federal laws, ordinances, rules or regulations relating to zoning, environment, subdivision, occupancy, use, construction or development of the herein-described property, any improvements thereon or privileges and appurtenances thereto.
4. Any conditions, restrictions, easements, rights-of-way or other matters stated in or shown on the description of the herein-described property.
5. Notwithstanding the foregoing, Grantor warrants and covenants that there are no recorded or unrecorded rights of first refusal, or rights of first offer, affecting the Subject Property.

IN WITNESS WHEREOF Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day, month and year first above written.

LOVIN MARKETING CO.
a North Carolina Corporation

by: 

Name & Title: **J. Fulton Lovin, President**

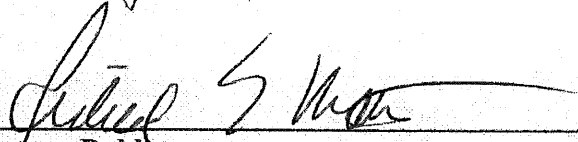
by: 

Name & Title: **Denise M. Lovin, Secretary**

ACKNOWLEDGMENT**STATE OF NORTH CAROLINA****COUNTY OF WATAUGA**

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein, as an individual in his or her own right or acting in a representative or fiduciary capacity indicated herein (and if not herein stated, then in the capacity and on behalf of the party or entity indicated in the foregoing document): **J. Fulton Lovin, President, and Denise M. Lovin, Secretary of Lovin Marketing Co., a North Carolina Business Corporation.**

Date: August 19, 2021 {affix legible notarial stamp or seal within the outline of this box below}



Notary Public

Printed or typed name: **Richard E. Mattar**My commission expires: **August 26, 2022**

Richard E Mattar
Notary Public
Watauga County, NC

ACKNOWLEDGMENT**STATE OF NORTH CAROLINA****COUNTY OF WATAUGA**

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein, as an individual in his or her own right or acting in a representative or fiduciary capacity indicated herein (and if not herein stated, then in the capacity and on behalf of the party or entity indicated in the foregoing document):

Date: _____ {affix legible notarial stamp or seal within the outline of this box below}

Notary Public

Printed or typed name: _____

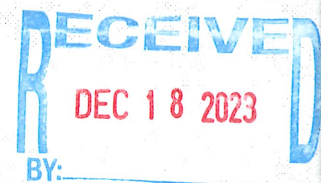
My commission expires: _____

EXHIBIT A**BOONE TOWNSHIP****NORTH CAROLINA****WATAUGA COUNTY**

BEING all of a 2,803.3 sq. ft. lot on the southwestern side of King Street approximately 190 feet southeast of its intersection with Depot Street and also being located approximately 230 feet easterly of the intersection of Depot Street and Howard Street; being all of the property described in Book of Records 137, at Page 699; said lot being surveyed by Russell C. Shaw, RLS L-2899 and being more particularly described as BEGINNING on a 5/8" rebar set behind the Boone Drug and Ad-Lib building, said beginning corner having NCGS coordinates of N-908,992.55, E-1,208,396.71 and being located North 08 degrees 46 minutes 13 seconds West 1,196.00 feet from NCGS monument "COLLEGE" N-907,810.53, E-1,208,579.07 and the beginning corner also being located North 82 degrees 01 minutes 25 seconds East 212.29 feet from a railroad spike found on the eastern side of the intersection of Depot Street and Howard Street and being a corner of Depot Street Co. (Book of Records 140, Page 178); THENCE from the beginning and with the center of the wall between Boone Drug and Ad-Lib, North 35 degrees 02 minutes 25 seconds East 100.37 feet to the face of the wall and the southwestern edge of a concrete sidewalk along King Street, said point being referenced at South 35 degrees 02 minutes 25 seconds West 2.50 feet from a chiseled point in said sidewalk; THENCE along the face of the Ad-Lib building and the edge of said sidewalk, South 49 degrees 16 minutes 25 seconds East 26.75 feet to the center of the wall between Ad-Lib and the Highway Robbery building (Parish, Deed Book 211, Page 424) and being referenced from a chiseled point in the sidewalk at South 33 degrees 19 minutes 40 seconds West 2.50 feet; THENCE leaving said line and with the line of Parish, South 33 degrees 19 minutes 40 seconds West 99.77 feet to a 5/8" rebar set; THENCE leaving said line and with the line of Depot Street Co., North 51 degrees 05 minutes 05 seconds West 29.67 feet to the BEGINNING, bearings being relative to the North Carolina Geodetic Survey system, NAD '83 and all distances being horizontal with the exception of the tie line between the beginning corner and NCGS monument "COLLEGE", having a combined factor of 0.9998588 being applied. Also being the same property as described in Trustee's Deed in Book of Records 277, at Page 611, Watauga County Public Registry.

Also conveyed herewith is that 10' easement described in Deed of Easement recorded in Book of Records 968, Page 662, Watauga County, North Carolina, Public Registry, which is incorporated herein by reference.

This conveyance is made and accepted subject to that Deed of Easement recorded in Book of Records 968, Page 667, Watauga County, North Carolina, Public Registry, which is incorporated herein by reference.



**BOONE HISTORIC PRESERVATION COMMISSION
Local Landmark Designation Report**

H. W. Horton Building
611 West King Street
Boone, North Carolina



**Prepared by
Dr. Eric Plaa, Carolina Historical Consulting, LLC
December 15, 2023**

Cover image: H. W. Horton Building, circa 1937. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.

I. General Information

A. Common and Historical Property Names

H. W. Horton Building
Horton-Spainhour-Hodgson Building
Horton Hotel

B. Physical Address or Location

611 West King Street, Boone, NC 28607

C. Tax Parcel Identification Number (PIN)

2900-88-3953-000

D. Current Owner(s) Name(s)

SPA Properties I, LLC (24.78%)
SPA Properties-Greenbriar, LLC (25.136%)
SPA Properties-CLT 1, LLC (23.945%)
SPA Properties-CLT II, LLC (26.150%)

E. Current Owner(s) Mailing Address(es)

PO Box 12592, Charlotte, NC 28220

F. Appraised Value of the Property

Land Value:	\$ 191,700
Building Value:	3,105,540

TOTAL Value:	\$ 3,297,240

II. Abstract

The H. W. Horton Building retains special significance for its direct association with Henry Walter Horton (1873-1968), a prominent realtor and early cross-promoter of Boone and Florida tourism, who had the building constructed in 1929. Horton intended the building to be his high-style contribution to the ongoing Watch Boone Grow campaign, and it provided a striking increase in sophistication for downtown Boone architecture of the period. While the building's architectural integrity is somewhat diminished by the removal of its Horton crest cartouche and prominent upper floor balconies, the alteration of its original storefront configuration early in the building's history, and the addition of a rooftop bar in recent years, the H. W. Horton Building is nevertheless the best surviving resource associated with H. W. Horton and retains excellent integrity for interpretation of Horton's profound influence on Boone's early twentieth-century economic development and transition from a sleepy, backcountry county seat to a major Appalachian tourism hub after World War I.

The proposed local historic landmark boundary follows the present boundaries of the parcel associated with the H. W. Horton Building and represents the land historically associated with the historic context for the property. No interior features are included for designation.

III. Historical Background

Henry Walter Horton (1873-1968)

Born on July 4, 1873, in Watauga County, Henry Walter Horton, Sr. (often listed as H. W. Horton or H. Walter Horton in newspaper accounts), was the child of Nancy Rebecca Blair Horton (1835-1920) and William M. Horton (1828-1875), the seventh of eight children born to the couple.¹ Horton's ancestors were reportedly early members of the Three Forks Baptist Church, the first congregation at what became Boone, and H. W. Horton was the great grandson of Jordan Council, Sr. (1769-1838), an early and prominent landowner at what became Boone in 1849. During his lifetime, Horton was fond of dressing in a military uniform that may have belonged to his first cousin, once removed, Colonel Jonathan "Jack" Horton, although Horton often claimed that the outfit belonged to his great grandfather, Nathan Horton, who was a Revolutionary War veteran.²

¹ Ancestry.com, Watauga County, August 1968, *North Carolina, US, Death Certificates, 1909-1976* [database online], (Lehi, UT: Ancestry.com Operations, Inc., 2007); "Henry Walter Horton, Sr.," FindAGrave.com [database online], accessed 12 November 2023, available at <https://www.findagrave.com/memorial/52209022/henry-walter-horton>.

² On the Horton genealogy, see John Preston Arthur, *A History of Watauga County, North Carolina*, (Richmond: Everett Waddey, Co., 1915), 321-325. A picture of Colonel Jonathan Horton appears within this section of Arthur. For an article on Horton's relative's uniform, including multiple photographs, see Nixon Smiley, "The Good Old Days," *Miami Herald Sunday Magazine*, 12 May 1963: 6-7. Nathan Horton does indeed appear to have been a captain in the Second New Jersey Regiment (Western Battalion), but the uniform sported by H. W. Horton during the twentieth century does not appear to match the "Jersey Blues" that were the official uniform adopted by the state's militia during the Revolutionary War. These uniforms featured a blue coat with red lapels and red cuffs. A color example can be found in Tim Abbott, "The Schenk Coat: A New Jersey Officer's Uniform and Uncovering the

Early in his adult life, H. W. Horton appears to have settled at North Wilkesboro, where he owned North Wilkesboro's first telephone scheme, the Horton Telephone Company, and later served as vice president of the Bank of North Wilkesboro.³ Census records that might document Horton's residence in 1890 and 1900 have not been found, but other sources indicate that he was "actively engaged in the real estate business in North Wilkesboro from the time that progressive town was started," about 1891.⁴ That work, however, appears to have been accompanied by other endeavors, including a stint offering "a brand new line of clothing, hats, shoes, and gents' furnishing in the Blair building, North Wilkesboro" in 1897.⁵ In 1900, Horton appears to have been a partner in the Gwyn and Horton insurance agency at North Wilkesboro.⁶ Horton was also listed among the incorporators of the North Wilkesboro Building and Loan Association in 1903.⁷ By 1906, he was working as an agent of the Michigan Mutual Life Insurance Company and later for the New York Fire Insurance Company, but by 1908, Horton was serving as secretary and treasurer of the Wilkes County Fair Association, which brought the first county fair to that community that year.⁸ By 1909, he was serving as the secretary and treasurer of the Citizens Loan and Trust Company of North Wilkesboro. An early proponent of automobile travel and a delegate to the Asheville "Road Congress" in 1909, Horton predicted that towns like Winston-Salem and Charlotte would soon be connected to North Wilkesboro by "an automobile line."⁹

In 1910, Horton was living with his brother William's family at North Wilkesboro and working as a cashier, most likely in the Bank of North Wilkesboro.¹⁰ Two years later, Horton served as the secretary of the Board of Trade, encouraging the extension of railroads into the mountains and greater connection between the mountain communities and the rest of

Story Behind It," *'Another Pair Not Fellows'; Adventures in Research and Reinterpreting the American Revolution*, website online, <http://notfellows.blogspot.com/2015/03/the-schenk-coat-new-jersey-officers.html>, accessed 4 December 2023. On Nathan Horton's service record, see "Horton, Nathan," Pension Number W.7779, New Jersey, US Revolutionary War Pensions, 1800-1900, National Archives, online at Fold3.com, <https://www.fold3.com/image/24181587/horton-nathan-page-1-us-revolutionary-war-pensions-1800-1900>, accessed 4 December 2023. Some local historians have quipped privately and anecdotally to the author that they believe the uniform worn by H. W. Horton either dated to the War of 1812 or was a fabrication, but there is no direct evidence for either claim. Detailed research into the uniform's origin is beyond the scope of this project.

³ "Telephone Pioneer Dies at 95," *Winston-Salem Journal*, 30 August 1968: 3. Horton was listed as the manager of a telephone exchange at Wilkesboro, NC, in "Telephone Notice," *Chronicle*, 29 January 1902: 1. Horton is listed as the bookkeeper for the Bank of North Wilkesboro in "Gwyn and Horton, of Wilkesboro, State Agents for North Carolina," *News and Observer*, 24 August 1899: 158.

⁴ North Wilkesboro was first incorporated in September 1891. See Town of North Wilkesboro, North Carolina, "History: The Beginning: In a Hurry," *North Wilkesboro, North Carolina*, online, available at <https://www.north-wilkesboro.com/180/History>, accessed 5 December 2023.

⁵ "Local Dots," *Chronicle*, 17 March 1897: 1.

⁶ "Take a Look," advertisement, *North Wilkesboro Hustler*, 21 September 1900: 8.

⁷ "Incorporation Notice," *Chronicle*, 8 April 1903: 4.

⁸ "Personal Paragraphs," *Commonwealth*, 12 April 1906: 3; "Settling Fire Loss," *Charlotte News*, 14 September 1907: 1.

⁹ "The Wilkes County Fair Association," *Watauga Democrat*, 24 September 1908: 1; Blurb, *Watauga Democrat*, 21 October 1909: 2.

¹⁰ Ancestry.com, "District 0173, North Wilkesboro, Wilkes, North Carolina," *1910 United States Federal Census* [database online], (Lehi, UT: Ancestry.com Operations, 2006).

the country.¹¹ In 1913, while still living in North Wilkesboro, Horton also secured the chairmanship of North Wilkesboro's chapter of the Boone Trail Highway Association, a regional initiative led by the Daughters of the American Revolution that focused on creating a graded highway that followed Daniel Boone's purported route over the mountains to Kentucky.¹² Horton is also credited with developing Kensington Heights at North Wilkesboro, described in 1922 as "the heart of the town...and now one of the most attractive parts of the town."¹³ He married a Charlotte native, Charity Susan Usher, in Miami, Florida, in 1912, and the couple produced four children.¹⁴ By 1917, the Hortons appear to have been spending at least part of the year in Miami, where Horton was also heavily involved in the real estate trade.¹⁵ This splitting of time between Miami and North Carolina would be a pattern for the remainder of Horton's life and a major influence in his business pursuits, prompting Jack Bell of the *Miami Herald* to describe Horton as "one of the pioneers in Carolina's famed summer tourist industry."¹⁶

Horton announced plans to settle in Boone from North Wilkesboro in February 1919, intending to establish a Nash automobile dealership after accepting the local agency assignment at Boone, in addition to already having the Nash distribution rights in Wilkes, Ashe, and Alleghany Counties.¹⁷ He located the new dealership in a transformed remnant of the Old Brick Row associated with the Critcher (formerly Coffey) Hotel, directly on King Street in the heart of Boone's downtown.¹⁸ Out of the gate, Horton advocated in the local press for a concerted initiative to develop Boone's industry and to draw Floridians to the remote, mountain town. Responding to proposals for a county fair in Watauga, Horton wrote in the local paper, "South Florida is reaping a harvest that runs up into the millions and the leading stock in trade that they are selling is air. That is it, and Watauga has for the people who want to find a summer resort just as much as Florida has to offer those who want a winter playground." Probably the first individual to make this connection between the two destinations, Horton did not relent for the remainder of his life. His February 1919 editorial went on to call for "a Bigger, Better Boone, and a Wide Awake Watauga," including a modern hospital developed through subscriptions.¹⁹ In May 1919, the Hortons moved to Boone, living temporarily with his sister, Emma Moore, while they planned to construct a

¹¹ H. W. Horton, "Board of Trade Banquet," *Watauga Democrat*, 18 January 1912: 1.

¹² "Boone Trail Highway Association," *Watauga Democrat*, 13 November 1913: 1. Writing for the *Davie Record* that month, Horton emphasized the touristic possibilities from completing the Boone Trail Highway: "This highway would enable travel from the central and eastern sections of the State to go directly into the heart of the mountains for outings and vacations." Horton quoted in Randell Jones, *Trailing Daniel Boone*, (Winston-Salem, NC: Daniel Boone Footsteps, 2012), 85. Jones's book is an excellent account of this endeavor.

¹³ "Real Estate Co Organized in Boone," *Watauga Democrat*, 17 August 1922: 2.

¹⁴ "Social and Personal," *Charlotte Observer*, 23 December 1912: 5.

¹⁵ "Real Estate Co Organized in Boone," *Watauga Democrat*, 17 August 1922: 2.

¹⁶ Jack Bell, "The Town Crier," *Miami Herald*, 10 April 1956: 6.

¹⁷ "H. W. Horton, Distributor for the 'Nash Six' to Locate in Boone," *Watauga Democrat*, 13 February 1919; "Nash Six," advertisement, *Watauga Democrat*, 13 February 1919: 4.

¹⁸ See D. J. Cottrell and Texie Cottrell to H. W. Horton, October 7, 1918, Deed Book 22, Page 50, Watauga County Register of Deeds.

¹⁹ H. W. Horton, "For a Bigger and Better Boone, and a Wide-Awake Watauga," *Watauga Democrat*, 27 February 1919: 2.

new home.²⁰ Horton wasted little time in making a name for himself in his new community, engaging in rampant boosterism and insisting that Boone must claim for itself the development initiatives that would make the community economically successful in the decades to come. After his arrival in Boone, Horton continued to promote the development of good roads, prompting the local paper to recall later, “Nobody had more to do with the promotion of the Boone Trail Highway than H. W. Horton, and his brother, Jont Horton.... Automobiles hadn’t grown up [yet] when Mr. Horton and others were pushing the good roads program.”²¹ Indeed, Horton was the secretary of the Good Roads Commission of Watauga County in 1920, a position he had previously held with the Wilkes County Road Commission in 1918.²²

When not visiting his “winter home” in Florida, Horton was also actively engaged in selling Maxwell and Nash vehicles at the Highway Motor Garage at Boone, located in the first H. W. Horton Building on the site of present building of that name, with the agency facing King Street and his nephew W. R. Winkler’s garage and repair shop at the rear.²³ Horton’s efforts to revolutionize Boone’s economic significance did not end there, and he was a frequent leader in Boone’s most important development initiatives of the twentieth century. Taking to the Charlotte press in 1919 to promote Boone as “the metropolis of western North Carolina” in his coverage of a major July Fourth parade honoring returned soldiers from World War I, Horton extolled Boone’s virtues and its possibilities for development. While highlighting the large crowds of the parade, his comments also amplified the racial undertones often present in North Carolina press coverage and politics during the period, which no doubt resonated with many in his audience: “Between eight and ten thousand of the purest Anglo-Saxon blood to be found in the United States motored, wagoned, buggied, or walked to Boone, and by ten-thirty the town was crowded from one end to the other.... It was the greatest celebration the people of Watauga ever had, with not a sign of disorder of any kind, which so often mars the pleasure of such occasions.” Horton was not afraid of shameless self-promotion, either, not only noting in this same account that the Nash Motor Car was involved in the parade, but also writing, “Boone...is enjoying a new sense of progress, as evidenced by the many substantial buildings that are going up. The new [railway] station is almost complete...and up on Main Street the Highway Motor Company of Boone and North Wilkesboro is building a garage and service station of brick 40 X 76 feet.... Mr. H. W. Horton is getting material together for a bungalow on ‘Pinetops’ one mile south of Boone.”²⁴

²⁰ “Local Affairs,” *Watauga Democrat*, 29 May 1919: 3.

²¹ Rob Rivers, “King Street,” *Watauga Democrat*, 9 May 1957: 1.

²² H. W. Horton, “Good Roads Mass Meeting,” *Watauga Democrat*, 8 July 1920: 2; H. W. Horton, “Good Roads Progress in Wilkes,” *Watauga Democrat*, 5 September 1918: 3.

²³ “Local Affairs,” *Watauga Democrat*, 29 April 1920: 3; Rob Rivers, “King Street,” *Watauga Democrat*, 21 November 1963: 4; and Rob Rivers, “King Street,” *Watauga Democrat*, 5 September 1968: 4.

