

**North Carolina Department of Natural and Cultural Resources**  
**State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary Susi H. Hamilton

Office of Archives and History  
Deputy Secretary Kevin Cherry

April 3, 2018

MEMORANDUM

TO: Kate Husband  
Office of Human Environment  
NCDOT Division of Highways

FROM: Renee Gledhill-Earley *Renee Gledhill-Earley*  
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report, Grade, Drain, Base, & Pave SR 1141, PA17-07-0023,  
Watauga County, ER 18-0560

Thank you for your memorandum of March 12, 2018, transmitting the above-referenced report. We have reviewed the report and concur that the Rubin Walker House (WT0352) is not eligible for listing in the National Register of Historic Places under any criteria.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or [environmental.review@ncdcr.gov](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT, [mfurr@ncdot.gov](mailto:mfurr@ncdot.gov)



**Received: 03/19/2018**  
State Historic Preservation Office

STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

JAMES H. TROGDON, III  
SECRETARY

**ER 18-0560**

March 12, 2018

Due -- 4/10/18

MEMORANDUM

**TO:** Renee Gledhill-Earley  
Environmental Review Coordinator  
North Carolina State Historic Preservation Office

*H- E Letters  
page 3/20/18*

**FROM:** Kate Husband  
Architectural Historian  
NCDOT Division of Highways

**SUBJECT:** PA No. 17-07-0023, Grade, Drain, Base and Pave SR 1141 (Rubin Walker Road) in Watauga County

Enclosed please find the Historic Structures Survey Report, survey site database, and additional materials for the above referenced project for your review and comment per 36CFR.800. Please contact me by phone (919-707-6075) or email (klhusband@ncdot.gov) if you have any additional questions or comments. We look forward to hearing from you.

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1020 BIRCH RIDGE RD  
RALEIGH NC 27610

# **HISTORIC STRUCTURES SURVEY REPORT**

for

**Grade, Drain, Base, and Pave SR 1141 (Rubin Walker Road)**

**Watauga County**

**North Carolina Department of Transportation**

**WBS No. 11C.095119**

**Prepared for:**

**Environmental Analysis Unit**

**North Carolina Department of Transportation**

**1598 Mail Service Center**

**Raleigh, NC 27699-1598**

**Prepared by:**

**Acme Preservation Services, LLC**

**825C Merrimon Avenue, #345**

**Asheville, NC 28804**

**828-281-3852**

**March 2018**

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**Prepared by:  
Acme Preservation Services, LLC  
825C Merrimon Avenue, #345  
Asheville, NC 28804  
828-281-3852**

**March 2018**

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Clay Griffith, Principal Investigator  
Acme Preservation Services, LLC

Date

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Mary Pope Furr, Supervisor  
Historic Architecture Group  
North Carolina Department of Transportation

Date

**Grade, Drain, Base, and Pave SR 1141 (Rubin Walker Road), Watauga County**  
**North Carolina Department of Transportation**  
**WBS No. 11C.095119**

**MANAGEMENT SUMMARY**

The North Carolina Department of Transportation (NCDOT) proposes to grade, drain, base, and pave SR 1141 (Rubin Walker Road) in the central section of Watauga County. The project area lies along Dutch Creek between Boone and Valle Crucis and near the small communities of Lovill and Vilas. The Area of Potential Effects (APE) for the proposed project is delineated as 100 feet to either side of the center line of Rubin Walker Road for the length of the project, which extends 0.7 mile.

NCDOT contracted with Acme Preservation Services, LLC (APS) in December 2017 to complete an intensive historic resources evaluation of the Rubin Walker House (WT 352) at 593 Rubin Walker Road, approximately 0.5 mile north of its intersection with SR 1113 (Bairds Creek Road). Architectural historian Clay Griffith conducted the fieldwork on January 9, 2018, photographing and mapping the property, and authored the report. The property owner supplied important information about the current status of the house during a subsequent visit on February 20, 2018. Additional investigation included research at the Watauga County Register of Deeds Office, Watauga County Public Library, and Pack Memorial Library in Asheville. The North Carolina State Historic Preservation Office’s Watauga County survey files at the Western Office of Archives and History in Asheville were searched to provide some architectural context.

