

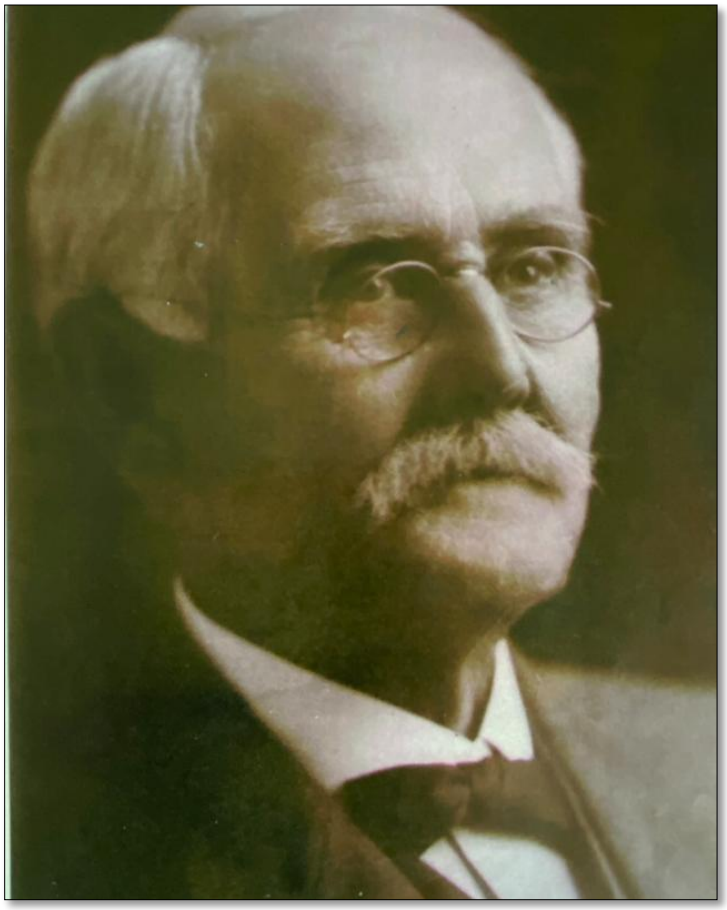
404 Old Bristol Rd
Boone, N.C. 28607

HISTORICAL INFORMATION

As a representative of the Lovill House Inn it is essential that you are familiar with the history of the property and can give tours to guests. Please read through an memorize the following information.

Edward Francis Lovill

Edward Francis Lovill was born in Siloam, Surry County on February 10th, 1842. He was the son of William R. and Eliza J. Reeves Lovill. His great-grandfather, Edward, who used the spelling Lovell, came to North Carolina from Cornwall, England, and was a pioneer in the iron industry in the Surry County region.



Lovill was educated Siloam in Surry County and East Bend in Yadkin County N.C. As many other young men in the South at the time, Lovill joined the confederate army in 1861 and was wounded 3 times in combat. Lovill became a respected Captain and was present when General Robert E. Lee surrendered at Appomattox Court House on April 9th, 1865. The Confederacy was without a doubt on the wrong side of history; however, it is a part of the history of the region.

After recovering at home from his wartime injuries, Lovill married Josephine L. Marion and moved to Warrensburg, Missouri. He became a farmer and briefly worked as a cowboy in Texas. In 1874, Lovill returned to North Carolina and settled in Boone, where he established a mercantile business, studied law and began a career of public service. He started construction of the Lovill House in 1875.

He was elected to the General Assembly, where he served in the state senate in 1883 and in the state house in 1885. In the latter year, he was admitted to the bar and soon developed a distinguished law practice in Boone located where the Mellow Mushroom

is today, beside the jail which is now the Proper Restaurant. He was again elected to the house in 1893 and to the senate for terms in 1907–8 and 1919–20. He was the last Confederate veteran to serve in the North Carolina General Assembly but was among the minority of legislators who publicly and adamantly supported a woman's right to vote.

Lovill later worked for the federal government and was appointed by President Grover Cleveland to be the commissioner to the Chippewa Indians for lands ceded to them in Minnesota. The North Carolina Governor appointed him to be the director of the masonic home for orphans which later motivated him to organize and provide housing for students of what is now Appalachian State University.