²⁴ “Mr. H. W. Horton Writes of County Celebration on July 4,” *Watauga Democrat*, 10 July 1919: 1. The measurements of the Highway Motor Company match the first H. W. Horton Building on the site of the present building, suggesting that this business shared space with W. R. Winkler’s garage operation. For an ad for the Highway Motor Company, see “Interesting Facts about Automobiles,” *Watauga Democrat*, 25 September 1919: 2.

By 1920, the Hortons were reporting their primary residence to Census authorities as being at Miami, Florida, despite Horton's substantial business interests in Boone, and their income was sufficient to employ a governess as a resident of their winter household.²⁵ Indeed, contemporary newspaper accounts indicate that the Hortons wintered in Florida to take advantage of opportunities there during the "tourist season," where Horton was described as also being in "the real estate business," but the family actually appears to have spent the bulk of the year in Boone, Census reports notwithstanding.²⁶ He frequently highlighted the advantages of both climates, while also noting the inherent business opportunities in attracting Floridians to Boone. "The Miami people like the western North Carolina mountains in summer, and many are telling me of their trips to Asheville and vicinity during the past year," Horton wrote in the local paper. "Boone and surrounding country can get them if she wants them."²⁷ Indeed, Horton spent much of his career leveraging Florida and Watauga County residents against one another, urging Floridians to buy Watauga County farms and Wataugans to buy vacation properties near the beach.²⁸ Newspaper accounts demonstrate that Horton was a major player as an auction agent for the Globe Realty and Auction Company, one of the primary real estate auction firms active in Boone during the 1920s.²⁹ He was also a partner with E. N. Hahn and J. H. Hardin in the short-lived Home Land and Investment Company at Boone in the early 1920s.³⁰ In addition to his real estate endeavors, Horton appears to have been engaged in the furnace trade, selling Caloric furnaces for new homes in the early 1920s, and in the building trades, selling graystone rock in 1926.³¹ He was also engaged in selling off furniture, probably consisting of the contents of Judge W. B. Council's residence on King Street in the heart of downtown Boone, shortly before its demolition for the construction of the Daniel Boone Hotel.³²

Locals recognized the power of Horton's apparently boundless energy for business. Horton served as a founding member and the president of the Boone Commercial Club from 1920 to 1922, when the club was pushing at Horton's insistence for "electric lights and power, better sanitation and health, new public school buildings, [an] express office, [and a]

²⁵ Ancestry.com, "District 0032, Miami, Dade, Florida," *1920 United States Federal Census* [database online], (Provo, UT: Ancestry.com Operations, Inc., 2010).

²⁶ "Local Affairs," *Watauga Democrat*, 10 November 1921: 3; "Real Estate Co Organized in Boone," *Watauga Democrat*, 17 August 1922: 2. Regarding the complex arrangements Horton made when returning to Florida for the winter, see "Local Happenings," *Watauga Democrat*, 9 October 1924: 3.

²⁷ H. W. Horton, "Our Trip to Florida," *Watauga Democrat*, 23 November 1922: 1. Horton savvily promoted the capabilities of his Nash automobile in making the trip, no doubt helping his Nash dealership's sales at Boone.

²⁸ "Florida," advertisement, *Watauga Democrat*, 10 December 1925: 7; "Local Affairs," *Watauga Democrat*, 28 August 1947: 6. There are literally dozens of similar examples in the pages of the local paper over a five-decade period. Horton also served as the realtor on auction sales specifically designed to attract "summer home-seekers who would build estates here and for summer camp sites." See "Auction Sales" and related advertisement "Summer Homes-Camp Sites," *Watauga Democrat*, 25 August 1927: 1, 5.

²⁹ "New River Farm at Auction," *Watauga Democrat*, 5 October 1922: 2.

³⁰ "Notice of Dissolution," *Watauga Democrat*, 16 November 1922: 4. On the organization of the firm, see "Real Estate Co Organized in Boone," *Watauga Democrat*, 17 August 1922: 2.

³¹ "Local Affairs," *Watauga Democrat*, 28 September 1922: 3; "Build with Graystone Rock! Why?" advertisement, *Watauga Democrat*, 15 July 1926: 4.

³² "Household Goods Furniture," *Watauga Democrat*, 4 October 1923: 5. The sale took place at Judge Council's residence.

telegraph connection.” The club boasted 137 members in 1921 and appears to have functioned like an early Chamber of Commerce. Other initiatives promoted under Horton’s tenure included a host of factories and production facilities.³³ One of these was a fierce campaign for the establishment of a canning factory at Boone in 1920, which culminated in H. Neal Blair’s factory on Boone Creek at the west end of Boone in 1923.³⁴ These efforts coincided with the Watch Boone Grow campaign, which reached its pinnacle from 1920 to 1925 with the completion of many of the major commercial block properties in downtown Boone that still stand to this day.³⁵ Under Horton’s leadership, the club also appears to have pushed for anti-alcohol legislation and increased enforcement of intoxication statutes in the town, an initiative that led to Boone being a statutorily dry town well into the 1980s.³⁶ This was in keep with Horton’s early commitment to temperance causes in the 1890s while living at North Wilkesboro.³⁷ Horton appears to have backed off of his involvement in local leadership about 1923, while still splitting his time between Miami and Boone, but regular notices appeared in the local paper each time he and his family would resume residence at Boone.³⁸ Horton’s promotion of Boone, however, did not let up. In 1925, Horton was at the center of a “good will tour” of 55 Wilkesboro businessmen led throughout the Watauga region by automobile. The culminating dinner, held at the newly completed Daniel Boone Hotel, featured addresses by five key figures, including Horton. “One point of interest was brought out during the dinner,” the local paper noted, “and that was that Florida people are buying much real estate in the section around Boone, and that the northwest country bids fair to become one of the nation’s summer playgrounds during the next ten years.”³⁹ Horton soon resumed local leadership roles, as he was also a charter member of the Boone Civitan Club, founded in 1927, and made the motion at a community meeting in November 1926 for the formation of Boone’s first volunteer fire department.⁴⁰ He also served on the committee appointed to develop the American Legion Park as a public park for Boone.⁴¹

³³ “Free Tickets to Chautauqua,” *Watauga Democrat*, 21 July 1921: 3; “The Boone Commercial Club,” *Watauga Democrat*, 19 May 1921: 3. For an early description of the club, see “The Boone Commercial Club Making Plans for Development in Boone and Watauga County,” *Watauga Democrat*, 23 September 1920: 2. On the founding of the club, see “Commercial Club Organized at Boone,” *Watauga Democrat*, 26 August 1920: 1. Horton also served on the Advertising Committee of the Commercial Club.

³⁴ “Canning Factory for Boone Being Agitated,” *Watauga Democrat*, 29 July 1920: 2.

³⁵ For more on the Watch Boone Grow campaign, see Eric Plaag, “Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT,” February 2021, Boone Historic Preservation Commission, 33-51, online, available at <http://www.townofboone.net/DocumentCenter/View/1334/Comprehensive-Architectural-Survey-of-Downtown-Boone-North-Carolina-2021>.

³⁶ “Enthusiastic Club Meeting,” *Watauga Democrat*, 28 July 1921: 2.

³⁷ “The ‘Dry’ at North Wilkesboro,” *Chronicle*, 23 April 1896: 4. Horton was on the executive committee for the temperance group and served as its secretary. He also served as the secretary for the YMCA when it was established at North Wilkesboro in 1899. See “North Wilkesboro Hustler,” *Union Republican*, 6 March 1899: 7.

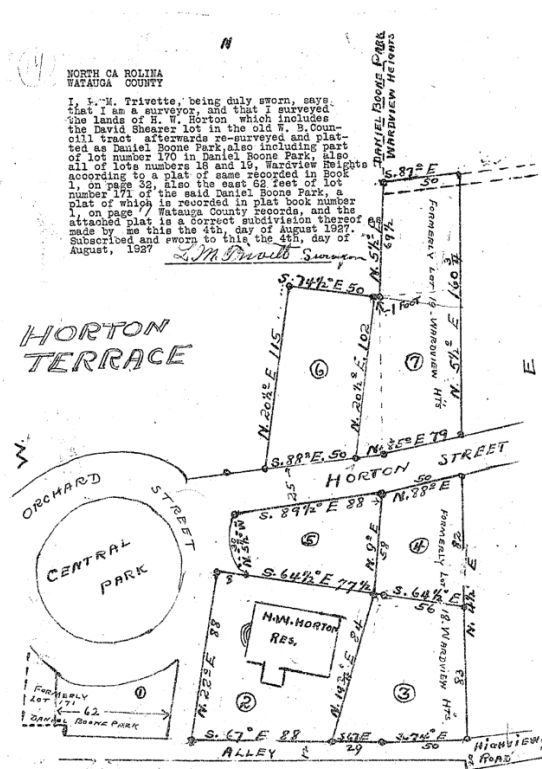
³⁸ For example, see “Local Affairs,” *Watauga Democrat*, 15 April 1926: 5. Horton’s intention to continue splitting his time between Miami and Boone was revealed in 1923, when the local paper described his efforts to build a summer home for his family at Boone: “Mr. Horton spends the summers here and the winters in Miami, Florida, and is getting the work under way before leaving for the winter.” See “Local Affairs,” *Watauga Democrat*, 18 October 1923: 5.

³⁹ “Wilkes Boosters Tour Northwest,” *Watauga Democrat*, 27 August 1925: 1.

⁴⁰ “Original Boone Civitans Are Guests at Ladies’ Night Event,” *Watauga Democrat*, 2 July 1964: C4; “Boone Soon to Have a Modern Volunteer Fire Department,” *Watauga Democrat*, 18 November 1926: 1.

⁴¹ “Boone C. of C. in Session Monday,” *Watauga Democrat*, 22 April 1926: 1.

In line with those business interests, Horton was also a Watauga delegate to the 1926 gathering in Wilkes County to push for completion and paving of the Boone Trail Highway.⁴² Construction of the Horton's new residence at Boone, however, appears to have been delayed until 1925, with the Hortons renting various spaces in Boone, including the old Judge Council home (originally Jordan Council, Jr.'s house) in the years before 1925.⁴³ The Hortons' new home (WT0545, inappropriately identified as the Ala McGuire House) was unusual for its Florida-influenced, Spanish Colonial Revival architecture, and local tradition holds that Horton built the house to serve as a model home for the Florida vacation properties he was pushing to Boone and Watauga County residents during the 1920s. Such an arrangement would certainly seem to track with Horton's savvy cross-marketing brand. As Horton said during this period, "There are only two real places to live, one being Watauga, the other Miami."⁴⁴



Plat for Horton Terrace, 1927, courtesy of Watauga County Register of Deeds. Horton Street is now part of Orchard Street.

⁴² "Great Gathering of Road Enthusiasts in Wilkes," *Watauga Democrat*, 30 September 1926: 1, 7.

⁴³ "Local Happenings," *Watauga Democrat*, 21 May 1925: 5; "Local Affairs," *Watauga Democrat*, 14 April 1921: 3. Horton began grading for the "summer home" in October 1923. See "Local Affairs," *Watauga Democrat*, 18 October 1923: 5. The Hortons' renting of the Judge Council residence may explain why they were selling off the furniture in the home, perhaps with Council family permission, as described above.

⁴⁴ "Back Home from Florida," *Watauga Democrat*, 28 June 1923: 5.

In addition to his dealership concern with W. R. Winkler's garage in the same building, Horton continued to be a major figure in Boone's early real estate market, serving as the selling agent for Wardview Heights, a new, racially restricted subdivision near Boone's downtown created in June 1926. He also appears to have been the broker for dozens if not hundreds of properties during the 1920s, the vast majority of them residential or farm properties in Boone and the outlying parts of Watauga County. His ads typically promised that buyers would double their money, thus making the purchases "Worth the Price" even while taking on increasing debt—a foreshadowing of Horton's own looming difficulties.⁴⁵ Indeed, Horton ran newspaper advertisements as early as 1926 promoting his attempts to draw Floridians to Boone in droves. One such ad read, "Wanted: Listings on Land large or small tracts anywhere near Boone or Blowing Rock to offer my Florida prospects. H. W. Horton, 691 Seybold Bldg, Miami, Fla."⁴⁶ In 1927, Horton also developed a new subdivision, Horton Terrace, which was made up of pieces of Daniel Boone Park and Wardview Heights that were located adjacent to his own new residence on Orchard Street. As part of this project, Horton renamed an adjacent street as Horton Street and created "Central Park," a circular drive with generous green space, directly in front of his home, suggesting a triumphant promenade with his residence at its center.⁴⁷ Horton later sold the home on Horton Terrace to Roger McGuire in 1938.⁴⁸

Horton's crowning achievement was his construction of the second H. W. Horton Building on King Street in the heart of Boone in 1929. Located on the site of his former garage property and designed to be the most upscale commercial property in Boone—both architecturally and in terms of its retail offerings—the building certainly brought a sophistication to downtown Boone not previously found in the early commercial architecture boom of the Watch Boone Grow period. Unfortunately, Horton's timing for this investment in the new H. W. Horton Building also could not have been worse, as he was already significantly overextended on debt. In October 1929, just as the building was completed, national stock markets imploded, signaling the beginning of the Great Depression, and the impact of that economic collapse left Horton even further in arrears on his ability to pay for the work on the new Building.⁴⁹ At first, in July 1929, Horton tried to work out a deal with local contractor Wiley G. Hartzog, proposing to have Hartzog pay off Horton's debts and provide a payment of \$1,250 in cash to Horton in exchange for Hartzog's free and clear ownership of the property, but Hartzog does not appear to have agreed to the proposal.⁵⁰ By December, Horton had lost ownership of the building, the property having been sold at auction by Sheriff L. M. Farthing to A. W. Hodgson of Meat Camp for \$16,105. Execution sales then followed to pay off the property's debt. As the local press explained, "The greater part of the money went to laborers and to firms in this section who furnished

⁴⁵ "Wardview Heights," advertisement, 17 June 1926: 3; "Worth the Price," *Watauga Democrat*, 27 August 1925: 7; and "Worth the Price," *Watauga Democrat*, 1 July 1926: 8. Horton eventually re-appropriated the "Worth the Price" slogan in the 1940s. See "Worth the Price," advertisement, *Watauga Democrat*, 12 July 1945: 5.

⁴⁶ "Wanted," advertisement, *Watauga Democrat*, 11 February 1926: 5.

⁴⁷ For a plat of Horton Terrace, see "Horton Terrace," Plat Book 1, Page 14, Watauga County Register of Deeds.

⁴⁸ "Local Affairs," *Watauga Democrat*, 5 May 1938: 5.

⁴⁹ On the market crash as reported locally, see "Stock Prices Crash," *Watauga Democrat*, 31 October 1929: 1.

⁵⁰ This proposal is documented at H. W. Horton and Susan Horton to W. G. Hartzog, 20 July 1929, Deed Book 37, Page 442, Watauga County Register of Deeds.

materials for the building, and who had never been paid due to the fact that the original owner of the building had failed to get sufficient loans to carry the project through.”⁵¹ In the years that followed, the building was accordingly sometimes referred to as the “Horton-Spainhour-Hodgson Building.”⁵²

Horton’s financial difficulties extended to several of his other properties. In 1930, the mortgagee on three lots in Horton Terrace foreclosed on the Hortons and called for an auction sale of the property, while a separate home and lot in Mrs. Horton’s name was auctioned for failure to pay town taxes.⁵³ Horton also lost his one-third interest in an important spring in downtown Boone.⁵⁴ Two years later, another mortgage holder sold off a fourth Horton Terrace lot on account of default.⁵⁵ Later that same year, Gordon Winkler sued the Hortons for payment of a tax lien Winkler held on three and a half lots, apparently separate from the first four, in the Horton Terrace development.⁵⁶ Oddly, Horton reported as being a hatter in a Miami hat factory in the 1930 Census, perhaps reflecting his diminished economic circumstances in the midst of the Great Depression and his inability to leverage capital for real estate speculation.⁵⁷ Horton’s finances eventually recovered, however, and he returned to land speculation and development in both Boone and Florida by the mid-1930s, as evinced by accounts in the local press. By 1936, Horton was also serving as the supervisor of clerical workers for the Works Progress Administration at Boone who were attempting to fill out vital statistics records for the area.⁵⁸

An important example of Horton’s second wave of speculation lay in Horton’s visionary desire to lure tourists to Boone and the surrounding mountains once more, long before other area developers were even contemplating such possibilities during the spartan years of the Great Depression. As early as 1937, the “H. W. Horton Cabins” and “Horton’s Camp” on Winkler’s Creek were a popular vacation destination for visitors from off the mountain.⁵⁹ The following year, Horton added a nine-hole golf course to the facility.⁶⁰ Later described as the first of the tourist camps and courts that eventually became the popular form of lodging in Boone in the years immediately following World War II, the Winkler’s Creek location also served as Horton’s primary summer home in the Boone vicinity for decades to follow, perhaps explaining his decision to sell the Horton Terrace home in

⁵¹ “New Horton Building Again Changes Hands,” *Watauga Democrat*, 5 December 1929: 1; and “\$12,000 Paid Out as Result of Execution,” *Watauga Democrat*, 12 December 1929: 1.

⁵² “Burgess Antique Shop,” *Watauga Democrat*, 21 March 1940: 6.

⁵³ “Notice of Mortgagee’s Sale,” *Watauga Democrat*, 25 September 1930: 7; “Sale of Land for Town Tax,” *Watauga Democrat*, 16 January 1930: 7.

⁵⁴ “Notice of Execution Sale,” *Watauga Democrat*, 6 February 1930: 5.

⁵⁵ “Notice of Sale of Land,” *Watauga Democrat*, 12 May 1932: 7.

⁵⁶ “Notice of Service,” *Watauga Democrat*, 29 December 1932: 7.

⁵⁷ Ancestry.com, “District 0049, Miami, Dade, Florida,” *1930 United States Federal Census* [database online], (Provo, UT: Ancestry.com Operations, Inc., 2002).

⁵⁸ “Vital Statistics Record Incomplete,” *Watauga Democrat*, 21 May 1936: 1.

⁵⁹ “Local Visitors,” *Watauga Democrat*, 5 August 1937: 1; and “Visit Horton Cabins,” *Watauga Democrat*, 23 June 1938: 3. From the 1930s to the 1960s, frequent accounts in the *Watauga Democrat* documented off-mountain visitors by name who were staying at the cabins.

⁶⁰ “Golf Course Added at Winkler’s Creek,” *Watauga Democrat*, 1 September 1938: 4.

1938.⁶¹ These cabins were later used by various groups for retreats and other recreational purposes, or sold as vacation homes, often to Floridians.⁶² His subsequent development, in partnership with W. J. Crutchfield, of the nearby Rocky Creek properties during the 1940s was only an extension of this appeal to Floridians and others to build mountain vacation homes. Many of these cabins remain extant on Winkler's Creek Road and Rocky Creek Road, and Horton continued to pitch remaining lots in the years immediately preceding his death.⁶³ These successful projects in turn led to other vacation land speculation by Horton in the Doe Ridge vicinity.⁶⁴ In 1947, Horton also served as a major promoter for the development of Sky Ranch, a summer camp for handicapped children located in the Winkler's Creek vicinity.⁶⁵

In the 1940 Census, Horton listed himself as a real estate salesman living primarily in Miami with his wife and two of his children.⁶⁶ Dozens of newspaper accounts, however, suggest that Horton was still splitting time between Miami and Boone, a pattern that may have adversely impacted his marriage. The Hortons divorced in 1940, and while they appear to have remained in contact for the rest of their lives, Horton's business and real estate presence in Boone continued to loom large; the local paper is filled with want ads for the rental and sale of various H. W. Horton-owned properties from the 1930s into the 1960s.⁶⁷ Indeed, Horton appears to have been a factor in an early, postwar housing crisis in Boone, when Appalachian State Teachers College faculty alerted the Chamber of Commerce that there was not sufficient housing for students and tourists in the coming decade;

⁶¹ Writing on Horton's death in 1968, Rob Rivers said, "Later Mr. Horton established one of the first tourist courts in this county along the waters of Winkler's Creek, when the places were known as 'tourist cabins'.... He [also] developed the Rocky Creek homesite area." See Rob Rivers, "King Street," *Watauga Democrat*, 5 September 1968: 4. Horton's residence at the site is documented by a frantic ad he published following the August 1940 flood, explaining that many valuable and historic items in his home had been washed away in the raging waters of Winkler's Creek. See "Lost," advertisement, *Watauga Democrat*, 29 August 1940: 8.