After an intensive evaluation following the National Register of Historic Places criteria for eligibility, the Rubin Walker House was found to be not eligible for the National Register under any criteria. Built around 1912 as the home of Rubin and Minnie Walker, the house was the centerpiece of a farm that extended from ridge to ridge on either side of the house. Walker farmed, raised livestock, and operated a nursery from the property. Since 1970, when the property was sold out of the family, the house has been substantially remodeled, the outbuildings have been demolished or significantly rebuilt, and the majority of the farmland has been developed for a residential subdivision known as Little Bavaria. As a result of these many changes, the Rubin Walker House does not possess sufficient significance or integrity to be eligible for the National Register.

SSN	Property Name	Address	PIN	Eligibility Determination	Criteria
WT 352	Rubin Walker House	593 Rubin Walker Road	1981-72-5368-000	Not eligible	

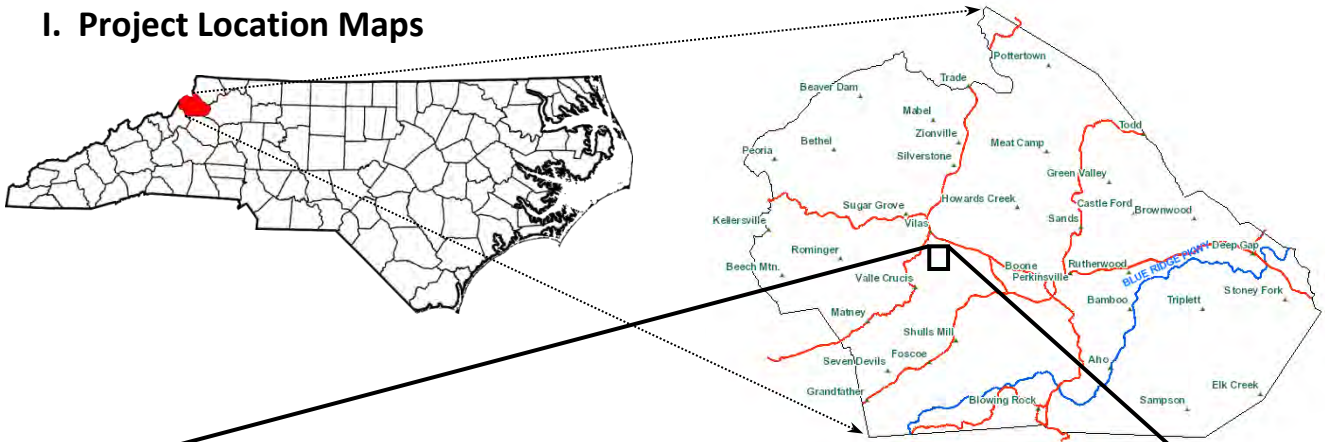
APS conducted the survey and prepared this report in accordance with the provisions of the Federal Highway Administration (FHWA) Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior’s

Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; the HPO's *Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina*; and NCDOT's current *Historic Architecture Group Procedures and Work Products*. This property evaluation meets the guidelines of NCDOT and the National Park Service.