We do not know his beliefs and motivations, but he was a man of his time. Should guests ask questions regarding his or his family's beliefs or opinions, we can only answer honestly that we do not know. We do know about his public service to the country, the state and the town, and that Lovill supported a woman's right to vote before 1920 and before it was popular to do so.

A Methodist and a Mason, Lovill was the father of four children, including a son, William R. Lovill, who practiced law with him.

William Richard Lovill



William Richard Lovill (WR) was born in 1866 and was 9 years old when he moved into the Lovill House after it was completed in 1875.

WR was listed as a farmer when he was young but became a lawyer for more than 50 years. WR was considered the best typist in the State and typed the bill that established the Appalachian Training School, as dictated to him by his father and Dr. B.B. Dougherty. Like his father, WR served as a state senator, but WR also served as the mayor of Boone from 1939-1941.

At the height of career, WR was one of the ablest criminal lawyers in the state. When he served as the chief counsel for Tweetsie Railroad, he would ride Sport, his favorite horse, from the Lovill Barn across Town to Tweetsie. Once he arrived, he would pat Sport on the behind and Sport would run all the way back to the Lovill barn by himself.

It was said that no matter where WR had to go to defend his client or at what expense he would do it.

A strong tobacco advocate, he was instrumental in securing Boone's three Burley Tobacco warehouses in the first half of the 20th century.



He married Jenette Deadama "Jennie" Sutherland Lovill (1867-1916) who was a native of Ashe County and the mother of five children by W. R. Lovill. Described as "one of the choice ladies of the community," she was also known as "a queen in her home and idolized by her children." Their mother died on October 16th 1916 in Knoxville, Tennessee at the age of 49. A clue to the inheritance of the Lovill House property was stated in key points of her will.

- Real estate to be divided equally among children: sons - Thomas Francis, Romulus Randall, James Sutherland, and William Richard, Junior; daughter - Josephine Alice.
- Youngest son, William Richard, Jr. (Bill Lovill) to be allotted his part to include the dwelling house and outhouses belonging thereto, such as the barn, smoke house, etc.
- My youngest son is very young and the other children are to pay to the guardian to be appointed by the clerk of the court, $500 for the purpose of educating him. Each of the four to pay $125. If they do not, the amount is to be a charge against the part of the land, or so much as their part to be sold to satisfy this amount.

We think that WR Jr. took over ownership of the “dwelling house and outhouses belonging thereto, such as the barn, smoke house, etc” after his father WR died in 1953. The other children most likely sold their portion of the family’s real estate holdings. 8 acres of the Lovill property was repurchased in the 1980’s and 90’s to make the Lovill House Inn property today 11 acres.

Seven years after the death of his first wife, WR married Lucy Graybeal in 1923 and had 2 more children: Robert Graybeal and Peggy. A granddaughter told the owner of the Lovill House Inn of when WR set up a date with Lucy on grandfather mountain. They had taken a picnic basket and hiked to a beautiful location on the mountain when a storm brewed up from nowhere. The couple had to move the plates and glasses into a cave in the mountain to get out of the weather in time.



Lucy's room is now called the Avery room and WR's room is now called the Bristol room. There was once a door between the two rooms where the Avery shower is located today.

In the early 1950's, WR was diagnosed with lower esophageal cancer and began treatments in Morganton. He succumbed to cancer on Jan 11th 1953.



According to the 1916 will of Jeanie Lovill and most likely according to the wishes of E.F. Lovill, after the death of WR, William Lovill Jr. (Bill Lovill), WR's youngest son from his first marriage took possession of the Lovill property. WR's wife, Lucy, moved to a small white house down Old Bristol road behind what is now the Circle K.

Lucy lived to be 107 years but died on January 24th, 2001.