⁶² "Newton MYF Seniors Have Meeting Here," *Watauga Democrat*, 3 October 1957: 10. For one such sale, see "Local Affairs," *Watauga Democrat*, 3 April 1947: 5.

⁶³ "News from Rocky Creek Section," *Watauga Democrat*, 16 July 1953: 6; "Rocky Creek News Items," *Watauga Democrat*, 20 August 1959: C1; and "Rocky Creek Development," *Watauga Democrat*, 25 July 1963: 7. This appears to have been the rural area just off Winkler's Creek Road and along Rocky Creek Road, where a number of earlier cabins and homes built during the 1960s are still extant. This location appears to be affirmed in Rob Rivers, "King Street," *Watauga Democrat*, 18 August 1955: 4, as well as in a plat for the "Horton-Crutchfield Vacation Camp Sites on Winkler's Creek," November 1944, Plat Book 1, Page 75, Watauga County Register of Deeds. In full disclosure, the author of this report rented part of a modern house on lots 24, 25, and 26 of this development when he first moved to Boone in 2011 and is familiar with many of the buildings along the remote and rural Rocky Creek Road, as well as the scores of still undeveloped lots on this land.

⁶⁴ "For Sale," advertisement, *Watauga Democrat*, 25 June 1964: 7.

⁶⁵ "Sky Ranch is New Venture," *Watauga Democrat*, 2 October 1947: 1.

⁶⁶ Ancestry.com, "69-103A, Miami, Dade, Florida," 1940 United States Federal Census [database online], (Provo, UT: Ancestry.com Operations, Inc., 2012).

⁶⁷ There are far too many such advertisements to list here. For representative samples, see four separate ads in *Watauga Democrat*, 23 August 1923: 5; four separate ads in sequence in "Want Ads," *Watauga Democrat*, 20 June 1946: 5; "Wanted," *Watauga Democrat*, 28 May 1953: 7. Record of the Hortons' divorce can be found at Ancestry.com, "H, 1940," *Florida, US, Divorce Index, 1927-2001* [database online], (Provo, UT: Ancestry.com Operations, Inc., 2005). For a copy of their Florida divorce decree, see "Final Decree," Susan Usher Horton v. H. W. Horton Sr., 8 May 1940, Deed Book 50, Page 263, Watauga County Register of Deeds.

Horton's efforts to recruit Floridians were cited as a contributing part of the crisis.⁶⁸ Meanwhile, Horton also continued to recruit Wataugans to buy property in Florida as winter destinations.⁶⁹ By 1950, the Hortons remained divorced, with Walter living alone back in Watauga County, operating his tourist camp and continuing to speculate in real estate.⁷⁰



Henry Walter Horton in his relative's military uniform, 1949 Watauga County Centennial Parade. Image courtesy of the Historic Boone Collection, Digital Watauga Project.

Horton remained active in Watauga County real estate speculation well into the 1950s. In 1952, for example, he posted ads seeking local farmers to sell out their lands to "buyers

⁶⁸ "Housing Short in City, C of C Is Reminded," *Watauga Democrat*, 6 May 1948: 1.

⁶⁹ "Buy Florida Homesites," *Watauga Democrat*, 15 March 1945: 1.

⁷⁰ Ancestry.com, "95-18, Other Places, Watauga, North Carolina," 1950 *United States Federal Census* [database online], (Lehi, UT: Ancestry.com Operations, Inc., 2022). His wife Susan appears to have been living with two of her children in Miami during this time, where she listed herself as divorced. See Ancestry.com, "69-82, Miami, Dade, Florida," 1950 *United States Federal Census* [database online], (Lehi, UT: Ancestry.com Operations, Inc., 2022).

who are coming to buy, improved or unimproved,” many of them apparently clients from his Florida real estate business who came north to purchase some of Horton’s Boone lots for summer homes.⁷¹ But Horton also continued to dream big for Boone’s future. Perhaps Horton’s boldest proposal was his attempt to secure sufficient land to develop a ridge-top airport on Tater Hill, just north of Boone. Predicting that Boone and Blowing Rock would be “grewed together” within 30 years, Horton persuaded Clyde Eggers, who owned much of the acreage, to give land for the proposal. Mrs. Claude Miller, commenting on the scheme in the local paper, quipped, “This guy needn’t be so smart.... They’ll probably do it, then all the Florida folk will flock up there to escape the Florida heat, come summer.”⁷² Present-day Watauga residents would no doubt agree that both Horton and Miller were completely correct in their visions of the area’s future.

By 1961, Horton judged himself no longer capable “to give proper attention to my property and affairs” and conveyed power of attorney to his son, Henry W. Horton, Jr.⁷³ Horton died at the age of 95 on August 29, 1968, at Blowing Rock Hospital from arteriosclerosis.⁷⁴ Upon his death, the editor of the *Watauga Democrat* summed up Horton’s significance to the development and history of Boone:

Mr. Horton had uncommonly progressive tendencies. For his last years he spent his summers in Boone and wintered in Florida, where he sold with great success the summertime charms of his native hill country. He was responsible for many Floridians taking up summer residence here. He sold real estate and in his active years was in the forefront of every movement calculated to add to the well-being of Boone and Watauga County.⁷⁵

*The (Second) H. W. Horton Building, 1929*⁷⁶

The first “H. W. Horton Building” on the site was a remnant of the Old Brick Row of the Coffey Hotel built about 1870 (later known as the Critcher Hotel). Horton purchased the property in 1918, accounting for 40.5 feet of street frontage on what was then known as Main Street, then leased part of the space to W. R. Winkler and Company for use as a garage. Following demolition of the first H. W. Horton Building in October 1928, Winkler moved his

⁷¹ “Wanted,” advertisement, *Watauga Democrat*, 22 May 1952: 8; “Local Affairs,” *Watauga Democrat*, 28 May 1953: 5.

⁷² Mrs. Claude Miller quoted in Rob Rivers, “King Street,” *Watauga Democrat*, 9 May 1957: 4.

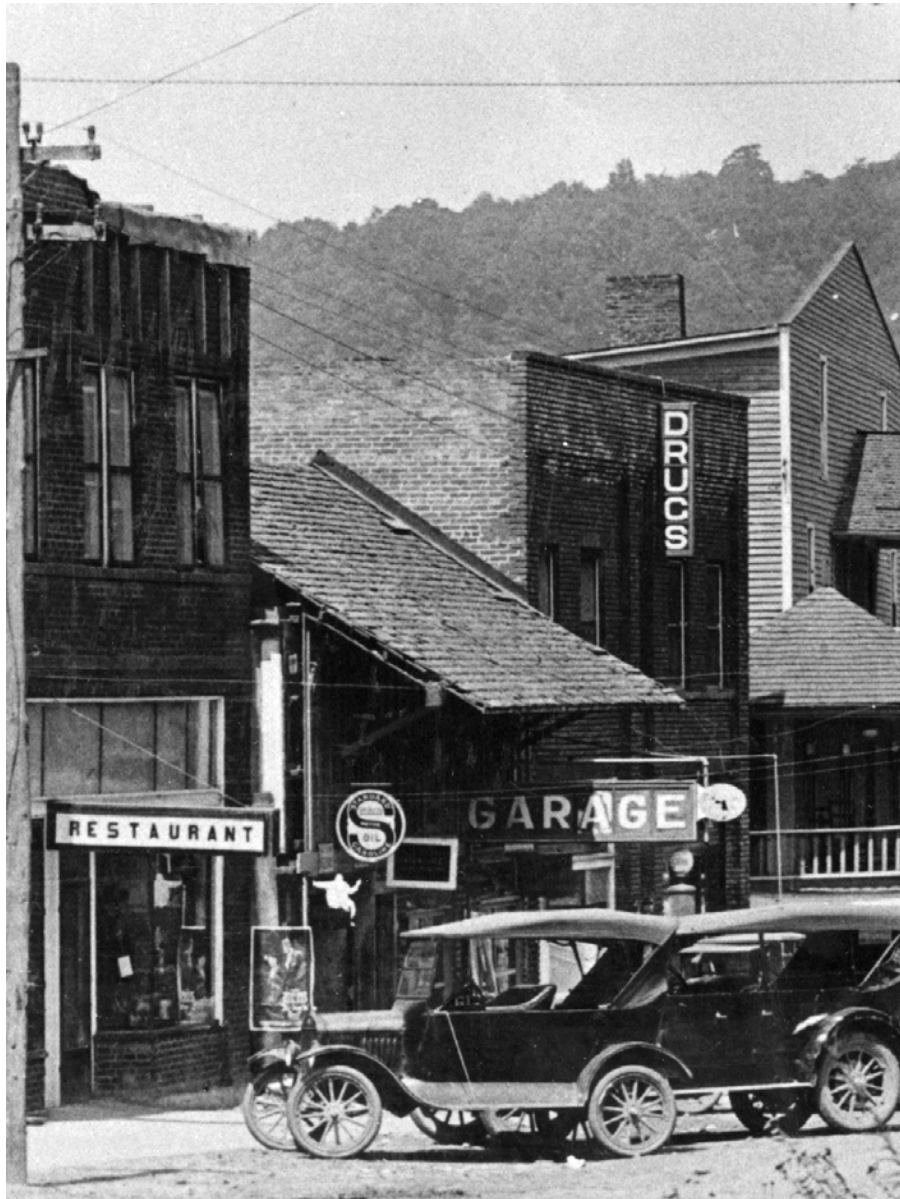
⁷³ “Power of Attorney,” Henry W. Horton, Sr., to Henry W. Horton, Jr., 4 June 1961, Deed Book 86, Page 172, Watauga County Register of Deeds.

⁷⁴ Ancestry.com, Watauga County, August 1968, *North Carolina, US, Death Certificates, 1909-1976* [database online], (Lehi, UT: Ancestry.com Operations, Inc., 2007); “H. Walter Horton, Civic Leader, Dies at Age 95,” *Watauga Democrat*, 5 September 1968: 3.

⁷⁵ Rob Rivers, “King Street,” *Watauga Democrat*, 5 September 1968: 4.

⁷⁶ Portions of this history are gleaned from Eric Plaag, “Comprehensive Architectural Survey of Downtown Boone,” 143-49.

operations to the Watauga Motor Company Building (WT0605) on South Depot Street, and Horton made plans for construction of the new building.⁷⁷



The first H. W. Horton Building, located between the Qualls Block (left) and the Boone Drug Company Building (near right), circa 1923. Image courtesy of the Historic Boone Collection, Digital Watauga Project.

Completed in October 1929, the present H. W. Horton Building was noteworthy for having the highest first-floor interior ceiling of any building in Boone at 18 feet, a spacious 27' X 30' mezzanine in the large, first-floor retail space, and a prominent, limestone cartouche

⁷⁷ "Modern Building Replaces Garage," *Watauga Democrat*, 25 October 1928: 1. On Horton's 1918 purchase of the site, see D. J. Cottrell and Texie Cottrell to H. W. Horton, 7 October 1918, Deed Book 22, Page 50, Watauga County Register of Deeds. On Winkler's move, see "We Have Moved!" advertisement, *Watauga Democrat*, 15 November 1928: 3.



The new H. W. Horton Building as it appeared upon its opening in 1929. Image from the *Watauga Democrat*, May 9, 1929, courtesy of DigitalNC.org.

displaying the Horton family crest.⁷⁸ Unusual to Boone's commercial architecture for its yellow brick and terracotta tile, the two-story building also featured a full basement as retail space. One of the first occupants was the Spainhour Department Store, which moved from the Jones Block (WT0591) across the street to the larger first-floor retail space with mezzanine offered by the Horton Building. Spainhours' already had a favorable reputation for their Wilkes County department store operations, and they expected that Boone offered "remarkable growth during the coming years," a bold prediction on the eve of the Great Depression.⁷⁹ The store featured "thoroughly modern" ready-to-wear, millinery, and shoe departments "usually found in towns twice the size of Boone."⁸⁰ The Rhodes-Day Company, a furniture business, occupied the basement level, apparently in cooperation with the Spainhours' operation. Local press extolled the building's many special features, including "finer and more elaborate fixtures, excellent daylight provisions, and the most modern type of show windows yet devised." The arrival of the updated space for Spainhours' was further described as finally providing Boone with "a thoroughly modern department store" when its grand opening occurred in May 1929.⁸¹ Upper stories appear to have featured offices and apartments.⁸²

Construction of the building was not without its challenges. In June 1929, for example, a fire "of unknown origin" broke out in the upper story of the building, causing minimal damage.⁸³ Oddly, Horton also only used 27 feet of the 40.5 feet of street frontage available following the demolition of his old property for construction of the second H. W. Horton Building. Prior to his decision to demolish the old Horton Building but apparently in contemplation of doing so, Horton sold twelve feet of street frontage and the entire south portion of his parcel to W. R. Winkler and A. E. Hamby in 1927.⁸⁴ A subsequent agreement just ten days later stipulated that second-floor access to any building constructed on Winkler and Hamby's parcel would be provided via a staircase in the west building built by Horton.⁸⁵ While it is unclear what Winkler and Hamby intended to do with the smaller parcel, they ultimately abandoned those plans, selling the lot to Winkler's brother Gordon

⁷⁸ Rob Rivers, "King Street," *Watauga Democrat*, 5 August 1965: 4; "Spainhours' New Store Building to Open Soon," *Watauga Democrat*, 14 March 1929: 1; and "Spainhours' to Formally Open Fine New Building Tomorrow 9 O'Clock," *Watauga Democrat*, 9 May 1929: 1. A contract specifying some of the appearance of the new building can be found at H. W. Horton to W. R. Spainhour, 29 September 1928, Deed Book 37, Page 398, Watauga County Register of Deeds. One odd provision was the inclusion of "from six to eight prism windows...placed along the East side of the building just over the shelves, approximately six feet long each and four feet high." These windows appear to have been covered over with the construction of the Perry and Winkler Building to the east in 1929.

⁷⁹ "Spainhours' New Store Building to Open Soon," *Watauga Democrat*, 14 March 1929: 1.

⁸⁰ "Spainhours' Almost Ready for Opening," *Watauga Democrat*, 2 May 1929: 1.

⁸¹ "Spainhours' to Formally Open Fine New Building Tomorrow 9 O'Clock," *Watauga Democrat*, 9 May 1929: 1;

"Spainhours' Declare Opening Successful," *Watauga Democrat*, 16 May 1929: 1.

⁸² "Local Affairs," *Watauga Democrat*, 27 November 1930: 5; "Modern Building Replaces Garage," *Watauga Democrat*, 25 October 1928: 1.

⁸³ "Local Affairs," *Watauga Democrat*, 13 June 1929: 4.

⁸⁴ H. W. Horton and Susan Usher Horton to W. Ralph Winkler and A. E. Hamby, 2 July 1927, Deed Book 35, Page 250, Watauga County Register of Deeds.

⁸⁵ H. W. Horton with W. Ralph Winkler and A. E. Hamby, agreement, 12 July 1927, Deed Book 36, Page 383, Watauga County Register of Deeds.

in 1928, shortly after Horton announced plans for his new building on the adjoining lot.⁸⁶ Gordon Winkler appears to have begun work on his building (WT0594 Perry and Winkler Building) about the same time as Horton, perhaps in cooperation with one another, and Winkler's first tenant, R. M. Greene's "The Music Store," occupied the first floor retail space about the same time that Spainhours' opened in Horton's building.⁸⁷

As previously noted, shortly after the H. W. Horton Building was completed in October 1929, Horton lost control of the property in a lawsuit brought by contractors who remained unpaid after the building was complete, and Sheriff L. M. Farthing sold the building to A. W. Hodgson to raise revenue to satisfy the judgment in that case.⁸⁸ As a result, the building was often referred to as the Hodgson Building in deeds for decades thereafter. Spainhours', meanwhile, closed their store in Boone in 1939, with Burgess Antique Shop—later known as Burgess Furniture—taking over the space in March 1940.⁸⁹ In 1950, J. E. Joines bought out the Burgess Furniture Company and took over the retail space in the building.⁹⁰ Beginning in 1954, Bob Sime operated a radio and television repair shop in the basement of the building for an unknown period of time.⁹¹ Joines sold his business in 1959 to O. M., R. C., and Dennis Greene, who then operated as Greene's Furniture out of the Edmisten Building (WT0883).⁹² McClung's Five Cents to One Dollar Store took over the old Joines space in the building later that fall, remaining there until the following year, when W. W. Mac Company bought out McClung's and continued to operate under their own name in the space.⁹³

W. W. Mac appears to have given up its tenancy sometime between 1963 and 1965, when Mix Mates became the first-floor tenant.⁹⁴ It's not clear how long Mix Mates remained in the building, but at the time of the 1988 architectural survey of Boone, Bash Riprocks was the tenant.⁹⁵ At some point in the mid-1990s, the building became known as the "Ad-Lib Building," when a tenant of that name appears to have occupied the first floor space. In 2004, the building was again renovated to a configuration for Art Walk, a consignment art dealer who occupied the first floor, mezzanine, and basement. This business closed in 2017 when the building was sold to Lovin Marketing Company for conversion to a boutique hotel. After extensive renovations, the Horton Hotel opened in the building in early 2019.

⁸⁶ A. E. Hamby, Mildred Hamby, W. R. Winkler, and Effie Winkler to Gordon H. Winkler, 22 November 1928, Deed Book 38, Page 234, Watauga County Register of Deeds.

⁸⁷ "Removal Notice!" *Watauga Democrat*, 9 May 1929: 2.

⁸⁸ "New Horton Building Again Changes Hands," *Watauga Democrat*, 5 December 1929: 1; and "\$12,000 Paid Out as Result of Execution," *Watauga Democrat*, 12 December 1929: 1. For the sale to Hodgson, see L. M. Farthing to A. W. Hodgson, Sheriff's Deed, 5 December 1929, Deed Book 37, Page 524, Watauga County Register of Deeds.

⁸⁹ "Spainhours Will Close Store Here," *Watauga Democrat*, 7 September 1939: 1; "Burgess Antique Shop," advertisement, *Watauga Democrat*, 21 March 1940: 6.

⁹⁰ "Joines owner Burgess Store," *Watauga Democrat*, 1 June 1950: 1.

⁹¹ "Announcing," advertisement, *Watauga Democrat*, 10 June 1954: 12.

⁹² "Joines Sells Boone Store," *Watauga Democrat*, 4 June 1959: 1.

⁹³ "New Stores Open Here," *Watauga Democrat*, 29 October 1959: 1; "McClung Sells Variety Store," *Watauga Democrat*, 3 November 1960: 1.

⁹⁴ Mix Mates photo, *Watauga Democrat*, 30 September 1965: C3.

⁹⁵ See WT0593 H. W. Horton Building, Survey File, North Carolina State Historic Preservation Office.

With each of these shifts in tenants, particularly after the 1930s, the exterior, first-floor configuration appears to have been altered, as evinced in the selection of images that follows. By the early 1950s, for example, the original, iron balconies for the upper stories had been removed, and much of the Horton crest cartouche had been obliterated, leaving exposed holes from the removal of the balcony brackets. A cable-hung awning briefly appeared on the façade by 1960 until its removal by the late 1960s for a faux, gable-fronted storefront applique that covered (or destroyed) portions of the original storefront windows. With the 2004 renovations, all traces of the original window configurations of the first-floor storefront and mezzanine were completely removed. The addition of the rooftop bar with the property's renovation into the Horton Hotel further detracts from the architectural integrity of the building, given the high visibility of this addition from oblique angles on King Street and adjoining properties.