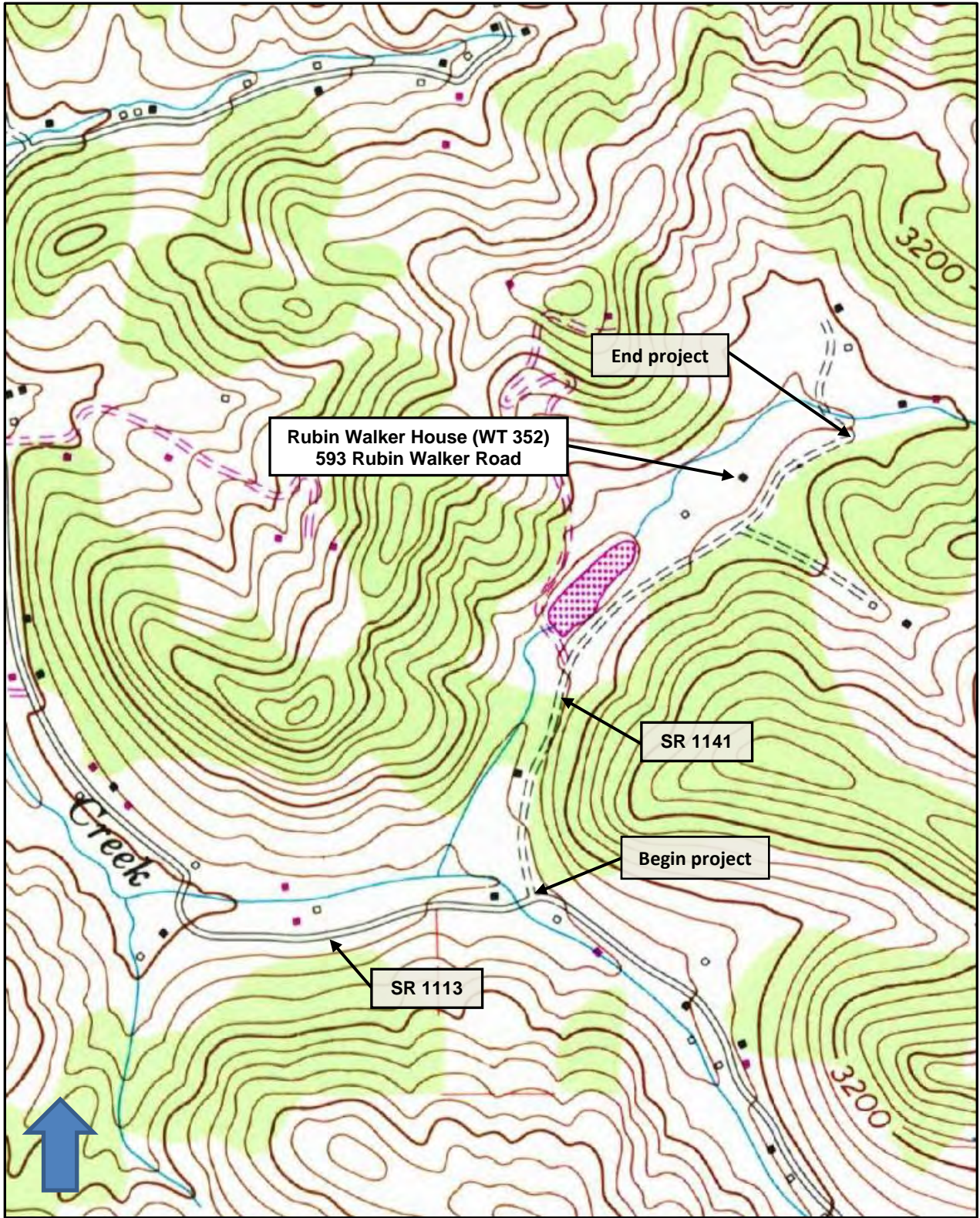
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# I. Project Location Maps







Location Map – Valle Crucis, N.C. USGS topographic quadrangle map (1960)

## II. Introduction

The project area is located in the central portion of Watauga County near the small community of Vilas and generally located between Boone and Valle Crucis. The unpaved Ruben Walker Road (SR 1141) originates from Bairds Creek Road (SR 1113) and rises alongside an unnamed creek through a narrow valley. The project length is approximate 0.7 mile, and the road terminates in a small turnaround with driveways that serve houses at 746, 791, and 793 Ruben Walker Road.

The Area of Potential Effects (APE) for the proposed improvements extends 100 feet to either side of the centerline of SR 1141. The unpaved road serves a small scattering of residential properties set on large parcels and much of its length is lined with trees or steep earthen banks. A substantial portion of the project length passes through a residential development begun in the 1990s and known as Little Bavaria. The private subdivision was platted on land formerly belonging to Ruben Walker. Lams Way, the principal road in the development, crosses the unnamed creek after leaving Ruben Walker Road and passes below a small manmade lake. Lams Way is primarily located on the west side of the creek, and the residences are typically rustic frame and modern log houses built in the late 1990s.