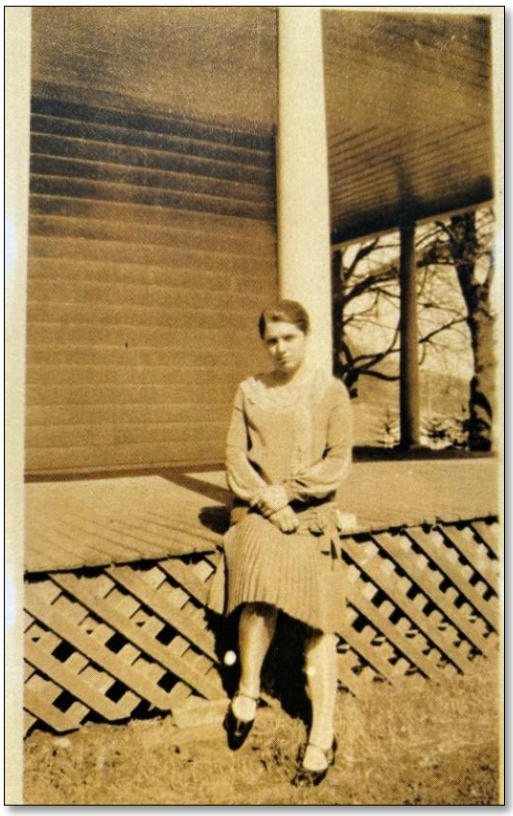
Josephine Lovill

Mrs. Josephine Lovill was the daughter of WR. It is rumored that she sat in the Bristol room by the fire when her father typed the bill that would establish what is now Appalachian state university. Josephine married James Walter Eldreth and a barn door with the initials JBE remain in the barn, and her initials are carved into the stone beside the street entrance to the Lovill House with the date 1910 on it. Mr. Eldreth and Josephine divorced and she later married John Lanning Jenkins and had 3 children.



As a child, Josephine remembers her father always had an extra room for a homeless boy who might be going to school at the training school. Several of the boys went on to have very successful lives.

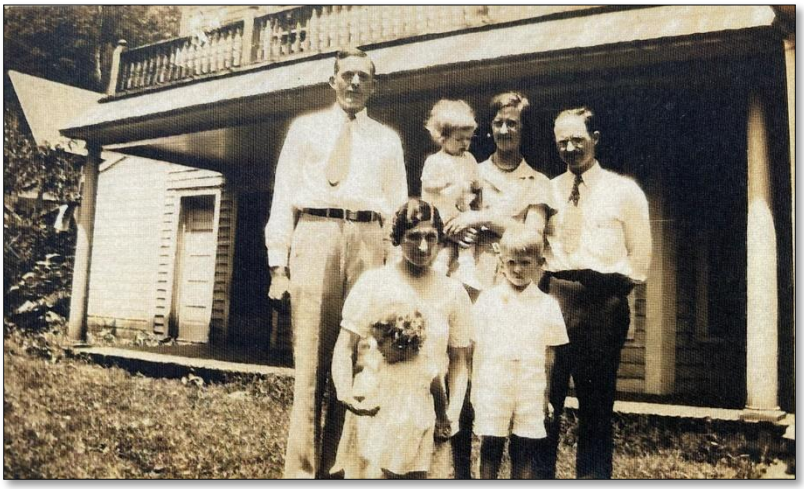
Josephine also remembers walking to school which was located on the present Appalachian State University campus. She would walk on the first "rut"? then a gravel road. The main street out of town then was the present Green Street which runs in front of the home.