H. W. Horton Building, circa 1937. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.



The H. W. Horton Building, 1953. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.



The H. W. Horton Building, circa 1960. Image courtesy of the Jones House Collection, Digital Watauga Project.



The H. W. Horton Building with Mix Mates as tenant, circa 1966. Image courtesy of the Harland Ledford Collection, Digital Watauga Project.



The H. W. Horton Building, circa 1994. Image courtesy of the Downtown Boone Development Association Collection, Digital Watauga Project.



The H. W. Horton Building, November 2015. Image courtesy of Carolina Historical Consulting, LLC.

Additional Context:

Several sources, including a prior owner, have incorrectly reported in recent years that the current building was constructed in 1919 and had once served as a garage for Ford Model Ts.⁹⁶ In addition, the last prior owner of the building has repeatedly claimed in several widely distributed marketing items and publications that the building once housed a Studebaker dealership. No evidence of this latter claim has been found. The error may arise from the prior owner's possible attempts to align the location of the Buck Maddux Motor Company, a Studebaker dealership located at 533 West Main Street in 1950, with his building's address. Based on address numbers in the 1947 Sanborn Map, however, this street address was well west of the downtown area in the Alvin Cannon Building, believed to be the building most recently occupied by Galileo's Restaurant at the southeast corner of

⁹⁶ This earlier building should not be confused with another building further west known as the "Horton Building" in the 1890s. See "Notice Notice!" *Watauga Democrat*, 3 May 1894: 3.

King Street and the Poplar Grove Connector, on land owned by Alvin Cannon at the time.⁹⁷ Maddux moved his dealership to a building at what was then 208 Howard Street (WT0875 Brendell's Garage Building #2) in 1952. Another possible source for the prior owner's confusion is that W. R. Winkler, who once had a garage on the site of the Horton Building prior to construction of the current H. W. Horton Building, operated a Buick and Studebaker dealership in the Sebastian Building (WT0878) on the west end of King Street beginning in 1939 until about 1943, but the address was typically listed simply as "Main Street" in ads during this period.⁹⁸ No other Studebaker dealership is known to have existed in downtown Boone between 1888 and 1963, the year Studebakers ceased production in the US.

IV. Assessment

Statement of Significance

The H. W. Horton Building retains special significance, beyond its significance as a contributing building to the Downtown Boone Historic District, for its direct association with Henry Walter Horton (1873-1968), who had the building constructed in 1929. A prominent real estate salesman, entrepreneur, and visionary on rural economic development and the importance of tourism to economic growth for Boone as a rural mountain town, Horton arrived in Boone at precisely the right time. In concert with other business and civic leaders, Horton took a leading role as the president of the Boone Commercial Club, campaigning fiercely for the Good Roads initiative that followed World War I and playing a pivotal role in creating the improved highway between Boone and North Wilkesboro. Under Horton's leadership, the Watch Boone Grown campaign that began in 1919 flourished dramatically, leading to unprecedented commercial growth and transformation in downtown Boone from 1920 to 1925. Horton also played a key role in developing and promoting new residential subdivisions like Wardview Heights and Horton Terrace, both located adjacent to downtown Boone, and he was certainly one of Boone's most active realtors during the 1920s. Distinguishing Horton from his peers was his focus on bringing Floridians and others from off the mountain to Boone and Watauga County to purchase new properties, often as summer vacation homes—a trend that has had a profound influence on Boone's history and now stands as a major challenge for Boone's future. Similarly, Horton encouraged Boone residents to look to his properties in Florida as investment opportunities and escapes from the harsh winters of Boone, another social settlement pattern that remains central to the experiences of many families in the Boone area.

The H. W. Horton Building was intended as Horton's contribution to the ongoing but fading Watch Boone Grow campaign in 1929 and served as a striking improvement in architectural sophistication for downtown Boone. Despite Horton's financial setbacks that

⁹⁷ On the construction of the Alvin Cannon service station, see "Construction Work to Start Soon on New Tobacco Warehouse," *Watauga Democrat*, 28 February 1946: 1; and "Grand Opening," advertisement, *Watauga Democrat*, June 27, 1946: 8. On the opening of the Buck Maddox Studebaker dealership, see "Maddux Motor Co. to Open Monday," *Watauga Democrat*, 16 November 1950: 1.

⁹⁸ "New Auto Showroom Is Opened Today," *Watauga Democrat*, 4 May 1939: 1.

cost him ownership of the building almost immediately after it was completed, it nevertheless has remained a longstanding symbol of Horton's influence on the Boone community, and the fact that the building still bears his name today, including in the frieze plate at the top of the primary elevation, is a testament to that legacy.

In the years that followed construction of the H. W. Horton Building, Horton remained active in real estate and other commercial development around Boone, most notably through his development of the Horton Tourist Camp and the Horton Cabins, reported to be one of the first (if not the first) "tourist court" type arrangements in the Boone vicinity.⁹⁹ Established by 1938, this tourism-based enterprise predated the vast majority of the more traditional tourist court operations that were developed almost entirely after World War II at Boone. His visionary calls for a regional airport near Boone in the early 1950s predicted Boone's future as a major, year-round escape destination for tourists (many of them still Floridians). In short, it is nearly impossible to imagine what Boone would have been like without the gargantuan influence of Horton's initiatives and visions for what Boone could—and ultimately would—one day be.

Other resources associated with Horton, such as his home on Horton Terrace from 1925 to 1938, have been dramatically altered numerous times and no longer convey a clear and direct association with Horton during his long period of influence on Boone's history. Indeed, this residence is more often associated with Ala McGuire rather than Horton, as evinced by past survey reports on the property that actually refer to the house solely as the Ala McGuire House.¹⁰⁰ Other resources, such as the camp and cabins on Winkler's Creek Road and Rocky Creek Road, which lie outside of Boone's town limits, have either seen dramatic changes, been demolished, or have seen so much modern development surrounding them that they no longer retain sufficient integrity to convey their association with Horton and his influence. At the Horton-Crutchfield Vacation Camp Sites on Rocky Creek Road, for example, remnants of the old road traces are still evident, as are some of the original cabins, but many other lots have been developed with modern residences in recent years, thus destroying the integrity of feeling and association between this land and Horton.¹⁰¹ The simultaneous association of these resources with W. J. Crutchfield, Horton's partner in these ventures, only further blurs a clear association with Horton and his individual significance to the Boone community. The H. W. Horton Building, in short, is the best surviving resource in Boone to convey Horton's profound importance to his community and its economic and touristic development.

⁹⁹ For more on the later history of tourist courts and motels in the Boone vicinity, see Eric Plaag, "Blue Ridge Tourist Court and Motel: Local Landmark Designation Report," 3 May 2021, online, <http://www.townofboone.net/DocumentCenter/View/1569/Blue-Ridge-Tourist-Court-and-Motel-Local-Landmark-Designation-Report-PDF>.

¹⁰⁰ For the Ala McGuire House survey, see "WT0545 Ala McGuire House," North Carolina State Historic Preservation Office Archives, Western Office, Asheville, NC. Major alterations to the house, according to the survey file, include the stuccoing of the entire house, the removal of a sunroom on the south side of the house, the enclosure of the front porch, and the addition of a carport, extended kitchen, and a bedroom on the north side of the house.

¹⁰¹ As noted previously, the author of this report lived in part of a modern building on Lots 24, 25, and 26 of the Horton-Crutchfield Vacation Camp Sites from 2011 to 2013 and hiked the remnants of the old road traces as well as Rocky Creek Road on a nearly daily basis.

*Architectural Description*¹⁰²

Fortunately, the *Watauga Democrat* ran a photo of the building in its May 9, 1929, edition, so the building's original appearance is well-documented.¹⁰³ The building was the equivalent of three stories in height on its north elevation, with yellow, multi-toned brick on the north elevation arranged generally in a running bond pattern. The entire north elevation façade was framed in a quadruple-tier border composed of three stepped, outer bands of headers on the sides and rowlocks at the top of the façade, with an interior band of stacked stretchers on the sides and a soldier course at the top of the façade. Stunted battlements rose at the upper corners of the north elevation, with a truncated shed roof composed of terracotta tiles in between the battlements and covering the stepped-back, brick parapet at the top of the elevation. The roof of the building itself was flat.

Immediately below the border at the top of the elevation was a limestone frieze plate that read "H. W. Horton Bldg.," flanked on both sides with two slightly separated, limestone medallions portraying wagon wheels. This use of wagon wheels in a non-Winkler building is unusual in Boone but may have been a nod by Horton—who was Winkler's friend—to Winkler's past association with the property. Recently, some observers have noted a similarity between these wagon wheel medallions and early Rotary Club symbols, but there is no indication that either Winkler or Horton was a Rotary Club member in 1929, or that there was even an active Rotary Club branch in Boone before that date. Today, all of the above-described, defining features of the building still survive.

A large cartouche featuring the Horton family crest originally hung between the center two windows of the second floor, but this had seriously deteriorated by 1953 and was removed during renovations in 2004, leaving behind a residual outline of the feature. Immediately below the frieze band were the four symmetrically spaced, one-over-one, double-hung sash, wooden windows of the second floor, each with a rowlock sill and soldier course lintel. While these piercings are intact today, the windows appear to have been replaced with metal, one-over-one, fixed windows when a renovation of the building was completed in 2004.¹⁰⁴ Also present when the building was constructed in 1929 two large, iron-balustraded balconies immediately below the east and west pairs of the second-floor windows, each of which were in turn supported by four large, scrolled brackets, probably of limestone. This feature was still present in 1950, as seen in Clarence A. Price's footage of the *Echoes of the Blue Ridge Parade* but had disappeared by 1953, apparently to allow the installation of a Westinghouse Appliances neon sign in service to Joines Furniture Company, the tenant at that time.¹⁰⁵ This change left the sockets where the bracket tabs

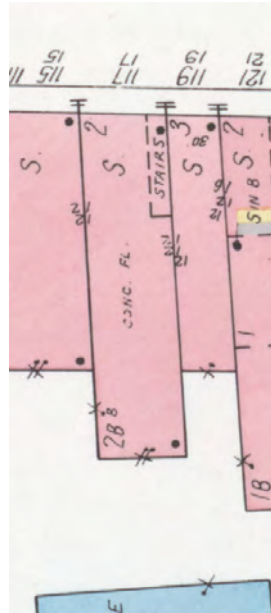
¹⁰² Much of this architectural description mirrors that found in Eric Plaag, "Comprehensive Architectural Survey of Downtown Boone," 143-47. Minor updates have been made to correct previous errors, reflect recent discoveries about the building, or describe recent renovations.

¹⁰³ "The New Home of Spainhours," *Watauga Democrat*, 9 May 1929: 1.

¹⁰⁴ *Mountain Times*, 5 November 2014.

¹⁰⁵ While it is very difficult to make out, this can be seen at the 0:36 mark in Clarence A. Price Home Movies #12: 1950 Echoes of the Blue Ridge Parade, Cla-Pri-01-006, Digital Watauga Project, online, available at <https://youtu.be/CbS83Wun7ss?si=8-SWEVQJFBzGwv-9&t=36>.

joined the façade as voids in the brick. Since 2020, these voids have been filled with small, geometric designs, possibly constructed from wood, the intention being to eliminate water intrusion and create a more congruous appearance for the north elevation. In addition, a vertical, internally lit, metal blade sign advertising the Horton Hotel has been attached to the second-floor elevation between the east and west pairs of windows.



Detail crop from 1947 Sanborn Fire Insurance Map, Boone, North Carolina, Sheet 2, showing the H. W. Horton Building as the slightly long building at center.
Image courtesy of the Library of Congress.

Immediately below the balcony level and above the storefront was a full course of wagon wheel medallions about the height of two courses of stringers. This defining architectural features also survives today. Below this was the massive storefront piercing, with a full soldier course serving as lintel to the storefront, which also remains intact. The original storefront configuration consisted of a wide and deep, recessed entry, probably with double doors, with flanking, plate glass, shop windows with low bulkheads that angled back out to the façade plane. On either side of the recessed entry at the façade plane was a large, plate glass, shop window with a low bulkhead. A retractable, fabric awning was located between this storefront entry and the enormous, spanning, four-light, clerestory window above the storefront. No exterior access to the second floor was evident. This configuration seems to have survived intact at least through the late 1930s, but by 1953, a new storefront was in place, apparently the result of renovations completed by Joines Furniture in 1950. While the original clerestory window was retained, the lower portion was in a new, wood frame and entirely flush with the façade plane. At the east end was a single door entry with a large transom, presumably providing access to the second floor, as also indicated in the 1947 Sanborn Map of Boone. A large, plate glass window was immediately west of this doorway, followed by a central doorway to the first-floor store with a slightly smaller transom overhead. Another large, plate glass window was located just west of this.

As part of McClung's tenancy in 1959, a "complete renovation" was initiated, although details of this work are not known. A circa 1960 image from the Jones House Collection, Digital Watauga Project, shows a cable-hung, flat awning suspended from the front of the store, but details of the actual storefront configuration are difficult to discern; in general, the previous storefront entry with spanning clerestory window and recessed entrance appears to have been intact in 1960, along with the second-floor entry at the east end of the façade, although it appears that the entire configuration was framed in aluminum. At some point before 1965, another renovation was completed, which removed this cable-hung awning. Images of the store in the mid 1960s indicate that these renovations included the addition of a faux gabled awning over the storefront, the application of some sort of vertical siding that completely obscured the clerestory window, and alteration of the storefront itself back to a recessed, central, double-door entrance with narrow transom, flanked by aluminum-framed, plate glass windows angling out to the street. Additional aluminum-framed, plate glass windows were aligned with the façade plane on either side of the recessed entry, and an aluminum-framed, single-door, second-floor entrance with transom at the east end of the storefront. This same configuration survived at the time of the 1988 and 2002 surveys. In 2004, this first-floor, storefront configuration was entirely removed from the building, and a new, metal-framed, window wall system, seven lights wide by four lights tall, with a slightly recessed, central entrance, was installed. The building was sold in 2017 to Lovin Marketing Company, which made dramatic alterations to the interior of the building for conversion to a boutique hotel, now known as the Horton Hotel. Exterior changes to the north elevation were relatively minor, consisting primarily of the addition of a thick, boxed, cable-hung, metal awning over the main entrance, bearing the Horton Hotel name on all three sides. Far more significant was the addition of a roof-top bar feature, consisting of a one-story, common bond, multicolored brick kitchen area built around an elevator stack that protrudes above the kitchen height. The kitchen/bar area features a boxed, wooden soffit on three sides, while the fourth side and the elevator stack are coped in metal. A large wooden deck surrounds the bar area on three sides and includes a metal post and cable-strung balustrade with a wooden handrail.

Throughout much of the building's history, WT0594 to the east, which was built in 1929, has almost entirely obscured the east elevation, save for the upper portion of a small part at the rear (south) end of the building. This wall is clad in running bond, multicolored, red brick and is essentially featureless, save for the stepped parapet roofline that is coped in terracotta tile. Much of the west elevation is obscured by WT0849, although a small portion is visible above the latter's roofline, and this has been parged over, while the stepped parapet roofline is coped in terracotta tiles. A brick, exterior chimney with two different brick stocks rises along the west wall of the building at the rear of WT0849, terminating at the stepped parapet, but it appears that this chimney may have been in service to WT0849 and simply elongated with the second brick stock when this building was constructed. The lower portion of the remaining part of the west elevation is obscured by the addition to WT0849, but the upper portion is clad in multicolored, red brick that is arranged primarily in a running bond pattern, with occasional header courses that follow no pre-arranged ratio and often appear nonsensically placed. A small, octagonal window has been opened near the top of this section, presumably to provide additional light to the hotel room at that

location, probably as part of the hotel renovations, as it does not appear in earlier survey images from 2015, although there was a small vent at that location at that time.

As for the south elevation, the lowest portion is typically obscured in images of the building from circa 1950 and circa 1960, although the second floor and mezzanine levels clearly offered symmetrically spaced, double window bays of one-over-one, double-hung sash, wooden windows. Today, these piercings on these levels are still intact, although they have been partially filled with concrete borders in order to accommodate metal replacement windows and doorways ill-suited to the original piercings. At the second-floor level, the west piercing has been converted to a single door with a narrow sidelight set to the east, while the east piercing appears to be two, side-by-side sashes that may be casements. This pattern is repeated in reverse on the mezzanine level, although the west piercing has one fixed light to the east and a disproportionate, one-over-one, fixed-light pattern to the west side of the piercing. The first-floor level offers a single door set to the west side within a piercing that has been partially filled with concrete, with an east piercing of metal casements within a concrete border. The basement level mirrors this piercing pattern except that the east window is a three-light, plate glass window within a metal frame surrounded by a concrete border. The doors on each level are reached by a massive, iron fire escape supported by iron posts that zigzags its way up to each floor. Simple iron balustrades are present along stairs and at each landing. An additional course of stairs and a landing were added to this fire escape in early 2018, thus providing access to the roof, where the prior owner later constructed the rooftop bar. Various mechanicals are also present at the basement level just to the south of the building itself.

Statement of Archeological Potential

The H. W. Horton building is closely related to the surrounding environment and landscape. Archaeological deposits, such as structural remains of unknown earlier structures that may have been on the parcel, are unlikely to be present, but debris that accumulated on the property during its use and other remains that may be present, could provide information valuable to the understanding and interpretation of the property. Therefore, archaeological remains may well be an important component of the significance of the H. W. Horton Building. At this time no investigation has been done to discover these remains, but it is possible that they exist, and this should be considered in any re-development of the property.

Statement on Integrity

The H. W. Horton Building retains general integrity of design, setting, workmanship, materials, feeling, and association. Regarding setting, the property remains in the center of the Downtown Boone Local Historic District and is flanked on either side by several commercial block buildings that are contributing resources to the district, and the H. W. Horton Building itself is listed as “contributing to the character of the district based on historical significance related to events or individuals associated with the property.” With regard to design, workmanship, and materials, the exterior of the H. W. Horton Building retains many of its original, character-defining materials, including original masonry and

masonry patterns, the original wagon wheel medallions of the north elevation, the stunted battlements at the upper corners of the north elevation, as well as the truncated shed roof composed of terracotta tiles in between the battlements and the stepped-back, brick parapet at the top of the elevation. All of these elements help convey the property's architectural significance at the time of the building's construction as well as the high degree of workmanship involved in the design and articulation of that design as compared to the architecturally simplistic commercial block buildings constructed in downtown Boone prior to 1929. The removal of the Horton family crest cartouche and the upper floor balconies and supporting brackets, both of which occurred prior to 1953 and relatively early in the building's history, no doubt have an adverse impact on the integrity of design, workmanship, and materials, but the surviving elements nevertheless are sufficient to communicate the grandeur of this building in its original architectural context. The adverse impact of the addition of the rooftop bar, while initially jarring—particularly when viewed from the higher elevation of the Jones House lawn across the street—is nevertheless mitigated by the fact that the rooftop bar is set back from the north parapet and thus impossible to view when standing at sidewalk level directly in front of the building.

The building also retains clear integrity of association with the individual who provides the building's special significance—Henry Walter Horton—in part because of the retention of the frieze plate bearing Horton's name on the main elevation. Interpretive efforts throughout the interior of the building, including numerous historic images of H. W. Horton, further assist in maintaining this integrity of association, as well as the fact that the present owner's business bears Horton's name as the "Horton Hotel." Similarly, the H. W. Horton Building continues to convey integrity of feeling through the aesthetic and historic sense of the late 1920s that remains present in the building's architecture, particularly when considered in combination with the other 1920s-era buildings that surround the H. W. Horton Building and provide context for its interpretation.

Boundary Justification

The proposed local historic landmark boundary follows the present boundaries of the parcel associated with the H. W. Horton Building and represents the land historically associated with the historic context for the property.