**Project beginning, SR 1141 (Rubin Walker Road) at intersection with SR 1113 (Bairds Creek Road)**



**View to south along Rubin Walker Road (SR 1141)**



**View to northeast along Rubin Walker Road**



**Lams Way, intersection with Ruben Walker Road, view to north**



**Little Bavaria subdivision – House, 168 Acadiana Lane, view to southwest**



**View to southwest along Rubin Walker Road**



**View to northeast along Rubin Walker Road**



**View to northeast along Rubin Walker Road at intersection with Dovetail Trail**



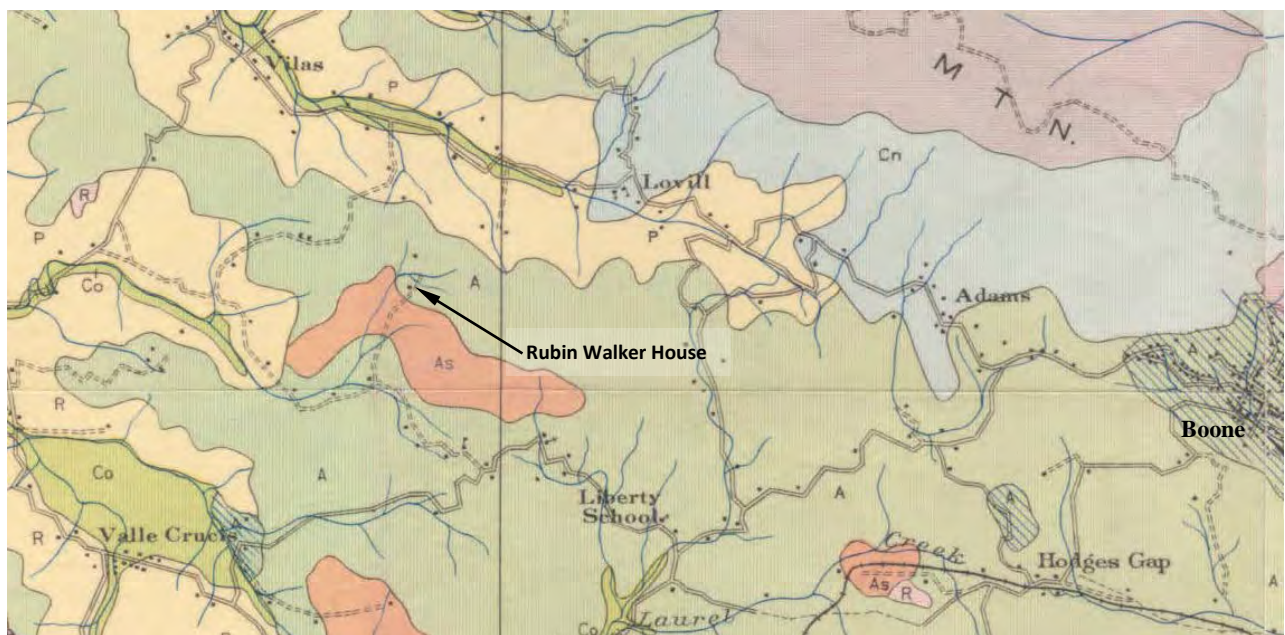
**Project end, terminus at 791 Rubin Walker Road, view to northeast**

### III. Methodology

The field survey was conducted on January 9, 2018, and the property containing the Rubin Walker House (WT 352) was photographed and recorded. A subsequent visit was made on February 20, 2018, when the owner was present to provide interior access and additional background information about the house. Basic research on the project area was conducted through Watauga County GIS records and at the Register of Deeds office in Boone, the Watauga County Public Library, and Pack Memorial Library in Asheville. The project area is shown on maps dating to the 1920s and on USGS topographic quadrangle maps dating back to 1934.

Watauga County was comprehensively surveyed for historic architectural resources in 2003, and the results of the survey were compiled and published by Dan Pezzoni in *The Architectural History of Watauga County, North Carolina* (2009). The Rubin Walker House, however, along with two similar resources in the immediate area, is not represented in the survey publication. The principal investigator for the county survey, Tony Van Winkle, prepared a summary survey report in September 2003 that was formatted as a Multiple Property Documentation Form but was not submitted to the National Park Service. The North Carolina State Historic Preservation Office's (HPO) survey files at the Western Office of Archives and History in Asheville were searched to provide some architectural context.

A review of the HPOWEB GIS Service (<http://gis.ncdcr.gov/hpoweb>) revealed few recorded properties in the immediate vicinity of Rubin Walker Road (SR 1141). The Rubin Walker House (WT 352) is only previous recorded property on Rubin Walker Road. Nearby surveyed properties include the Richardson House (WT 344), Hodges House (WT 345), and Trivette House (WT 353). The Valle Crucis Historic District (WT 15), listed in the National Register in 2005, lies approximately 1.5 miles southwest of the project area across the ridge of Tester Mountain.



