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RETURNED TO BRENDA HENSON  
AT THE TIME OF RECORDING

Ordinance PL04893-070721 & PL04894-070721  
(Blue Ridge Tourist Court and Motel)

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 received a request to amend the Official Zoning Map of the Town of Boone, North Carolina to designate the parcels identified below (hereinafter, "the Property") as a Local Historic Landmark

Addresses: 560/574 Old East King Street  
187/191 Cecil Miller Road

Watauga County PIN: 2910-89-5295-000  
2910-89-7127-000

Property Owner: Blue Ridge Tourist Court, LLC

WHEREAS, the Town of Boone Historic Preservation Commission ("HPC") has 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 issued a Landmark Designation Report on May 11, recommending designation of the Property as a historic landmark; and

WHEREAS, as set forth in detail in the 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 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 Landmark Designation Report and issued a letter of comment dated June 11, 2021, in which it noted that the Property is significant for its association with mid-century tourism and roadside lodging in Boone and Watauga County and for its association with developer and real estate magnate, Estel G. Wagner; and

WHEREAS, the Boone Historic Preservation Commission held a duly-noticed public hearing on July 26, 2021, 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 July 26, 2021 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 these 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 Statement of Significance in the Local Landmark Designation Report as:

The Blue Ridge Tourist Court and Motel is significant at the local level under Criterion A in the area of entertainment/recreation for its association with mid-century tourism and roadside lodging in Boone and Watauga County at the beginning of the region's transformation into a tourist hub. The period of significance is 1950 to 1970, representing the core period of the property's use as a true roadside motel under management first by the Wagner family (1950-1956), then by the Rice family (1956-1970).

The Blue Ridge Tourist Court and Motel is also significant at the local level under Criterion B for its association with Estel G. Wagner (February 16, 1920-July 20, 2011), a mid-century developer and real estate magnate who is believed to have been Boone's first real estate broker and who played a major role in the development of Boone's mid-century tourism trade. Wagner built the L-shaped Tourist Court building and the native stone Office building in 1950, then added the Annex/Duplex in 1951, the Garage Apartment in either late 1951 or early 1952, and the Motel building in late 1953 or early 1954. Wagner held the property until its sale in 1956.

Of the several tourist court/motor court/motel operations built between 1945 and 1958 during the surge in post-World War II automobile tourism, the Blue Ridge Tourist Court and Motel is the last one within present-day Boone town limits to survive. All five of the buildings associated with the operations of the Blue Ridge Tourist Court and Motel also retain an impressive degree of integrity, given their changes in ownership and function over time. All five buildings retain their general original form and appearance, and in those few cases where newer exterior materials have been applied, the original materials are known to survive underneath. All five buildings are already scheduled for historic rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation.

The Property to be designated includes the parcel containing the Tourist Court, Office, and Annex/Duplex buildings as well as the parcel containing the Garage Apartment and Motel buildings; and

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 properties at 560/574 Old East King Street, Watauga County PIN: 2910-89-5295-000 (Case PL04893-070721) and at 187/191 Cecil Miller Road, Watauga County PIN: 2910-89-7127-000 (Case PL04894-070721), known as "Blue Ridge Tourist Court and Motel," as a Local Historic Landmark.

Section 2: A sign identifying the Property as a Local Historic Landmark may be placed on the property or in a nearby right of way.

Section 3: The review process provided by Article 8 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.

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 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 27th day of September, 2021.

*Rennie Brantz*

Mayor Rennie Brantz

Attest:

*Nicole Harmon*

Nicole Harmon, Town Clerk