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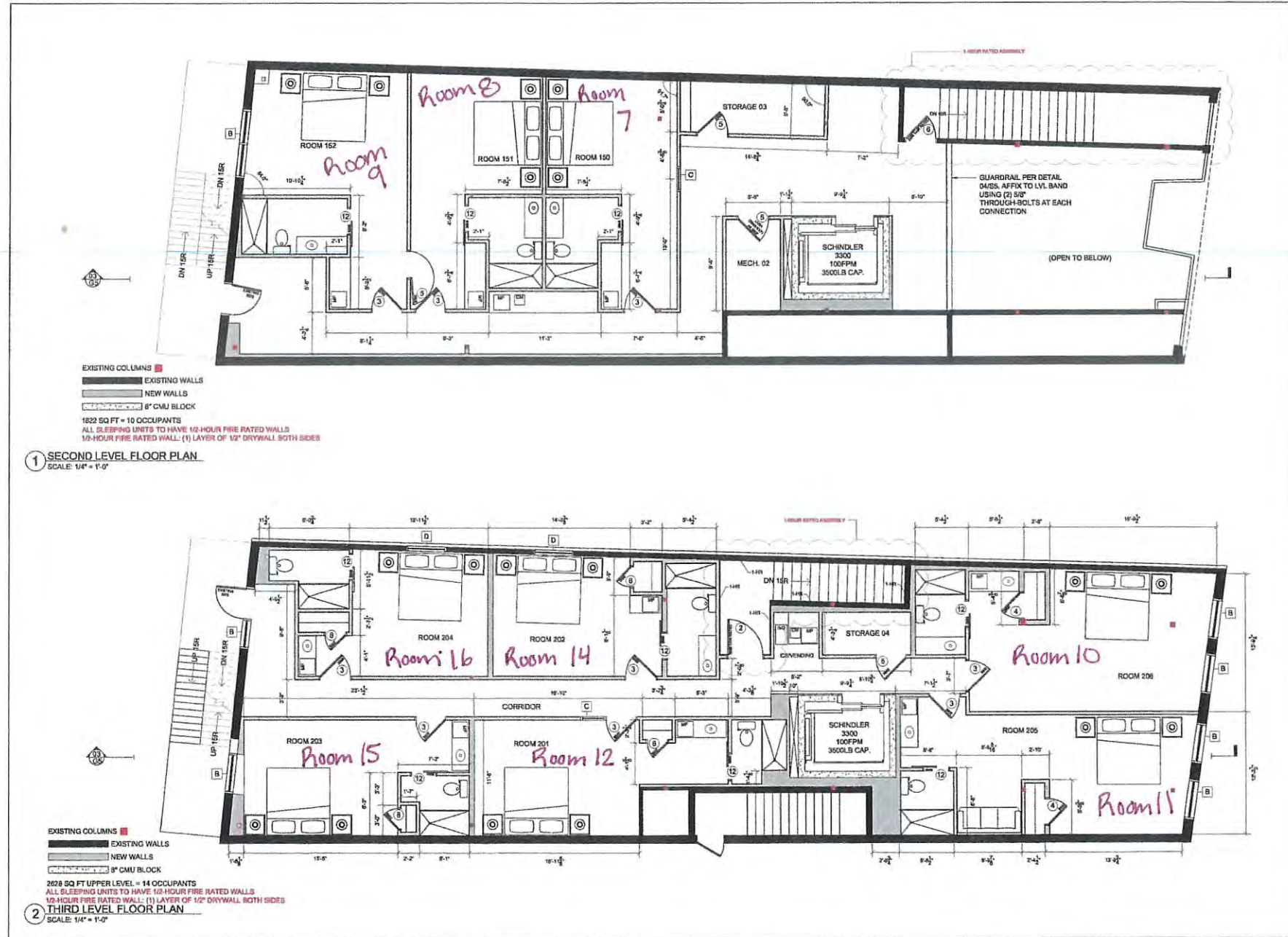
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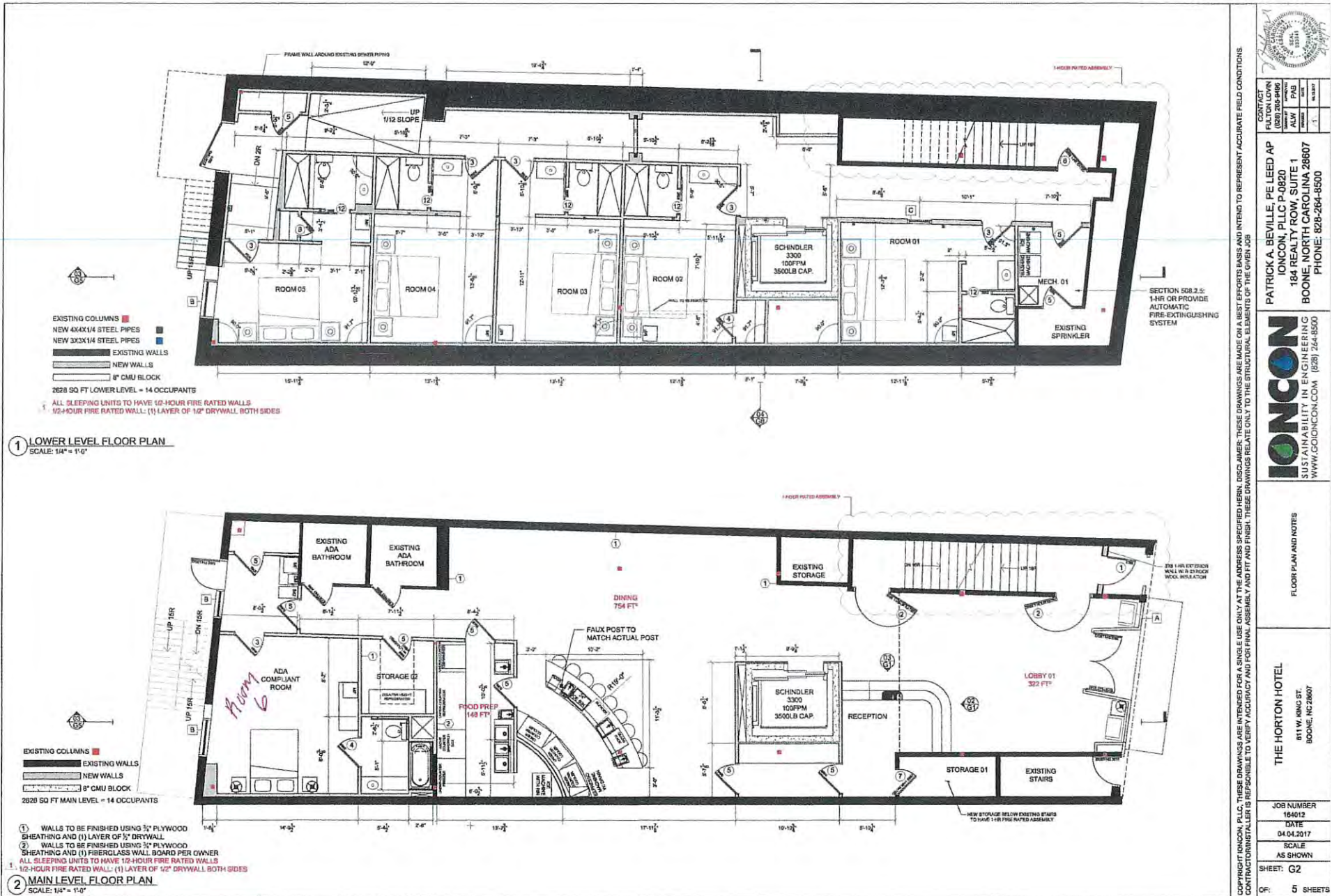
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DATE	04.04.2017
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OF: 5 SHEETS

Communication: H.W. Horton Building Local Historic Landmark Designation - Report (H.W. Horton

H. W. Horton Building
Boone, Watauga County, North Carolina





1. NC_WataugaCounty_HWHortonBuilding_0001.JPG

H. W. Horton Building context, looking southwest from Jones House lawn



2. NC_WataugaCounty_HWHortonBuilding_0002..

H. W. Horton Building context, looking southwest



3. NC_WataugaCounty_HWHortonBuilding_0003.JPG

H. W. Horton Building, looking southwest from Jones House lawn



4. NC_WataugaCounty_HWHortonBuilding_0004..

H. W. Horton Building, looking south from Jones House lawn

H. W. Horton Building
Boone, Watauga County, North Carolina
Images by Eric Plaag
September 11, 2023



5. NC_WataugaCounty_HWHortonBuilding_0005.JPG

H. W. Horton Building, north elevation, looking southeast



6. NC_WataugaCounty_HWHortonBuilding_0006..

H. W. Horton Building, north elevation, looking southwest



7. NC_WataugaCounty_HWHortonBuilding_0007.JPG

H. W. Horton Building, north entry detail, looking southeast



8. NC_WataugaCounty_HWHortonBuilding_0008..

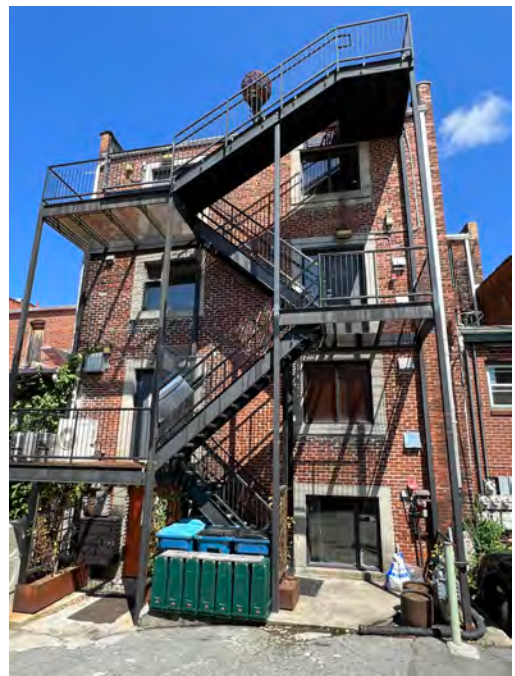
H. W. Horton Building, upper facade detail, north elevation, looking southwest

H. W. Horton Building
Boone, Watauga County, North Carolina
Images by Eric Plaag
September 11, 2023



9. NC_WataugaCounty_HWHortonBuilding_0009.JPG

H. W. Horton Building, southwest oblique, looking northeast



10.

NC_WataugaCounty_HWHortonBuilding_0010.JPG

H. W. Horton Building, south elevation, looking north



11. NC_WataugaCounty_HWHortonBuilding_0011.JPG

H. W. Horton Building, southeast oblique, looking northwest



12.

NC_WataugaCounty_HWHortonBuilding_0012.JPG

H. W. Horton Building, rooftop deck rear, looking northwest

H. W. Horton Building
Boone, Watauga County, North Carolina
Images by Eric Plaag
September 11, 2023



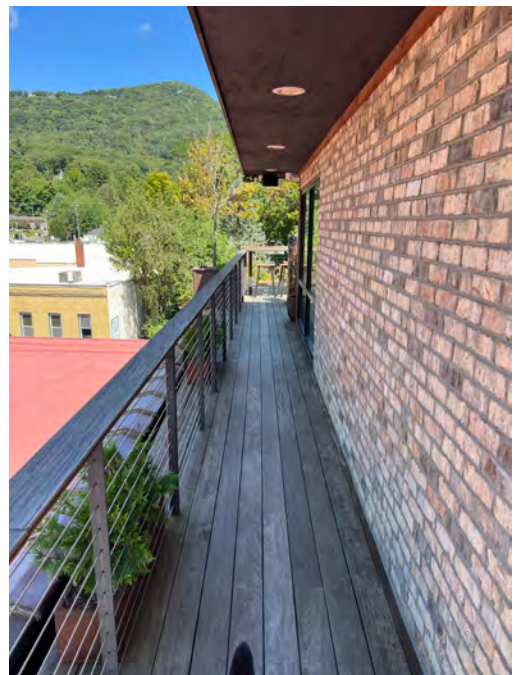
13.
NC_WataugaCounty_HWHortonBuilding_0013.JPG
 H. W. Horton Building, rooftop deck rear, looking southeast



14.
NC_WataugaCounty_HWHortonBuilding_0014.JPG
 H. W. Horton Building, rooftop deck rear, looking southwest



15.
NC_WataugaCounty_HWHortonBuilding_0015.JPG
 H. W. Horton Building, rooftop deck rear, looking northeast



16.
NC_WataugaCounty_HWHortonBuilding_0016.JPG
 H. W. Horton Building, rooftop deck, west elevation, looking north

H. W. Horton Building
 Boone, Watauga County, North Carolina
 Images by Eric Plaag
 September 11, 2023



17. NC_WataugaCounty_HWHortonBuilding_0017.JPG

H. W. Horton Building, rooftop deck, west elevation, looking south



18. NC_WataugaCounty_HWHortonBuilding_0018.JPG

H. W. Horton Building, rooftop deck, front, looking northeast



19. NC_WataugaCounty_HWHortonBuilding_0019.JPG

H. W. Horton Building, rooftop deck, front, looking southeast



20. NC_WataugaCounty_HWHortonBuilding_0020.JPG

H. W. Horton Building, rooftop deck, front, looking southwest

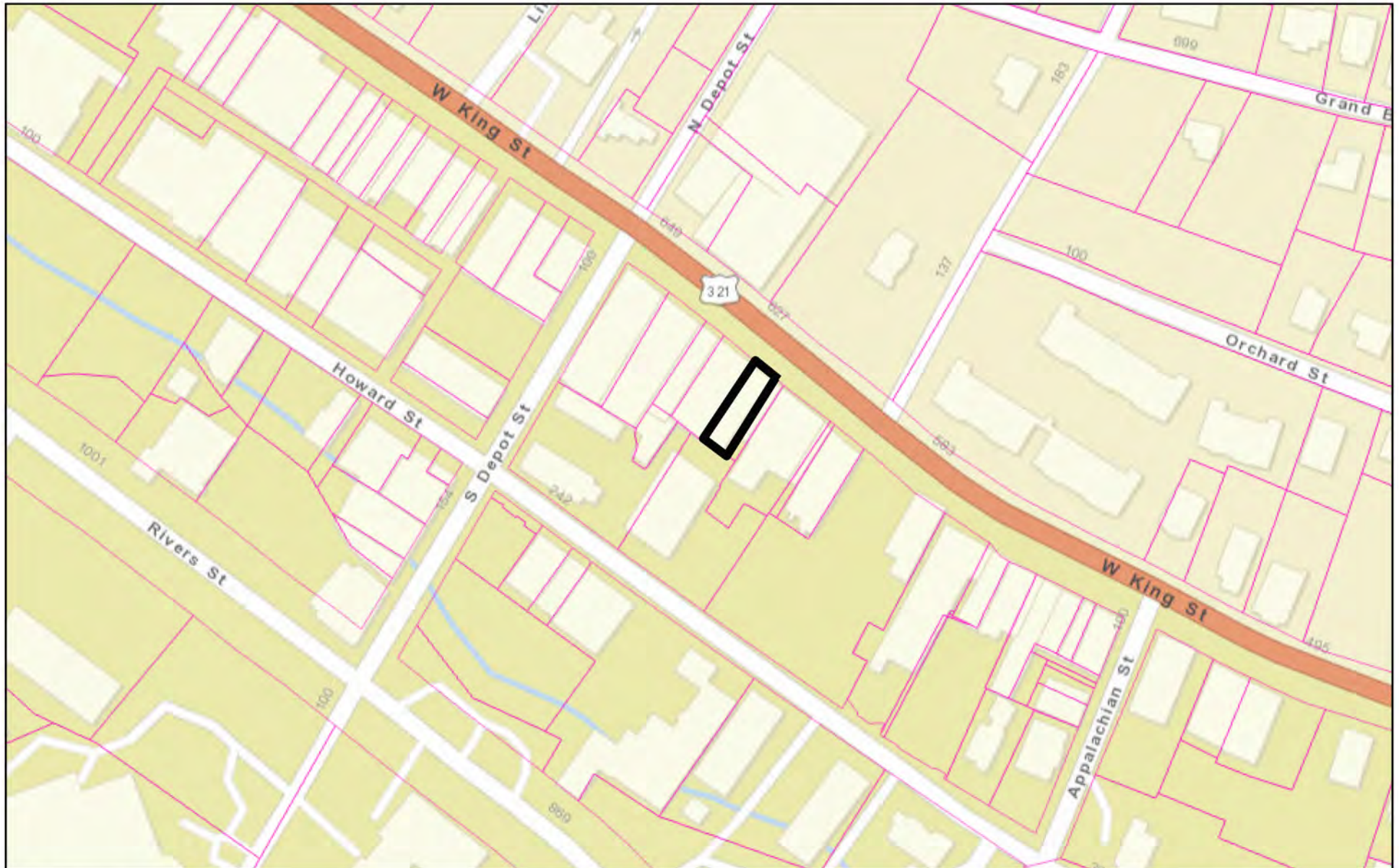
H. W. Horton Building
Boone, Watauga County, North Carolina
Images by Eric Plaag
September 11, 2023



21.
NC_WataugaCounty_HWHortonBuilding_0021.JPG
H. W. Horton Building, rooftop deck, front, looking northwest

H. W. Horton Building
Boone, Watauga County, North Carolina
Images by Eric Plaag
September 11, 2023

Local Historic Landmark Boundary Map & Site Plan



12/14/2023, 10:04:32 AM

 Parcels
 Local Historic
Landmark Boundary

WT0593 H. W. Horton Building
611 West King Street
Boone, Watauga County, NC

Map created by Eric Plaag
Carolina Historical Consulting, LLC
December 14, 2023



1:2,257
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA,
USGS, NC Center for Geographic Information and Analysis (NCCGIA), NC

North Carolina State His

Watauga County Auditor



December 13, 2023

H. W. Horton Building
Boone, Watauga County, North Carolina
Tax Map

1:1,272
0 0.01 0.02 0.04 mi
0 0.01 0.03 0.06 km

NOTE: Parcel lines are skewed from building location

Parcel

ParID	2900883953000
Tax Year	2023
SITUS Address	611 W KING ST
City, State, Zip	, NC , 28607
Unit #	
Unit Description	
NBHD	05C6 - DOWNTOWN BOONE BUSINESS
Class	CO - COMMERCIAL
Land Use Code	C71 - DOWNTOWN ROW TYPE
Living Units	15
CAMA Acres	.1
Zoning	BOB1 - BOB1
Map #	2900-88-3953-000

Jan 1 Values

Land Value.	191,700
Building Value	3,105,540
=====	=====
Appraisal Total	3,297,240
Exemptions or Exclusions	0
Land Deferred Value	
	=====
Taxable Total	3,297,240

Owner Mailing

Tax Year	2023
Sequence Number	0
Owner Number	1753698
Owner	SPA PROPERTIES I, LLC
Mailing Address	P O BOX 12592
City, State, Zip	CHARLOTTE NC 28220

Legal Description

Township	05 - BOONE
City Code	
Jurisdiction (Tax Code District)	MS1 - MUNICIPAL SERVICE DIST
Unit Desc	
Unit #	
Book	
Page	
Legal Desc 1	611 W KING STREET
Deeded Acres	0.00

Sale Date	Book	Page	Sale Price	Grantor	Grantee
20-AUG-21	2214	620	3,440,000	LOVIN MARKETING CO	SPA PROPERTIES I, LLC
07-JUL-17	1927	112	0	STEC NO 16-4555, LLC	LOVIN MARKETING CO
20-JAN-17	1901	162	1,200,000	CANYON RIDGE, INC	STEC NO. 16-4555, LLC
07-OCT-04	1014	284	0		STEC NO 16-4555, LLC



Communication: H.W. Horton Building Local Historic Landmark Designation - Current Images (H.W.