“Soil map, North Carolina, Watauga County sheet” (1928)

#### IV. Rubin Walker House (WT 352)

Resource Name	Rubin Walker House
HPO Survey Site Number	WT 352
Location	593 Rubin Walker Road
PIN	1981-72-5368-000
Date(s) of Construction	Ca. 1912
Eligibility Recommendation	Not eligible



**Rubin Walker House (WT 352), 593 Rubin Walker Road, view to northwest**

Constructed around 1912, the Rubin Walker House at 593 Rubin Walker Road is a two-story three-bay single-pile frame dwelling with a side-gable roof, rear shed addition, and an attached one-story hip-roof porch that wraps around three sides of the structure. Once the center of a large farm and nursery operation, the house occupies a residual 3.6-acre tract that is primarily an open grass lawn. A curving unpaved driveway enters the property through metal gates supported on square wooden posts topped by ball finials. The gravel driveway terminates adjacent to a frame barn standing to the southwest of the main house. The yard around the house contains hemlock, red cedar, and white pine trees. Several rows of boxwoods, which Walker raised at his nursery, are planted around the house including a long row on the northeast side that curves along the eastern edge of the property. A small pond is located in the yard at the rear of the house as it gradually slopes down to the unnamed creek that forms the boundary of the property.





**Rubin Walker House, façade, view to northwest**

The basic I-house form of the Walker House is common in Watauga County, although it was built with a few unusual design elements. Resting on a stone foundation, the house is clad with weatherboards and has enclosed eaves. The central interior brick chimney and kitchen chimney flue have been covered with a thin coat of concrete. The porch is carried on square wood posts with decorative sawn brackets, but the two sides of the porch have been enclosed for interior rooms. The central single-leaf entry door is flanked by paired windows on the first story of the façade, while the second story displays two single windows in the end bays only. Original three-over-one double-hung wood sash windows have been replaced with one-over-one windows in recent years. A shed dormer on the rear elevation was added in the late twentieth century and encloses a bathroom addition on the second story.

The two sides of the wraparound porch were enclosed by the present owner. On the northeast side of the house, the enclosed porch contains an office accessed with an exterior single-leaf multi-light door and a bathroom at the rear. An outhouse that stood to the northwest of the house was removed when the first-story bathroom was added. On the southwest side of the house, the enclosed porch contains a bathroom, closet, and secondary entrance. A one-story shed-roof springhouse stood at the southwest corner of the house and was connected by the open porch. The springhouse has been made a part of the enclosed porch and is encircled by an attached wood deck that wraps around the south and west sides of the house. The springhouse wing retains its poured concrete trough and floor on the interior and has been converted to a laundry room.



**Rubin Walker House, façade, oblique view to west**



**Rubin Walker House, oblique view to north**



**Rubin Walker House, southwest elevation, view to northeast**



**Rubin Walker House, oblique rear view to south**

The interior of the Rubin Walker House was originally designed as a hall-parlor plan with the stair to the second story rising in a straight run at the rear of the hall and parlor. The front entrance originally opened into a small vestibule open to both rooms on the first story. A partition wall was added in the late 1970s to create a private bedroom on the south side and a living room on the north side. The central chimney has stone veneer fireplaces that were added by the current owner. The interior rooms retain some of their original beaded board and flush board walls, wood floors, and moldings. Sections of the interior flooring have been replaced with contemporary wood floors, including the living room where termite damage was significant. A kitchen and dining room are located in the shed extension at the rear of the house. The current owner altered the stair design so that it is accessed from rear section of the house and turns twice as it rises to the second story. The current owner added the rear shed dormer to create additional space on the second story for a bathroom and a rear hallway between the two upstairs bedrooms.

A one-story frame **barn** stands to the southwest of the house and a flagstone walkway leads from the barn to the deck on the south side of the house. Resting on a stone foundation, the barn has a steep side-gable roof with metal sheathing, exposed rafter tails, and board-and-batten siding. A shed-roof extension projects from the southeast elevation. The windows are typically vertical eight-light fixed-sash wood windows with two single-light square windows in the northwest gable end. Large wooden sliding doors are located on the northeast and southwest elevations to provide access to the interior. Double-leaf wooden doors on the southwest side of the building enclose the bay opening on the shed extension. The barn was originally constructed of wormy chestnut, but a subsequent owner removed the chestnut siding to use for the construction of a house across the valley. The present owner added the board-and-batten siding and a concrete slab floor. Additional outbuildings, including a large barn, chicken coop, and corn crib, were stripped of their wormy chestnut or allowed to deteriorate by a previous owner. An apple orchard was located to the south of the property on what is now a separate parcel.



