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ORDINANCE

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Watauga County, North Carolina  
Amy J. Shook, Register of Deeds

✓  
**RETURNED TO BRANDON WISE  
AT THE TIME OF RECORDING**

**Please return to:**

Town of Boone Planning & Inspections  
Attn: Historic Preservation  
680 West King Street, Suite C  
Boone, NC 28607

**Ordinance A23-0634**

WHEREAS, pursuant to N.C. Gen. Stat. §160D-601, the Town may amend its zoning map after giving proper public notice and holding a public hearing; and

WHEREAS, the Planning Commission has received the request to amend the Official Zoning Map of the Town of Boone, North Carolina to adopt a Local Historic Landmark overlay on the parcel identified below:

Address: 611 West King Street  
Watauga County PIN: 2900-88-3853-000  
Property Owner: SPA Properties I, LLC

WHEREAS, the Town of Boone has created the Boone Historic Preservation Commission ("HPC") as a historic preservation commission having the authority to exercise, within the planning jurisdiction of the Town, all powers and duties conferred by Part 4 of Chapter 160D of the North Carolina General Statutes; and

WHEREAS, the HPC duly adopted (i) rules of procedure and (ii) principles and guidelines for the alteration, restoration, relocation, or demolition of properties designated as landmarks at its regular meeting held January 12, 2016; and

WHEREAS, the HPC approved a Local Landmark Designation Report on January 2, 2024, recommending designation of the Property as a local historic landmark; and

WHEREAS, as set forth in detail in the Local Landmark Designation Report, the HPC has determined that the Property is of special significance in terms of its historical and architectural importance, and possesses integrity of design, setting, workmanship, materials, feeling and association; and

WHEREAS, the Local Landmark Designation Report was submitted to the State Historic Preservation Office (“SHPO”) of the North Carolina Department of Cultural Resources for review and comment; and

WHEREAS, the SHPO has reviewed the Local Landmark Designation Report and issued a letter of comment dated March 22, 2024, in which it noted that the Property is significant for its association with Henry Walter Horton, a prominent figure who influenced tourism and economic development in Boone in the early twentieth century and noted the H. W. Horton Building was built in 1929.; and

WHEREAS, the Boone Historic Preservation Commission held a duly-noticed public hearing on May 29, 2024, with respect to this ordinance and designation of the Property as a historic landmark as contemplated herein, and following said hearing voted to confirm its recommendation that the Town Council designate the Property as a historic landmark; and

WHEREAS, the Boone Town Council held a duly-noticed public hearing May 29, 2024 with respect to this ordinance and designation of the Property as a historic landmark as contemplated herein; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing and the information contained in the HPC’s Landmark Designation Report; and

WHEREAS, this Town Council has reviewed the written recommendations of the Town of Boone Planning Commission; and

WHEREAS, the Boone Town Council finds that the Property is of special historical, architectural, and cultural significance, and possesses integrity of design, setting, workmanship, materials, feeling and/or association, as described by the Brief Statement of Significance in the Local Landmark Designation Report as:

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. Horton lost ownership of the building later that same year, however, so the period of significance is a single year: 1929. 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.

WHEREAS, the Boone Town Council finds the Property’s preservation should be encouraged and ensured,

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1: The Boone Town Council hereby designates the property at 611 West King Street, Watauga County PIN: 2900-88-3953-000 (Case A23-0634), known as “H.W. Horton Building (Horton Hotel)” as a Local Historic Landmark.

Section 2: A sign designating the H.W. Horton Building (Horton Hotel) may be placed on the property or in a nearby right of way designating the properties and Local Landmark Designations.

Section 3: The review process provided by Article 8 and Appendix D of the Town's Unified Development Ordinance ("UDO") shall be observed prior to demolition, alteration, rehabilitation, restoration, or removal of any exterior elements of the designated Property. As the period of significance of the H.W. Horton Building (Horton Hotel) is a single year, 1929, for its Association with Significant Person(s) and the period of significance for the historic district is 1918 to 1964, the guiding standards for the property, at the time of adoption, will be the existing district standards, UDO Appendix D, and broadly, the Secretary of the Interior's Standards for Rehabilitation & Guidelines For Rehabilitating Historic Buildings, until such time as the Boone Historic Preservation Commission writes standards for the individual landmark and those standards are officially approved.

Section 4: In the event relocation, demolition or destruction of the Property is authorized as provided by law, such action may be delayed up to 365 days as provided by Article 8 and Appendix D of the UDO and NC General Statutes 160A-400.14.

Section 5: This ordinance shall be effective as of the date of its adoption.

Adopted this the 26th day of June, 2024.

  
The Honorable Tim Fufelle, Mayor

Attest:

  
Nicole Harmon-Church, Town Clerk