Communication: H.W. Horton Building Local Historic Landmark Designation - Current Images (H.W. Horton Building Local Historic Landmark



Communication: H.W. Horton Building Local Historic Landmark Designation - Current Images (H.W. Horton Building Local Historic Landmark



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Communication: H.W. Horton Building Local Historic Landmark Designation - Current Images (H.W. Horton Building Local Historic Landmark





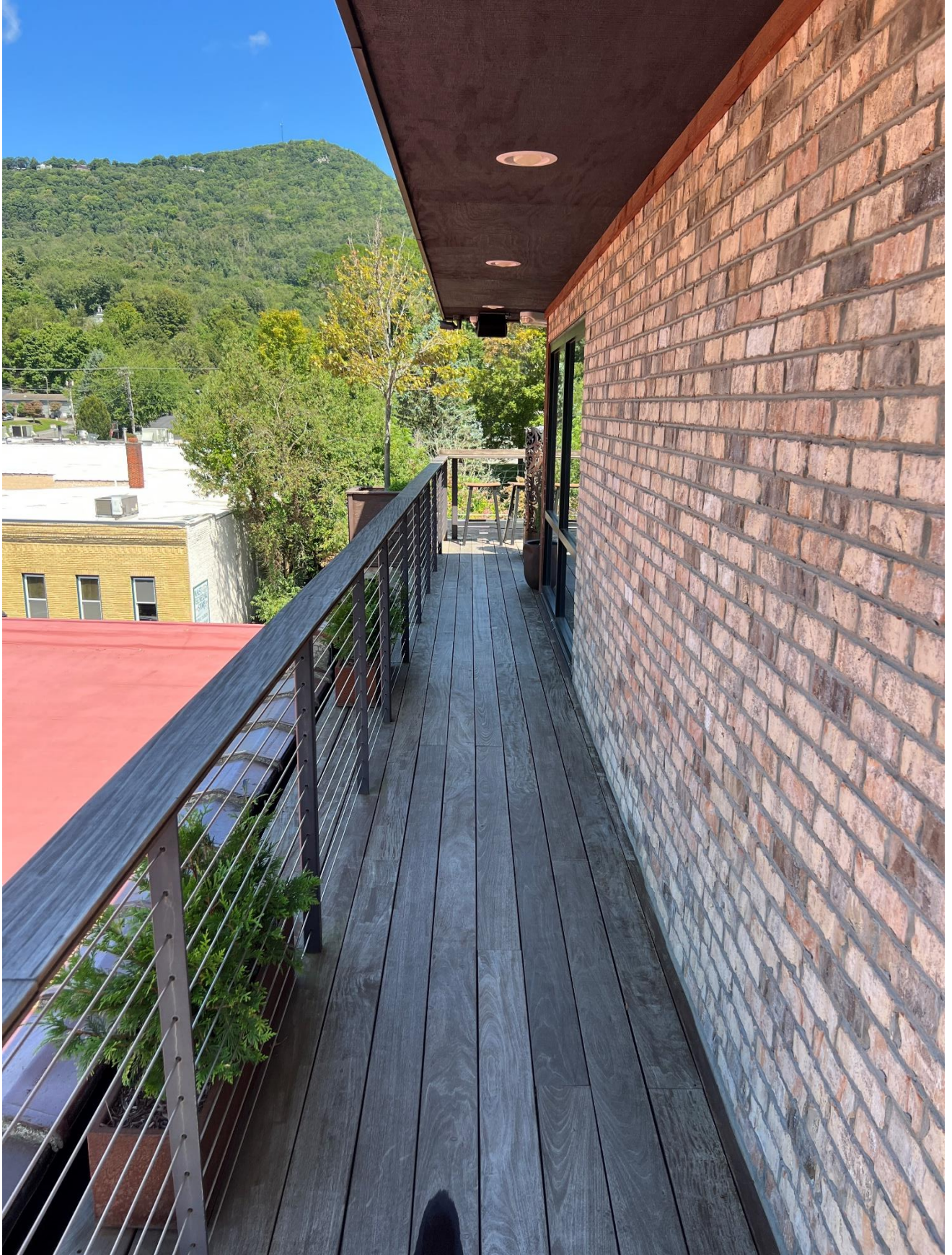
Communication: H.W. Horton Building Local Historic Landmark Designation - Current Images (H.W. Horton Building Local Historic Landmark













Communication: H.W. Horton Building Local Historic Landmark Designation - Current Images (H.W. Horton Building Local Historic Landmark









Historic Preservation Commission Chair/Vice-Chair Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ♦ Boone, North Carolina 28607

Phone (828) 268-6960 ♦ Fax (828) 268-6961 ♦ Email: planning@townofboone.net ♦ www.townofboone.net



Board Member Information (Please see Board Secretary if needed for term information)

Name (Print):

Charles Vardell Smyth

Date Appointed:

09/13/23

Date Term Expires:

06/30/25

Number of Terms Served:

1

Position:

☒ Chair

☐ Vice-Chair

Questions

1. Orientation & Training

A. Have you completed the Historic Preservation Commission orientation?

☒ Yes ☐ NO

B. If no, are you willing to attend orientation (2-3 hour commitment) prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

2. Comprehensive Plan & Other Adopted Plans

A. Are you familiar with the Town's 2006 Comprehensive Plan and other adopted Plans as listed on the Planning and Inspections website under the "[Ordinances, Plans & Studies](#)" heading?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these documents in order to familiarize yourself with the intent and content of these plans prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

3. Unified Development Ordinance

A. Are you familiar with the Town of Boone's [Unified Development Ordinance](#), specifically Articles 1 General Provisions, Article 2 Administrative Mechanisms, Article 4 Permits and Article 5 Quasi-Judicial Procedures and Article 8 Historic Preservation Standards?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these Articles in order to familiarize yourself with the intent and content of these Articles prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

4. Historic Preservation Commission Rules of Procedure

A. Are you familiar with the Rules of Procedure?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review this Guide in order to familiarize yourself with the intent and content prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

5. Please explain why you wish to obtain this appointment:

Serving for three months as a member of the Boone HPC has demonstrated to me the important, and often complex, work the commission (and town staff) does, how it's done, and the impact it can have on individual citizens and the community. It has been a very gratifying, and educational, opportunity to serve the public. My serving as HPC Chairperson would provide the commission with procedural consistency and experience, and exhibits my commitment to working with the commission members, staff, and public to fulfill the mission of the HPC.

Official Use Only

Date Reviewed by Historic Preservation Commission:
January 2, 2024

Date Reviewed by Town Council:

\\\\Planning\\data\\SHARE\\Boards\\BOA\\Chair & Vice-Chair Applications\\BOA_Chair&Vice-Chair_Application\\HPC_Chair&Vice-Chair_Application_09212022.docx

Communication: HPC Chair Application - V. Smyth (HPC Recommendation for Chair Position)



Town of Boone Historic Preservation Commission (HPC)

Annual Work Plan Report (2023)

MEETINGS:

- Advisory (1st Tuesday, 3 pm): met 15 times in 2023
- Quasi-Judicial (2nd Tuesday, 3 pm): met 10 times in 2023
- Quasi-Judicial: heard 9 cases in 2023, compared to 11 COA cases in 2022.
- Meetings now held both in-person at the Planning and Inspections Conference Room and via WebEx

STAFF:

- Advisory: Jessica Mitchell, Marlene Crosby/Brenda Henson, Jane Shook (as necessary/required)
- Quasi-Judicial: Marlene Crosby/Brenda Henson, Michael James, Jane Shook (as necessary/required)

Staff Note: Starting sometime in the first quarter of 2024, Brenda Henson will return as the Board Clerk for the HPC as Marlene Crosby is scheduled to retire at the end of March. Additionally, the meeting tasks associated with scheduling will transfer to Brenda and Michael James, thus eliminating the need for Jessica to have to attend both the advisory and quasi-judicial meetings.

FUNDING:

FY 2023-2024

Boone Cemetery Interpretive Panels:	\$3,500*
Digital Watauga Historic District Photo Library:	<u>\$5,000</u>
Annual Digital Watauga Contribution	<u>\$5,000</u>
Total:	\$13,500

FY 2024-2025 Request

Board Training	\$600
Annual Digital Watauga Contribution	\$5,000
Stoneman's Raid Interpretative Panel	\$3,000**
Plus Any Other Item Chosen by Council	<u>?</u>
Total:	\$8,600

*Staff Note: Staff received an estimate in November 2023 for \$3,387, with a projected cost of \$100 for Public Works. As Staff works with Vacker Sign, the panel price may be reduced.

**Staff Note: Staff is working with the Civil War Trails marker program on possible donors. If successful, the amount needed could be reduced to half.

STAFF RECOMMENDATION:

Staff has relayed to the HPC that Staff's primary responsibility in the upcoming year will be the work associated with the Comprehensive Plan update. In order to manage Staff time with other responsibilities, and due to the backlog of tasks on the work plan, Staff requests that the HPC be allowed to focus on

completing the current in-progress tasks before engaging in any additional tasks with the idea that the work plan be revisited when the in-progress tasks become completed.

IN-PROGRESS		
Date Assigned	Task	Funding
ONGOING	Board Training: Training necessary to meet CLG status requirements; Staff to seek free to low-cost training as much as possible.	\$600
	R.L. Clay (Rivers) House Local Historic Landmark Designation: Completed designation report approved by Council in October 2023; Sent to SHPO for review in December 2023-waiting on SHPO response; Next steps will be to address any SHPO comments and then begin designation through the public hearing process.	
	Jones House Local Historic Landmark Designation: Designation report being drafted by former Commission Member Ziegler who will communicate with Staff on report completion.	
	Boone Cemetery Interpretative Panels: Council approved text in December 2023. Staff has begun ordering process.	\$3,500*
	Stoneman's Raid Interpretative Panel: Staff presented request to Town Council in October 2023. Staff can proceed with paperwork, and HPC can consider program requirements for panel text and image in January 2024.	\$3,000*
	Article 8 & Appendix D Revisions: Modifications to streamline and clarify requirements for the Downtown Boone Local Historic District and other Historic Landmark properties	
	Dana Folk Way project: Planning Staff coordinating with Downtown Boone Development Coordinator and with other Town departments (Public Works) as needed. HPC to consider interpretative sign text to honor Dana Folk and recognize "Ice House Alley" in January 2024.	TBD
	Digital Watauga/Downtown Boone Local Historic District Photo Library: Digital Watauga Staff continues to work on this project and will communicate with Planning Staff on completion, projected by April 2024.	\$5,000*
	Architectural Survey of the Downtown Boone Local Historic District: Staff continues to work with Dr. Plaag in his research on the project. Staff will print files to deliver to SHPO in the Spring, projected by April 2024.	
IN-PROGRESS – TO BE COMPLETE (DELAYED TO OTHER ONGOING WORK)		
Date Assigned	Task	Funding
	Boone Street Name/Histories project: Reports to be completed for: King Street, Queen Street, Depot Street, Rivers Street, Water Street/Burrell Street; https://townofboone.net/588/Boone-Street-Names-Project	
	Boone Cemetery Survey: NOT COMPLETED as of December 2023. HPC to consider resurveying cemetery, as initial completion date (June 30, 2023) was not met. HPC discussed possibility of potential collaboration with ASU.	
	Historic District Light Pole Banners: Staff would coordinate with Downtown Boone Development Coordinator and Public Works on possible implementation. Staff would like permission to create a possible HPC logo to incorporate.	TBD

FUTURE HPC REQUESTED TASKS	
Gragg House Local Historic Landmark Designation: Project recommended by HPC; If approved, Staff would contact property owner to determine interest in local landmark designation. <i>Staff Note: Staff would like to ensure all current landmark properties are accounted for the in Appendix D revisions/standards before designating additional landmark properties.</i>	
Blair Farm Local Historic Landmark Designation: Project recommended by HPC; If approved, Staff would contact property owner to determine interest in local landmark designation. <i>Staff Note: Staff would like to ensure all current landmark properties are accounted for the in Appendix D revisions/standards before designating additional landmark properties.</i>	
New Historic District Consideration: Begin comprehensive architectural surveys on the two areas as follows, building on work completed by ASU classes: a. Grand Boulevard (Daniel Boone Park) neighborhood b. Cherry Park (Cherry Dr., Eastbrook, Westbrook, Cherrybrook) <i>Staff Note: Staff would like careful consideration before beginning any new historic district planning to ensure future success. Additionally, Staff would suggest engaging with the neighborhoods to determine interest prior to beginning designation.</i>	
Edmisten Cemetery Survey (Dale Street): Possible collaboration with ASU classes, as interested	
Adams Cemetery Mapping and Survey: Contact property owners of private property cemetery (Adams Cemetery) regarding adding cemetery to existing Cemetery Map and permission to survey	
Interpretative signs (attached signs) for contributing buildings in the historic district <i>Staff Note: Staff would like to evaluate the success and cost of the interpretative signs for the Dana Folk Way project before deciding on the feasibility of this potential project.</i>	TBD
Architectural terms glossary	
Completed Tasks	
Task	Completion Date
Councill's Store Historic Marker	February 2023
Hayes-Bryan-Greene Cemetery Historic Marker	June 2023
Howard Street Boone Street Name Report	September 2023
Board Training	Ongoing

CERTIFICATE OF APPROPRIATENESS (COA) CASES: Total 9

1. Case Z06278-112122 Mast Store

Certificate of Appropriateness for Major Work requesting to repair the wall on the western facade, which was taken down in 2022 due to public safety reasons, with a hard coat stucco finish. This request was approved as presented.

2. [Case Z05737-052522 Wilcox Warehouse – COA – Modification of Previous COA](#)

Certificate of Appropriateness for Major Work requesting to renovate the facade at 161 Howard Street as a modification of a previously approved COA application because of the deterioration of the brick on the second floor and regarding the previously approved conditions. This request was additional with conditions.

3. [Case Z06492-022423 Southend Brewing Co., LLC](#)

Certificate of Appropriateness for Major Work requesting to renovate the façade including the front veneer, windows, and sidewalk. This request was approved as presented.

4. [Case Z06555-032323 Watauga County Parking Deck – Modified COA](#)

Certificate of Appropriateness for Major Work requesting to modify a previously approved COA for Major Work for new construction of a parking structure on Water Street. The modification includes a change in the exterior materials. This request was approved with conditions.

5. [Case Z06553-032323 Southend Brewing Co., LLC – Addition and Patio Improvements](#)

Certificate of Appropriateness for Major Work requesting an addition and patio improvements on the tertiary elevation at the rear of the property. The request included the construction/addition of a structure (storage container) to be constructed at the rear of the property and approved the request with no additional conditions.

6. [Case Z06679-052423 Valcore Restaurant](#)

Certificate of Appropriateness for Major Work requesting to install three (3) windows, on the secondary elevation in existing openings; infill a gated opening and install a new full glass aluminum storefront exit door on the tertiary elevation; and proposed two (2) new openings on the tertiary elevation to accommodate the exhaust and intake ductwork. The request was approved with conditions.

Staff Note: As the Department changed permitting software systems, COA case number has changed styles, as seen in the title of the next case.

7. [Case A23-0204 Ellison NC](#)

Certificate of Appropriateness for Major Work requesting to remove the metal awning on the front of the building. The request was approved as presented.

8. [Case A23-0404 Town Hall Façade Renovation](#)

Certificate of Appropriateness for Major Work requesting to modify the primary facade, including the removal of the existing planter along the brick facade and the addition of two new door to access two new public restrooms. The work was approved as presented.

9. [Case A23-0460 Jones House Picnic Table Area](#)

Certificate of Appropriates for Major Work requesting to add a concrete sidewalk and pad for a solar picnic shelter to the eastern side of the building. The work was approved as presented.

A Note From Riley Ziegler to be Added to the Jones House Draft:

I believe I've found an article documenting an interview with Mazie Jones Levenson where Mrs. Levenson discusses her mother running a boarding house that I'm hoping to use to find more information. I'm also currently working my way through copies of The Watauga Democrat online in hopes of finding ads for borders placed by Mattie Jones or more information about when the expansion of the house was added. However, based on the photos in the Mazie Jones Levenson Collection and the information we have from articles written about the house, we can pinpoint the date of the addition to be sometime between 1918 and 1930. If I find more information about this (and I hope to find more information since I have more time to focus on this report now that finals are over and my graduation has passed), it will be included in the next draft. All criticisms are welcome as I'm hoping the draft submitted for February or March will be good enough to be voted on as a final draft. Thank you for your patience and understanding!

BOONE HISTORIC PRESERVATION COMMISSION
Local Landmark Designation Report, Second Rough Draft

The John Walter Jones House

604 West King Street,

Boone, NC 28608



Prepared by...

January 2nd, 2023

**Cover Image: The south exterior of the John Walter Jones House, August
2023, image courtesy of Riley Ziegler**

Local Historic Landmark Designation Report

Jones House

Boone, Watauga County, North Carolina

I. General information

1. *Common and Historical Property Names*

John Walter Jones House

2. *Physical Address or Location*

604 W King St, Boone, NC 28607

3. *Tax Parcel Identification Number (PIN)**

2900-89-5144-000

4. *Current Owner(s) Name(s)*

Town of Boone

5. *Current Owner(s) Mailing Address(es)*

6. *Appraised Value of the Property (a copy of the most recent tax card will suffice)*

7. *Date of Construction*

The John Walter Jones House was originally built in 1908. After the death of John Walter Jones, his wife, Mattie, added an expansion to the rear of the home. It is unknown when this expansion occurred.

8. *Historical Significance*

Areas of Significance: Criterion B: Association with John Jones

Criterion C: Architecture

Period of Significance: 1908-1925

II. Brief Statement of Significance

The John Walter Jones House is significant at the local level under Criterion B because of its association with John Walter Jones from 1876 to 1925 and his family following this and under Criterion C for its representation as one of the last standing Queen Anne-influenced houses in Boone. The Jones House was initially built in 1908 as a family home for Dr. John Walter Jones, one of Boone's first physicians. Upon the death of Dr. Jones, his wife saw fit to turn the home into a boarding home.

The Jones House, which is one of the oldest surviving residential properties in Downtown Boone, has remained largely unchanged in its exterior since its initial construction.

The Jones House retains an impressive amount of historical integrity, given its change in hands throughout the years and its loss of many acres on the original property. The house retains its original form and appearance, sans an addition added by the wife of Dr. Jones. In select cases where new materials have been added, the materials match well with what can be found original to the house underneath. While there are also important interior elements that are reflective of the Jones House's period of significance, damage to some of these elements has had an adverse impact on their integrity. While these interior elements are noted here for their historical importance, the proposed local landmark designation applies only to the exterior elements of the building.

The property to be designated includes the entirety of the exterior of the Jones House, including the two large, historic, sugar maple trees that date to the American

Civil War period and occupy the bluff over King Street at the extreme south end of the property and the house itself.

III. Architectural Description

The Jones House is a classic example of a Queen Anne-influenced property brought about during the Colonial Revival. The building is a cube-shaped home that features projecting bays on three sides and an added extension to the rear. A pyramid-shaped roof with gables to the sides and front covers the top of the building. The extension of the house is not covered by the same pyramidal roof - instead, it's covered by a gabled roof. The exterior of the house is clad in horizontal wood weatherboard and the roof is constructed of asphalt shingle not thought to be original to the house. The Jones House is positioned to the east of Grand Boulevard and overlooks King Street from the north.

There are two entrances to the home: a door on the south first-floor elevation and a door on the north first-floor elevation. One-over-one, double-hung sash wooden windows decorate the south, east, north, and west first and second-floor elevations. One of the most notable alterations to this home is the extension to the north elevation of the house. Based on photographs of the home found in Digital Watauga's Mazie Jones Levenson Collection, we can estimate this expansion was built sometime between 1925 and 1930.¹ As Mrs. Jones frequently housed boarders after the death of her husband, it was most likely added to accommodate these boarders.