**Rubin Walker House and barn, overall view to northwest**



**Rubin Walker House and barn, overall rear view to southeast**



**Barn and driveway, view to west**



**Barn, oblique view to southwest**



**Barn, southeast elevation, view to northwest**



**Rubin Walker House, boxwoods, view to north**



**Rubin Walker House, boxwoods, view to southeast**



Site plan – Rubin Walker House (WT 352), 593 Rubin Walker Road, aerial view  
(Map source: Watauga County GIS)



## History

Rubin Paul Walker<sup>1</sup> (1884-1966) was born in Watauga County to the extended Walker family that settled in the Cove Creek and Sugar Grove areas of the county. His grandparents were John Walker (1819-1912) and Rebecca Ward (1824-1907), who was descendant of Benjamin Ward, one of the earliest settlers in the county.<sup>2</sup> Walker's father, James M. Walker (1852-1899), married Mary Farthing (1843-1929) and raised three children. One son, John Y. Walker (1880-1957), farmed, raised livestock, and operated a saw mill. He served three terms as county commissioner in the 1920s and 1930s.<sup>3</sup>

Despite his connection with a prominent county family, the details of Rubin Walker's life remain largely unclear. Walker married Minnie Billings (1890-1963) of Watauga County in 1907 and together raised three children: Cleo, Mary Leola, and Cline. Beginning around 1905, Walker acquired several tracts of land in the Cove Creek and Laurel Creek sections, but he purchased the core tract of his farm in October 1911 from N. W. and Margaret McGinnis (Deed Book 13, page 145). He later added to the original 151 acres so that the farm extended from ridge to ridge on either side of the house he erected around 1912. Walker farmed the property, raised livestock, and operated a nursery. An apple orchard stood to the south of the house. At the time of his death in 1966, Walker bequeathed the farm to his three children but suggested that they sell the property and divide the proceeds "since it is not likely that any one of [them] will desire to go to the old farm or home and live..." (Will Book D, page 470).<sup>4</sup>

Administration of Walker's estate fell to his daughter, Cleo, wife of Edward Greene. Cleo Walker Greene sold the farm property in 1970 to Leo and Jean Kamilar (Deed Book 109, page 623 and Book 110, page 601). The Kamilars did not occupy the house but rented it to students from nearby Appalachian State University (ASU) in Boone. The Kamilars stripped the barn and other outbuildings of their wormy chestnut siding to use in the construction of a new house on the ridge west of the Walker House. In 1975, the Kamilars sold the house and a 3.6-acre parcel to Benjamin and Mary Burks (Deed Book 115, page 180). Much of the remaining land was sold to Robert Meister in 1981 (Deed Book 218, page 699) and later developed by Ludwig A. Meister as a residential subdivision known as Little Bavaria in the 1990s (Plat Book 13, page 130).

Ben Burks, now divorced and the current owner of the Walker House, undertook a number of rehabilitation and remodeling projects. Following its occupancy by ASU students in the 1970s, the house was a state of disrepair. Upon purchasing the house, Burks began repairing and remodeling it. Damaged floors were replaced, new windows were installed, stone veneer was added to the fireplaces, and the sides of the wraparound porch were enclosed. A new metal roof was installed

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<sup>1</sup> Walker's name is alternately spelled "Rubin" and "Reuben" in various historical documents. The correct spelling is likely "Reuben," which is how his name appears on his gravestone, but the alternate spelling is used throughout this document for consistency with the spelling of the subject road project.

<sup>2</sup> Sanna Ross Gaffney, ed., *The Heritage of Watauga County, North Carolina*, Vol. 1 (Winston-Salem, NC: Heritage of Watauga County Book Committee and Hunter Publishing Company, 1984), 363-364.

<sup>3</sup> "John Walker, Former County Official, Dies," *Watauga Democrat*, July 11, 1957.

<sup>4</sup> Register of Deeds Office, Watauga County Courthouse, Boone, NC.

to replace the existing metal roof. Burks added a partition to the entryway to create a first-story bedroom on the south side of the house. The straight-run stair was substantially rebuilt to avoid opening in the first-story bedroom. A shed dormer was added at the rear for additional space and a bathroom on the second story. The surviving barn, stripped of its original wormy chestnut siding, was covered with board-and-batten siding and a concrete slab floor poured on the interior.

## V. Architectural Context

The area of Watauga County occupies some of the highest elevations in North Carolina with a general elevation of 3,000 feet or more above sea level. The county claims nineteen peaks more than 4,000 feet in elevation and eight peaks above 5,000 feet. Located beyond the Blue Ridge Mountains on the western side of the Continental Divide, the county, which was not formed until 1849, remained isolated mountain wilderness through much of the nineteenth century. The Watauga River, fed by numerous creeks and tributaries, flows westward into the Holston and Tennessee Rivers and ultimately drains into the greater Mississippi River watershed.<sup>5</sup>

Eighteenth century settlers like David Hicks and Benjamin Ward encountered a rugged and rocky countryside that presented constant challenges to survival. Settlers faced the daunting prospect of building sturdy dwellings and clearing land to established small self-sufficient farms. The earliest houses were constructed of log, typically one or two rooms with a loft and a single large fireplace. This basic form continued to be executed in frame as sawn lumber became increasingly available. In the mid and late nineteenth century, the I-house became the dominant house form in Watauga County. I-houses were characterized by their single-pile depth, two-story height, center hall, and frequently rear ell or T-shape additions. The adaptability of the I-house form lent itself to a number of variations and a variety of stylistic embellishments and applied ornamentation where wealth allowed for such displays.<sup>6</sup>

The Rubin Walker House (WT 352) is representative of the popularity and persistence of the I-house form into the twentieth century. In the early decades of the new century, however, a renewed simplicity returned to the basic I-house form as domestic architecture trended away from the rich ornamentation of Queen Anne to more restrained expressions such as the Colonial Revival, Craftsman, and Rustic Revival styles.<sup>7</sup> By the 1910s, the presence of Colonial Revival and Craftsman styles was gaining widespread popularity and beginning to filter out into the rural areas of the county and the region. Houses such as the ca. 1920 dwelling at 793 Rubin Walker Road and the Craftsman-influenced residence at 791 Rubin Walker Road were becoming increasingly

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<sup>5</sup> Bill Sharpe, *A New Geography of North Carolina*, Vol. II (Raleigh, NC: Sharpe Publishing Company, 1958), 1059-1061.

<sup>6</sup> I. Harding Hughes, *Valle Crucis: A History of an Uncommon Place* (Valle Crucis, NC: I. H. Hughes, 1995), 16-17; J. Daniel Pezzoni, ed., *The Architectural History of Watauga County, North Carolina* (Boone, NC: Watauga County Historical Society, 2009), 49-50.

<sup>7</sup> Tony Van Winkle, "Historic and Architectural Resources of Watauga County, North Carolina, ca. 1763-1952," Multiple Property Documentation Form, Raleigh, NC (2003), 53-56.

common throughout the county. The two houses, which belonged to the Yates family, appear to be the only structures—other than the Rubin Walker House—over fifty years of age on Rubin Walker Road. The one-and-a-half-story frame house at 793 Rubin Walker Road still exhibits its exposed stone foundation, German siding, exterior brick chimney, attached front-gable porch, and three-over-one double-hung sash windows.



**Yates family houses, 791 Rubin Walker Road, ca. 1930 (l) and 793 Rubin Walker Road, ca. 1920 (r)**

The Walkers, like the majority of their neighbors, were farmers, and the house was the centerpiece of a sizable farm and nursery operation. Farmers in Watauga County engaged in a diversified agricultural economy that included cultivated crops, livestock production, and forest products. Typical crops included potatoes, cabbage, beans, wheat, rye, onions, and some fruits. Unfortunately none of the agricultural buildings associated with the Walker House remain extant except for a single barn located near the house. The structure was stripped of its wormy chestnut siding in the 1970s by a previous owner and replaced with board-and-batten siding by the current owner.<sup>8</sup> A number of boxwoods raised and planted by Walker from his nursery still fill the yard, especially to the northeast of the house and at the rear of the barn.

The Richardson House (WT 344) is a two-story side-gable frame dwelling from the early twentieth century located at 3146 Bairds Creek Road approximately 1.5 miles west of the Walker House. The house is clad with asbestos shingle siding, but retains its one-over-one double-hung wood sash windows, interior brick chimney, decorative front gable, gable-roof rear ell, and attached one-story wraparound porch carried on chamfered wood posts. The central front-gable bay of the porch reflects the decorative roof gable above and hints at some Colonial Revival influence. In addition to the house, the property includes multiple barns and assorted sheds and related outbuildings.

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<sup>8</sup> Burks.