The Jones House originally was sited on six acres of land. However, due to expansions made to King Street, the Jones House is now seated on a one acre lot with many features scattered across the lawn. The lawn at the south of the house features iron-clad gates that extend across the extreme south end of the property. Two plastic picnic tables can be found at the southeast and east sides of the house. Most importantly, though, are the two large, historic, sugar maple trees dating to the

¹ Digital Watauga Team. *Mazie Jones Levenson Collection*. Digital Watauga, 2023

American Civil War period occupying the bluff over King Street at the extreme south end of the property. These trees were previously part of a group of six, but have since been cut down to two due to poor health of the other trees and reductions made to the property. In order to maintain the health of the trees, wires have been hung to help support the larger branches. A quarried stone and mortar retaining wall separates the property from the sidewalk along King Street. The lot on which the Jones House resides steeply rises about six feet above the retaining wall before levelling off.



The Jones House in the snow, after the cutting back of the embankment for the widening of King Street. It is hard to tell if the embankment has been cut back yet in this image. 1939. Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project.

The first-floor elevation at the south of the house features a semi-circular wooden porch enclosed by wooden railings that present turned spindles for decoration. This railing has been cut at the sides to allow the removal for live outdoor music and remains in place using metal locks. A double staircase constructed of wood sits to the east end of the porch. The staircase is enclosed by wooden railings and hosts a center wooden railing, neither of which are thought to be original to the house. Six wooden column

posts serve as support for the roof. The porch itself sits on a red brick structure that has been covered by white lattice. This brick is not original; the brick foundation was replaced in August 1985, matching the original brick both in color and dimension. The first-floor bay features a large, wooden one-over-one double-hung sash window divided unevenly from top to bottom, presumably to provide a better view from the parlor. It is centered by two single, one-over-one, double-hung sash wooden windows on either side. The entrance to the house east of this bay and includes a paneled wooden door flanked by another single, one-over-one, double-hung sash wooden window. The wood door features three small vertical panels at the bottom and two horizontal panels above and below a square glass opening. The door frame features indents for the numbers 124 which have since been painted over but remain visible.

The west elevation features two single, one-over-one, double-hung sash wooden windows on both elevations on the projecting bay. The projecting bay noticeably includes water damage that has since been repaired and painted. The gable extending over these windows is notably off-center and includes a single, one-over-one, double-hung sash wooden window, as well as painted wood shakes underneath the gable. North of the projecting bay, the secondary elevation of the house features a single, one-over-one, double-hung sash wooden window. The first floor, on the other hand, features four wooden one-over-one, double-hung sash windows lined in a row. Hooks lined above these windows suggest a previous porch, possibly original to the home, that no longer exists. It is unsure what these hooks may have held, but the best guess is an awning to provide outdoor shade.



Earliest known image of the full Jones House. A notation on the back says "about 1910", but this is probably too early. Standing on the front porch looks to be Mattie with a young Mazie, so possibly 1915 or 1916. Note the open porch on the back of the house and the barn in the east yard. Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project.

Another noticeable feature of the front west side of the home is a passageway leading through the bushes to what is now the Mast General Store. This branch of the general store wouldn't open until 1988, though there is nothing noted in the documentation about the Jones House that suggests this addition existed at the house's creation. It's unsure when and why this passage was added.

The north end of the house is most likely an extended addition made by Mrs. Jones after the passing of her husband. It features a shed roof portico supported by columns. The second floor presents two single, one-over-one, double-hung sash, wooden windows. These windows do not fall in line with the overarching gable above them. The gable features a single, one-over-one, double-hung sash at center and painted wood shakes underneath. At the lower elevation, the north end of the house features a

wooden door capped by a transom in the center of the first elevation. To the east of this entrance is a concrete accessibility ramp extending towards the parking lot located at the rear of the house. To the west, a wooden storage area not original to the house can be found.

The east elevation features a projecting bay in the center of the elevation, covered by an off-centered gable that features a single, one-over-one, double-hung sash, wooden window, and painted wood shakes underneath. The bay features three wooden one-over-one, double-hung sash, wooden windows on both the first and secondary elevations, flanked by a single, one-over-one, double-hung sash, wooden window on either side that serves as stairwell windows. To the southeast corner of the first elevation is a single, one-over-one, double-hung sash, wooden window as well.

IV. Historical Background

The Jones House is significant at a local level for its use in the modern day as a cultural center and as one of Boone's few remaining examples of pre-WWI architecture. It also retains added significance for its association with Dr. John Walter Jones, a prominent physician in the town of Boone. The Jones House was formerly the home of Dr. John Walter Jones, a native of Alleghany County, North Carolina. Dr. Jones moved to Boone after attending Chattanooga College of Medicine. He intended to practice medicine with Dr. Thomas Blackburn, a member of one of Boone's most prominent families. It would be through the Blackburn family that Dr. Jones would meet his wife, Mattie Mae Blackburn.

Dr. Jones and Mattie Blackburn were married in May 1907. At this time, the newlywed Jones couple began their search for a place to build their home. They would come to select six acres near Boone's commercial district, which would eventually be revealed to be one of the oldest sites in Boone, to build their home. The site had

previously been occupied by a member of the Green family.² It had also been home to George N. Folk, a local lawyer.³

Building materials with which the home was built were obtained mostly through the exchange of materials for medical services. The house was completed quickly, as reported by The Watauga Democrat⁴, which would reveal that Dr. and Mrs. Jones intended to move into their newly constructed home in April of 1908. After Thomas Blackburn's move to Hickory, Dr. Jones had taken over the practice they had started together. This successful practice is what funded Dr. Jones' changes to the home to subscribe to new trends and needs. Some of these additions included technology such as running water, an ice house, a barn, and a stable (which came alongside the purchase of livestock).⁵ Dr. Jones also invested in electricity as soon as was available. Dr. and Mrs. Jones would go on to raise two children in this home.⁶

In 1924, Dr. Jones became ill with what would be diagnosed as pneumonia. He was taken to Knoxville, Tennessee to receive treatment, but would ultimately end up dead on January 14, 1925.⁷ Sales of portions of the six-acre lot of the Jones House began as early as 1920. This wasn't enough to keep the family afloat, however. Following the death of her husband, Mattie Jones began taking in roomers.⁸ She would continue this practice well into the 1960s, when she became unable to handle the household chores involved with running a boarding house. The Jones House property would continue to decrease in size, with one of the most important sales being that of two and a half acres behind the house in 1939.

In the 1930s, the Jones family began to go their separate ways. John Jones, Jr. joined the Navy and died in 1938 following a failed operation. Mazie Jean completed her bachelor's degree at Appalachian State Teaching College and then pursued her graduate

² John Preston Arthur. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Waddey, 1915.

³ Ibid.

⁴ The Watauga Democrat. April 28, 1908.

⁵ Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

⁶ Ibid.

⁷ The Watauga Democrat. January 15, 1925.

⁸ Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

degree at other institutions. Eventually, she and her husband, Harold Levenson, would live in Greensboro, North Carolina. The Jones House continued to be used by Mr. and Mrs. Levenson as a summer home after Mattie Jones moved to a nursing home in Greensboro.⁹

The Town of Boone purchased the home in 1983 in hopes of slowing rapid development in Boone's commercial downtown district. However, several restrictions were placed on the house by Mazie Levenson, including the requirement to use the property as a cultural or historic center or park, and the request that the property not be used as a parking lot. Since then, restoration work has been completed on the house to help maintain its historic integrity. The Jones House now serves as a host for a variety of events, including music festivals on the front lawn and an art gallery inside the building.

IV. Historical Significance

The John Walter Jones House is significant at the local level under Criterion B for its association with John Walter Jones from 1876 to 1925. Jones was one of Boone's first physicians. A native of Alleghany, Jones moved to Boone after attending Chattanooga College of Medicine. He practiced medicine with Dr. Thomas Blackburn, a member of one of Boone's most prominent families at that time¹⁰, from the early 1900s until his death in 1925.

Jones purchased the six acres of land on which the home resides in 1907; construction was completed shortly after in 1908.¹¹ Originally, Jones ran his practice out of his home until he later moved to a professional office above the Mast General Store.¹² When Thomas Blackburn moved to Hickory, Jones took over the practice they'd built together which allowed him to earn enough to make improvements to the home. These improvements, such as running water and electricity, helped modernize the home. Many

⁹ Ibid.

¹⁰ John Preston Arthur. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Waddey, 1915.

¹¹ *The Watauga Democrat*. April 28, 1908.

¹² Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

may argue that Jones' office is the most obvious and direct representation; however, given that the office no longer stands with a maintained historic integrity¹³, the John Walter Jones House is the most obvious and direct representation of Jones' life and influence within the Town of Boone, thus justifying its designation as a local historic landmark based on their association with John Walter Jones.

The Jones House is also significant under Criterion C for its representation of the domestic architecture of historic Downtown Boone during the late nineteenth and early twentieth centuries and its stance as the only true Queen Anne-style home remaining in Boone. There are a variety of homes in Boone that contain Queen Anne-style elements; one such example is the Frank A. Linney House¹⁴, noted for its wraparound porch. belonging to Frank Linney in the late nineteenth century. However, homes such as this one aren't considered "true" Queen Annes, as these features were later improvements to the pre-built original structure. Other homes in the Queen Anne style, such as the Green Park Inn in Blowing Rock, do not reside in the downtown district of Boone. The Jones house is a true Queen Anne-style home in the heart of downtown Boone in that it was originally built with features such as spindles, front-facing gables, and bay windows and maintains these features today.¹⁵

A few major adaptations were made to the Jones house after its initial construction, including an addition to the back of the home by Mattie Jones after her husband's death. These major adaptations were done tastefully. Each was constructed using materials original to or similar to those included in the home. As a whole, the home maintains exterior historic integrity in terms of design, architecture, materials, feeling, and association. The house appears largely as it did at the time of Jon Walter Jones's death and retains most of its original materials.

V. Property Included in the Local Landmark Designation

¹³ Watauga County Records: Deed Books 47-308 qne 48-519

¹⁴ Eric W. Plaag. *Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT*. Boone, NC: Boone Historic Preservation Commission. February 2021.

¹⁵ Ibid.

The property to be designated includes the parcel containing the John Walter Jones House, which incorporates one acre of land divided from King Street by a retaining wall and the Queen Anne-style house residing there. The house has undergone minimal exterior alterations in the years since it was sold to the Town of Boone and overall maintains its historic integrity.

VI. Bibliography/Source Citations

Arthur, John Preston. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Wadley, 1915. Reprinted. Easley, SC: Southern Historical Press, 1976.

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Mazie Jones Levenson Collection. Digital Watauga Project

National Register of Historic Places Inventory. *Jones House Nomination Form*.

National Register of Historic Places Continuation. *Historic and Architectural Resources of Watauga County, North Carolina ca. 1763-1972*. 1986.

Pezzoni, J. Daniel, ed. *The Architectural History of Watauga County North Carolina*. Boone, NC: Watauga County Historical Society, 2009.

Plaag, Eric W. *Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, North Carolina, Final Report*. April 2021, (Boone, NC: Carolina Historical Consulting, LLC, 2021)

Plaag, Eric W. *Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT*. Boone, NC: Boone Historic Preservation Commission, February 2021.
Revised September 2021.

The Watauga Democrat. 28 April 1908

The Watauga Democrat. January 15, 1925.

The Watauga Democrat. Boone, Watauga County, N.C., 12 Feb. 1925. Chronicling America: Historic American Newspapers. Lib. of Congress.
<<https://chroniclingamerica.loc.gov/lccn/sn82007642/1925-02-12/ed-1/seq-7/>>

The Watauga Democrat. (Boone, Watauga County, N.C.), 05 March 1925. Chronicling America:

Historic American Newspapers. Lib. of Congress.

<<https://chroniclingamerica.loc.gov/lccn/sn82007642/1925-03-05/ed-1/seq-7/>>

VII. Photographs

Riley Ziegler took the attached photos while surveying the property in August 2023



































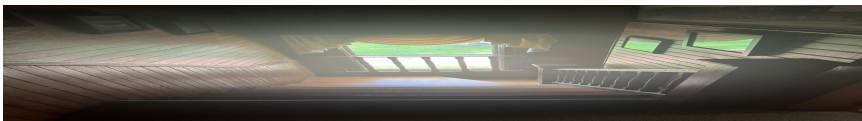














































Stoneman's Raid: Skirmish at Boone

On the morning of March 28, 1865, members of the Twelfth Kentucky Union Volunteer Cavalry led by Maj. Myles Walter Keogh surprised Watauga Home Guard troops gathered at the James W. Council House, which stood on the post office site in front of you. Home Guard forces briefly opened fire, then fled northeast toward Howard's Knob before surrendering. Home Guard casualties included two killed, five injured, and 68 captured, along with 40 horses.¹ Jacob Mast Council, a noncombatant, was also killed. Union forces reported no casualties.²

In the aftermath, Union troops under Maj. Gen. George Stoneman burned the Boone Jail and looted the Watauga County Courthouse, located just west on the present site of the Linney House. On April 6, 400 additional Union troops from Colonel George W. Kirk's Second and Third North Carolina Mounted Infantry occupied Boone over the next few weeks, often ransacking private homes for forage. Five Union soldiers died of disease while at Boone; three of them are buried in the Boone Cemetery, half a mile southeast.

Four years of hostilities divided Watauga County, neighbor against neighbor, culminating in the Boone skirmish. At least thirteen of the volunteer Union troops who occupied Boone were Watauga County natives, one of whom, William Riley Horton, was Black.³ Union forces recruited another five residents at Boone before moving on. [220 words, not including title]

[Photograph of Captain Myles Walter Keogh, circa 1868] *Caption:* Capt. Myles Keogh, circa 1868, collodion wet plate negative by Ebenezer E. Henry, courtesy of the Amon Carter Museum of American Art. Keogh's Army career ended at the 1876 Battle of Little Bighorn.⁴ [33 words; note that the sentence about Little Bighorn can be dropped if caption credit must be longer to satisfy the rightsholder]

¹ [This footnote will not appear on the panel.] Union accounts of the number of Home Guard deaths are probably exaggerated but numbered as high as nine and may have been counting Jacob Mast Council as a combatant, plus the five injured Home Guard troops. Local accounts generally agree on two Home Guard deaths, plus Council, and as many as five injured. Numbers for men and horses captured are from Union accounts. Some local accounts also claim at least one Union combat death, but there is no corresponding record in Union sources to suggest any losses during the skirmish. Michael Hardy appears to be in agreement with the numbers presented here. See Michael C. Hardy, *Kirk's Civil War Raids along the Blue Ridge*, (Charleston, SC: History Press, 2018), 136-38.

² [This footnote will not appear on the panel.] Council was reportedly a member of the Home Guard, but most sources agree that he was apparently unaware of the call to arms.

³ [This footnote will not appear on the panel.] The count of Watauga County natives who were present, at least temporarily, at Boone during the occupation was compiled by crosschecking the rosters in Matthew Bumgarner, *Kirk's Raiders: A Notorious Band of Scoundrels and Thieves*, (Hickory, NC: Piedmont Press, LLC, 2000) against the individual service records for the Second and Third North Carolina Mounted Infantry regiments in Civil War Service Records (CMSR), Union, North Carolina, Fold3.com, online database, accessed August 29, 2023, <https://www.fold3.com/publication/689/civil-war-service-records-cmsr-union-north-carolina>. The complete service record for William Riley Horton is attached; he served as the cook for Company I of the Third North Carolina Mounted Infantry. Horton's race is verified through his hospitalization in the National Home for Disabled Volunteer Soldiers in Johnson City, TN, from 1903 to 1909, and the Pacific Branch of the National Home in Malibu, CA, from 1909 to at least 1920, cross referenced against Census records for 1910 and 1920 that affirm his race and residency there.

⁴ [This footnote will not appear on the panel.] Keogh's horse Comanche is considered to be the only "military survivor" of Little Bighorn; unfortunately, this interesting bit of trivia does not fit on the panel caption due to word count limitations.

[Angelo Wiser map showing Stoneman's route from Beech Mountain to Boone, March 28, 1865]

Caption: Sgt. Angelo Wiser's map of Stoneman's route from Beech Mountain to Boone. Image courtesy of the Library of Congress. [19 words]

[Total word count: 272 words]



Image(s) Requested



Ebenezer E. Henry (1826–1917)

Captain Myles Keogh

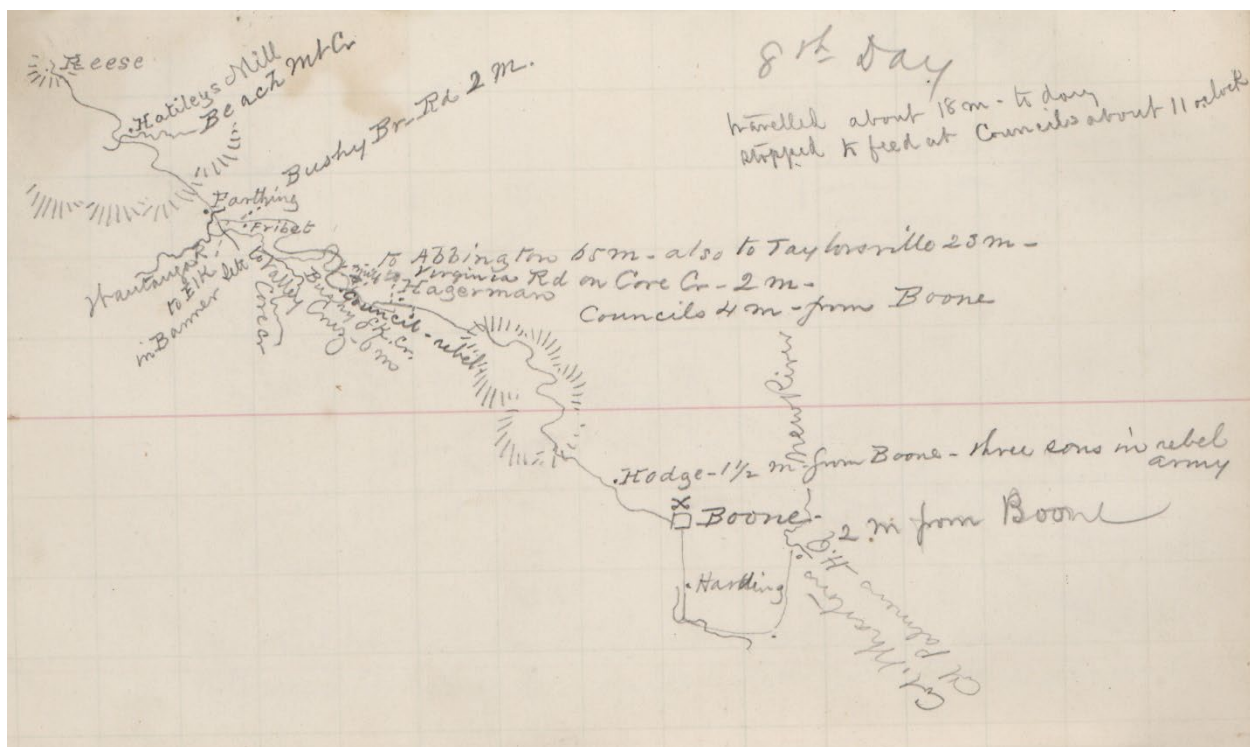
1868-1870

Collodion wet plate negative

4 1/4 x 3 1/16 in.

Amon Carter Museum of American Art, Fort Worth, Texas

P1978.122.1.241





THE TRAIL GUIDE



New Sign Procedures



Civil War Trails, Inc.
P.O. Box 1862
Williamsburg, Virginia 23187

CivilWarTrails.org

757-378-5462

Civil War Trails, Inc., is a 501(3)(c)
not-for-profit educational corporation.

Adding a Site to the Civil War Trails (CWT) Program

STEP 1: Submitting Your Application

The following will be provided by the applicant:

- Proposed text of no more than 275 words, see page 5.
- Media to be included on the sign, see page 5. (photographs, sketches, draft maps, etc).
- List of community stakeholders that contributed to the text (including contact information).
- Sponsor and property owner forms, pages 3 and 4.
- Explanation of significance of proposed site. Why is the guest standing here?