**Richardson House (WT 344), 3146 Bairds Creek Road, façade, view to east**



**Richardson House (WT 344), 3146 Bairds Creek Road, oblique view to southeast**



**Trivette House (WT 353), 142 Cub Ward Road, façade, view to northeast**

The Trivette House (WT 353) at 142 Cub Ward Road is located approximately two miles southeast of the Walker House. The two-story side-gable frame dwelling features a center hall plan, two-story rear ell, tin shingle roof, and an interior chimney, which has been given a stone veneer. Built around 1902 for the locally prominent Trivette family, the house has been substantially altered. Among the alterations are the addition of synthetic siding, replacement one-over-one windows, and a two-story shed-roof addition on the east side of the rear ell. A one-story shed-roof wing with a tall, stuccoed exterior chimney projects from the rear of the ell. The two-tiered full-width porch has been added in recent years. The current porch replaced a full-height Mount Vernon-type porch that had been added to the house in the 1970s. Situated on Hayes Branch, the property retains some low stone retaining walls, a curving entrance drive, and mature vegetation around the house. A one-story side-gable frame barn is located east of the house. Resting on a stone foundation with an accessible basement level, the barn is covered with vertical wood siding and capped by a metal-clad roof. It is accessed through double-leaf wooden barn doors on the northeast and southwest elevations.



**Trivette House and barn (WT 353), 142 Cub Ward Road, oblique view to north**

Two other previously recorded early twentieth century farmhouses are located in the general vicinity of the Walker House. The Hodges House (WT 345) at 1404 Bairds Creek Road was a one-and-a-half-story frame dwelling that displayed the lingering influence of the Queen Anne style in the area. The frame dwelling was capped by a high hip roof with gable-front bays on the front and side elevations, hip-roof dormers, and two-over-two double-hung windows. Recorded during the 2003 county-wide survey, the Hodges House no longer stands and the property is occupied by a contemporary log house built in 2007. Only the stone root cellar associated with the Hodges House remains. Located nearer to Valle Crucis, the Edd Shipley House (WT 346), a similar Queen Anne style frame dwelling, remains standing at 269 Greenhouse Road. Only partially visible from the public right-of-way, the Shipley House displays the same tall hip-roof form with hip-roof dormers and gable-front bays on the front and side elevations.<sup>9</sup>

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<sup>9</sup> Pezzoni, 150 and 186.

## VI. Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, the Rubin Walker House at 593 Rubin Walker Road (WT 352) is **not eligible** for the National Register of Historic Places. The property generally retains integrity of location, setting, feeling, and association. However, the property's integrity of design, materials, and workmanship has been substantially compromised due to remodeling and additions to the house, material alterations, and removal of agricultural outbuildings.

The Rubin Walker House is **not eligible** for the National Register under Criterion A (event). *To be eligible under Criterion A, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* Rubin Walker belonged to a large extended family in the Watauga County and owned a farm that encompassed several hundred acres. Walker raised livestock and ran a large nursery. He planted the boxwoods located around the property. Despite the size of the operation, the farm does not appear to have achieved any more than moderate success. Following the death of Walker in 1966 and sale of the property in 1970, the agricultural fields were abandoned and most of the outbuildings demolished. The property retains insufficient physical evidence and integrity to be eligible for the National Register under Criterion A in the area of agriculture.

The Rubin Walker House is **not eligible** for the National Register under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* The Rubin Walker House was built for Rubin Walker (1884-1966) and occupied by Walker and his wife, Minnie, for much of its history. A member of a large extended family, Walker farmed the land and owned a nursery. Though the property came to include several hundred acres, Walker's farming operation does not appear to have achieved any special success or significance. Rubin Walker does not appear to have attained the level of prominence and significance required for National Register listing under Criterion B.

The Rubin Walker House is **not eligible** for the National Register under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* Constructed around 1912, the Rubin Walker House is a two-story single-pile side-gable frame dwelling with a rear shed extension, hall-parlor plan, and wraparound porch. The house represents a common form with

minimal embellishment and demonstrates the persistence of traditional forms into the early twentieth century. The Walker House featured a hall-parlor plan with unusual stair placement and design. Since the mid-1970s, the house has been remodeled to alter the first-story room connections and redesign the stair. The two sides of the wraparound porch have been enclosed for additional interior rooms and a rear shed dormer added for a bathroom on the second story. Due to the extent of the alterations and redesigned interior, the Walker House does not appear to possess sufficient significance and integrity to be eligible for the National Register under Criterion C in the area of architecture.

The Rubin Walker House is **not eligible** for the National Register under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* Dating from the early twentieth century, the house at 593 Rubin Walker Road is unlikely to contribute significant information pertaining to building technology or historical documentation not otherwise accessible from other extant resources and written records.



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