STEP 2: Review by CWT Staff and Board

- CWT reviews the proposed content and media.
- The CWT team returns an edited text to the applicant and stakeholders.
- After applicant and stakeholders approve final text, the CWT team will move to design.
- The final design/layout is provided to the applicant and stakeholders as a PDF file for minor feedback/edits.

Best Practices

Civil War Trails puts the traveller in the footsteps of history. Is the reader standing where the event took place?

With a limit of 275 words, detailed troop movements can be streamlined by drafting them onto a map. Please include a rough draft of any maps that might be necessary for your panel.

STEP 3: Final Steps

- Once the PDF is approved, the CWT team schedules the installation.
- Prior to the installation, the applicant calls in utilities marking at the proposed site.
- CWT installs and coordinates any DOT work necessary.
- CWT updates all relevant fulfillment pieces to reflect the new site.
- CWT helps coordinate a press release after the installation.

Maintenance Procedures

STEP 1: Partner informs the Civil War Trails (CWT) team of needed maintenance

- Partner provides current image of CWT sign/site in question, as well as a description of the needed work.
- For signs needing revised content, partner provides suggested new text Including:
 - Proposed new text of no more than 275 words or line edits to current text
 - New media to be included.
 - List of community stakeholders consulted, including contact info.
- Partners update sponsor and property owner forms, pages 3 and 4.

STEP 2: Content Review

- The CWT team reviews the proposed updates.
- The CWT team returns comments to partner.
- After partner approves revised text, the CWT team designs the new panel.
- The final design/layout is provided to the applicant and stakeholders as a PDF file for minor feedback/edits.

Perks of Membership

The annual CWT membership fee covers both maintenance and marketing.

Maintenance requests cover both the interpretive and directional signage.

STEP 3: Final Steps

- Once the PDF has been approved, the CWT team schedules maintenance.
- Prior to the site visit, the partner calls in utilities marking at the proposed site (if the sign is being moved).
- CWT performs required maintenance.
- CWT updates all relevant fulfillment pieces to reflect any changes.
- CWT helps coordinate a press release after the work is complete.

Membership Form

(Please type or print neatly)

LOCATION INFORMATION

Name of Proposed Sign(s):

Location (physical address, GPS, and/or landmarks):

SPONSOR INFORMATION FOR INITIAL COSTS (\$3,000)

INITIATING ORGANIZATION

PRIMARY CONTACT (NAME)

ADDRESS

PHONE EMAIL

SIGNATURE DATE

SPONSOR INFORMATION FOR ANNUAL MEMBERSHIP FEE (\$200)

MEMBER ORGANIZATION

PRIMARY CONTACT (NAME)

ADDRESS

PHONE EMAIL

SIGNATURE DATE

I understand that should membership lapse, Civil War Trails, Inc. retains the right to remove/edit infrastructure associated with this project.

Property Owner Agreement

(Please type or print neatly)

Permission is hereby granted this _____ day of _____, 20____, by:

to *Civil War Trails, Inc.*, and its contractors to enter upon that portion of my/our land to install and/or maintain sign(s) as part of the Civil War Trails program. I/we understand that I/we will be contacted prior to said installation and that I/we will have the final authority as to the marker’s placement and location.

I/we understand that *Civil War Trails, Inc.*, or its contractors will maintain those sign(s) as long as it remains on my/our property, is sponsored, and that the sign(s) will be moved or removed by the *Civil War Trails* team at anytime in the future if so requested by me/us or my/our successors or *Civil War Trails* should the sign sponsor/membership lapse.

TITLE OF SIGN

LANDOWNER SIGNATURE

DATE

LANDOWNER ADDRESS

LANDOWNER PHONE

EMAIL

INITIATING ORGANIZATION SIGNATURE

DATE

INITIATING ORGANIZATION ADDRESS

INITIATING ORGANIZATION PHONE

EMAIL

SIGNATURE OF SPONSOR/MEMBER

DATE

EXECUTIVE DIRECTOR, CIVIL WAR TRAILS

DATE

Communication: Civil War Trails Marker Program Information and Application (Stoneman's Raid Interpretative Panel Update)



Sign Style Guide

WHAT MAKES A GOOD CIVIL WAR TRAILS SITE/SIGN

- Are you standing where the event took place? If not, can you see the historic location from the proposed site?
- Why is the visitor standing here?
- Is the site welcoming?

TEXT SPECIFICATIONS/RECOMMENDATIONS.

- Sign text should be 275 words maximum, including main text and any captions, sidebars, or quotes. Submitted in Microsoft Word.
- Whenever possible, start with a sentence that places the sign in context for the reader: ie., "You are standing in the heart of 19th-century Staunton ..." or "Early in the afternoon of November 23, 1862, the river in front of you was filled with celebrating Union sailors"
- Use active voice: For example: "The cavalrymen charged the artillery battery." is preferable to: "The artillery battery was charged by the cavalrymen."

MEDIA, IMAGES

- Images should be 300ppi or better.
- Civil War Trails does not pay for image rights.
- Images that are not from a public domain source may be used with permission of owner.
- Credits for images should be included: ie., "Courtesy Library of Congress" or "Courtesy Dana B. Shoaf Collection."

GENERAL BEST PRACTICES

- Does the sign fuel your imagination?
- Does it give the reader a sense of place? Does it make you look up?
- Does the stakeholder group who helped write the sign represent your entire community?
- Is the site ADA compliant?

Text Guidelines

Civil War

(not War Between the States, etc.)

African American and Black

are both acceptable

Battle of Gettysburg, etc.

(Capitalize "B")

Siege of Chattanooga, etc.

(Capitalize "S")

Capt., Col., Lt., Maj., Pvt., Lt. Col.

are the proper use

Gen. is the proper use for any rank of general

Eastern Theater, Western Theater, etc.

C.S., Confederate, Southern

(not Rebel, unless in a quote)

U.S., Federal, Northern

(not Yankee, unless in quote)

U.S. Colored Troops first

reference, **USCT** thereafter



CAUGHT IN THE CROSSFIRE

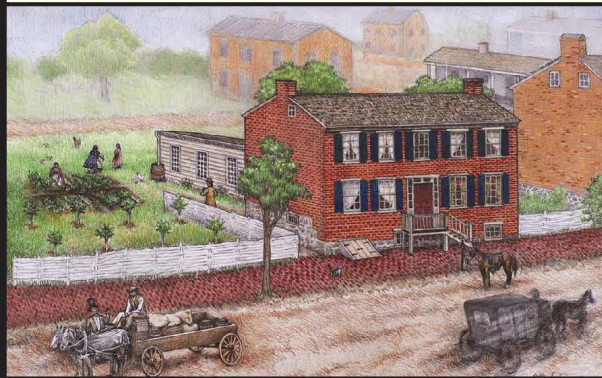


Shrivers' Home Becomes Sharpshooters' Nest



Imagine having to flee your home because the largest battle of the Civil War roared onto your doorstep. That is exactly what happened to Hettie Shriver and daughters, Sadie (5) and Mollie (3). George and Hettie Shriver moved into this new home in 1860, where he planned to establish his new business: Shriver's Saloon & Ten Pin (Bowling) Alley. War, however, soon pulled George away when he joined the Union Cavalry in 1861.

On July 1, 1863, as thousands of retreating Union troops rushed by here, Hettie sought safety at her parents' farm for herself, Sadie,



In 1863, the Shriver House had an open yard to the south offering Confederate sharpshooters a clear view of Cemetery Hill. Today, the south side of the house is pocked with Union bullet strikes.

Mollie, and young neighbor, Tillie Pierce. As they passed through Evergreen Cemetery, Tillie wrote Union troops warning they were "in great danger of being shot by the Rebels." After a frightful three-mile trek, they arrived at the Jacob Weikert farm, which sits at the base of Big and Little Round Tops.

Confederate sharpshooters, meanwhile, occupied the Shrivers' home, knocking holes through the south attic wall to fire on their adversaries. Eyewitnesses reported Union gunfire killed at least two sharpshooters in the attic. Hettie returned home on July 7 to find her house in shambles.



George Shriver, Hettie, and daughters Sadie and Mollie.

All images courtesy Shriver House Museum

"My native townsmen ... had suddenly thrust upon them the most gigantic battle of modern times. They ... were totally unprepared for such an unthoughtof [sic] experience."

—Tillie Pierce, neighbor

Tour the Shriver House to learn how the family was affected by the Battle of Gettysburg. During an award-winning restoration, ammunition, medical supplies, and bloodstains were discovered in the sharpshooters' nest in the attic.

CONFEDERATE ESCAPE

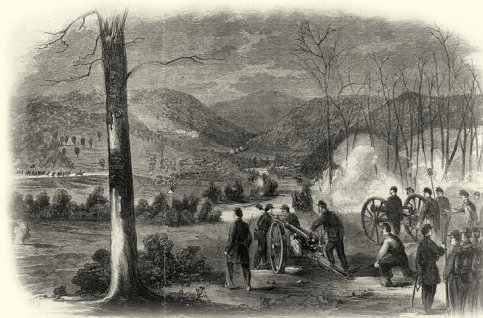


Union Troops Enter the Town



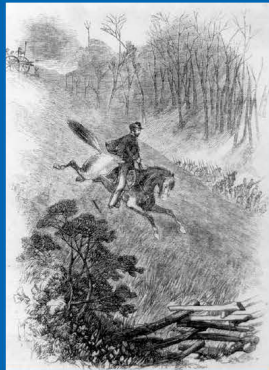
You are standing in the epicenter of the battlefield. Federal artillery shells rained down on this spot, and two Union infantry charges were converging here. Col. Dumont's 1,400 troops thundered across the bridge to your left just as another 1,600 soldiers under Col. Benjamin F. Kelley raced into town on your right.

The two columns planned to trap Porterfield's Confederate troops in Philippi.



Union artillery continues to bombard Philippi as infantrymen attack the town from the left.

All images courtesy Library of Congress

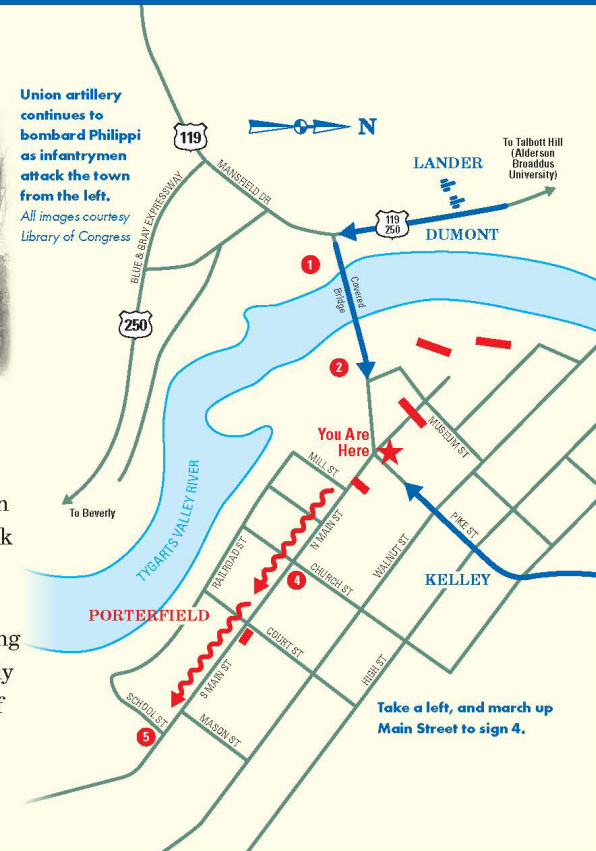


LANDER'S DARING RIDE

Col. Frederick Lander was on Talbott Hill with the Union artillery. When he saw Gen. Kelley arrive in the wrong location, Lander spurred his horse down the steep hill in front of you and dashed up Main Street to Kelley, who had already been shot. Lander then chased down and captured the man who wounded Kelley. The story of Lander's daring ride at Philippi soon found its way to Northern papers.

Kelley's troops took a train east to Thorton, to act as if they were leaving the area. His men were supposed to arrive on the east end of town to cut off the Confederate escape route, but took a wrong road and arrived here instead.

Virginia infantryman James E. Hall remembered the "shells fell thick and fast among us, wounding a few. Col. Porterfield immediately ordered a retreat." Porterfield saw an avenue of escape, ordering his Confederates to retreat to Beverly down Main St. Their pell-mell escape was dubbed the "Philippi Races."





FAITH DURING WAR



A Jewish Seder in the Wilds



At the top of the hill here a community came together to help Jewish soldiers keep their faith in the midst of war. In early April 1862, Pvt. Joseph A. Joel and 20 other Jewish soldiers in the 23rd Ohio Infantry asked Col. Rutherford B. Hayes, a future president, for relief from duty to observe the upcoming holiday of Passover. The request was granted, but they still had the arduous task of preparing for the week-long holiday.

Many of the items needed to observe Passover were not readily available in West Virginia or in a military camp. The regimental sutler, possibly G.W. Forbes, was also Jewish and was able to retrieve the soldiers' order of Matzos from Ohio. The soldiers were surprised to find the sutler had slipped prayer books and Haggadahs into the boxes of unleavened



Star of David, excavated from a 1862 Union camp at Stafford Heights in Virginia
Courtesy Robert Marcus



Pvt. Joseph A. Joel
Courtesy Rutherford B. Hayes Presidential Library & Museums

A PROPER PLATEFUL

Each Seder dinner item symbolizes a part of the story recounting the Hebrews' liberation from Egypt. For example, Charoset, a sweet relish meant to symbolize the clay the enslaved Hebrews were forced to make into bricks. Here is the soldiers' menu.

TRADITIONAL MENU	ADAPTATIONS
Matzos	Matzos
4 cups of wine	Cider
Shulchan Orech - Passover feast	Cooked Chicken
Beitza - roasted eggs	Roasted Eggs
Zeroa - lamb shank bone	Whole Lamb
Maror/Chazeret - horseradish	Ramps (assumed)
Karpas - parsley	Ramps
Charoset - sweet relish	A brick



A sutler token from G.W. Forbes of the 23rd Ohio Infantry
Courtesy Robert Marcus

bread. With these gifts in hand, the soldiers decided to build a log hut and forage for the symbolic foods and supplies to hold their Seder, a ceremonial dinner that marks the beginning of the Passover holiday.

The dinner occurred on April 14, and Joel recounted his experience in the March 3, 1866, issue of the *Jewish Messenger*, saying, "there is no occasion in my life that gives me more pleasure and satisfaction than when I remember the celebration of Passover of 1862."

"There, in the wild woods of West Virginia, away from home and friends, we consecrated and offered up to the ever-loving G-d of Israel our prayers and sacrifice."

—Private Joseph A. Joel

WHAT'S IN A NAME?



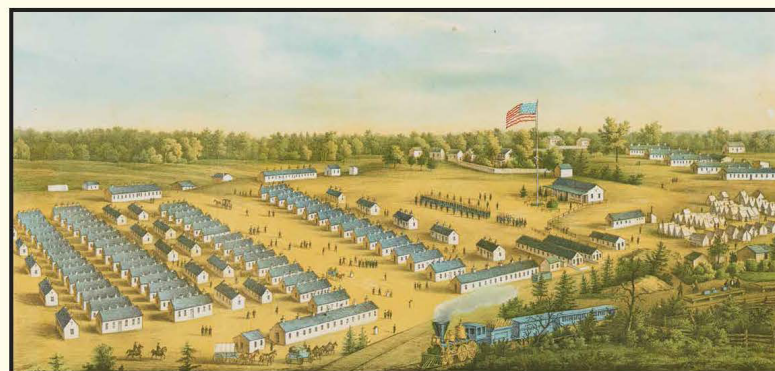
Parole's Civil War Origins



You are standing in the midst of what was a sprawling, noisy, and congested camp of Union soldiers who were actually “paroled” Confederate prisoners. The concept of parole meant that soldiers captured in battle were sent back to their side after taking an oath not to fight until they had been exchanged for an equal number of enemy troops.



The photographer of this soldier stamped his name and studio on the back: “L.L. Winner, Camp Parole Station,”
Courtesy Dan Toomey

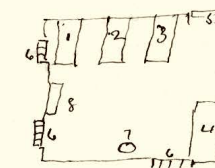


An 1864 depiction of the third Camp Parole, built on this location. You are standing where the large flagpole is located. The camp had 60 wooden barracks to hold 7,000 men, 20 kitchens, three large storehouses, a hospital, and various other buildings and tents. Most of the men held here were from New England and Middle Atlantic states.

Courtesy The Huntington Library

Beginning in 1862, three increasingly larger parole camps were established in the area. The first two were on the U.S. Naval Academy Property and St. Johns College and the third and largest was placed at this location in August 1863. The sprawling camp held thousands of paroled prisoners, and hundreds of Union soldiers and African Americans administered the camp.

The system of parole and exchange was eliminated by 1864, and the camps disassembled when the war ended. The name Camp Parole remained attached to the community that grew here. Parole was annexed to Annapolis in 1951, its unique name an echo of its Civil War origins.



One Room

1, 2, 3 + 4. beds
5 door
6 windows
7 Stove
8 tables

3 Is my bunk

In December 1864, Lt. John W. Sturtevant sketched his barracks room at Camp Parole. His bunk is labeled “3.”

Courtesy Special Collections, University of Maryland Libraries

A BOOST TO FREEDOM

Many formerly enslaved and free African American worked at Camp Parole in support positions. When Camp Parole was closed, many of these former employees used the lumber and other materials from the disassembled camp to construct homes for their families. They eked out a living as farmers and tradesmen during the difficult transition to freedom. Parole's first U.S. Post Office opened in the 1920s with a female African American postmistress.

CUSHING'S NEW RIVER RAID



USS Gunboat Ellis



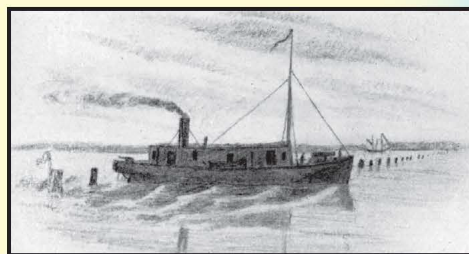
Early in the afternoon of November 23, 1862, the river in front of you was filled with celebrating Union sailors. They had just completed a successful and unopposed raid on Jacksonville. Little did they know, the action had alerted local Confederate forces and their luck was about to turn.

As part of the U.S. Navy's blockading efforts, Lt. William B. Cushing was stationed at the mouth of the New River in the fall of 1862.

On the morning of November 23 the young, enthusiastic Lt. took his single gunboat, USS *Ellis*, and "somewhat exceeding the letter of his instructions" began an attack on Jacksonville, sinking an enemy schooner just after entering the New River. On arriving in Jacksonville, Cushing's landing party occupied the town, and seized important war materials.

By early afternoon, Cushing's sailors had also captured two blockade runners in port. Excited, but slowed by their prizes, Cushing's small fleet steamed back down the New River. Their getaway was spoiled a few hours later when Confederate cavalry, alerted to their presence, began firing at the *Ellis* from the shoreline. While Cushing was able to escape this attack, it was only one of many to come before he could reach the ocean.

After several Cavalry attacks before nightfall, Cushing's sailors were forced to spend the night on the river. To make matters worse the *Ellis* ran aground repeatedly. As the sun rose the next day Confederate shore batteries zeroed in, and the *Ellis* exploded at 9 A.M., leaving Cushing to retreat with only his captured prizes.



USS *Ellis* began its career in 1861 as gunboat CSS *Ellis*, one of the "mosquito fleet" guarding the North Carolina coast. It was captured at Elizabeth City on Feb. 10, 1862, and converted to a Union gunboat. Drawing from Charles F. Johnson's *The Long Roll, 1861-1869* (1911).