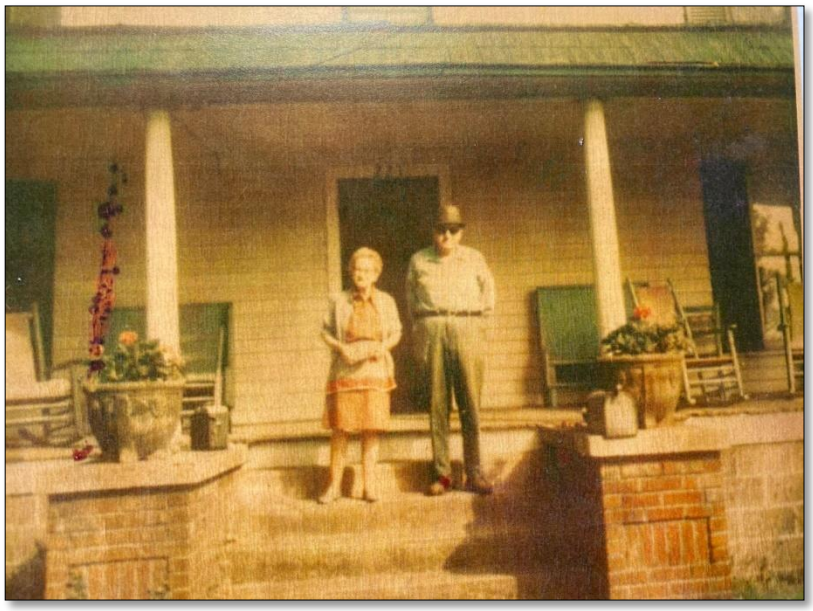


Even during the winter, she walked, and some nights she would spend with a friend in "town" if the snow and weather was too rough to make it home. The Lovill Law office was located beside the Boone Jail in the back of where the Mellow Mushroom building is today.

Captain Lovill lived in the home with his son and his family for many years, Mrs. Eldreth has many fond memories of those days.





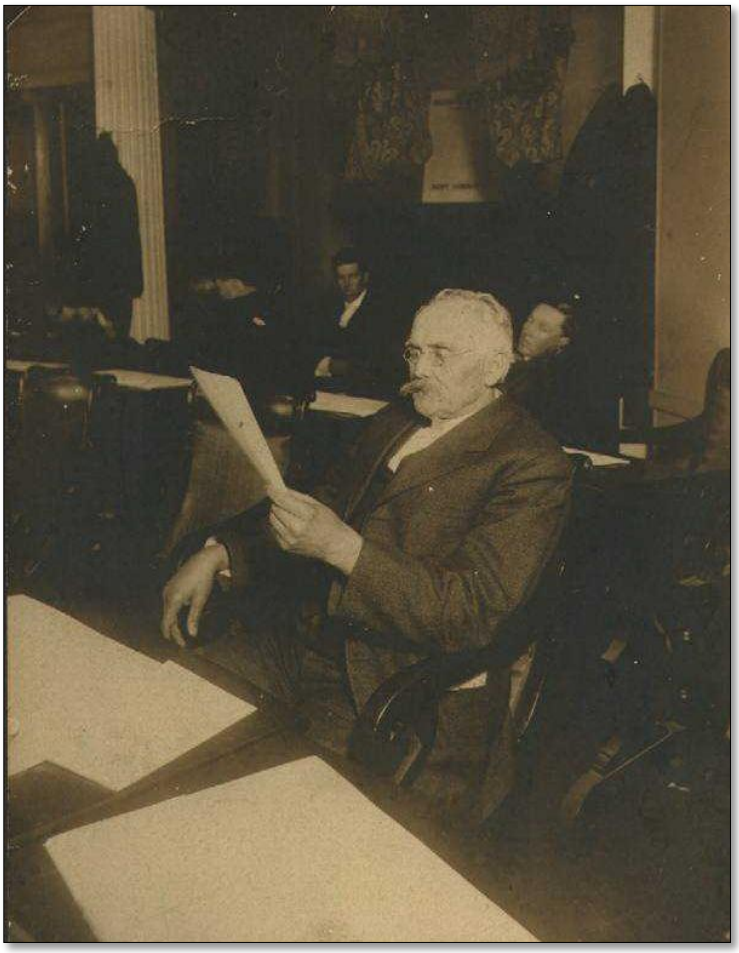


LOVILL'S ROLE IN THE FOUNDING OF APPSTATE

Captain Lovill was close friends and the attorney for B.B. Dougherty and D.D. Dougherty who founded the private Watauga Academy in September of 1899. It was difficult to fund the growth of the school as a private institution, so the Doughertys' wanted to put the Watauga Academy under the control and support of the state of North Carolina.

In 1903, after interest in the school had spread to adjoining counties, B.B. Dougherty was convinced the state would fund institutions established to train teachers. One Sunday afternoon in early 1903, B.B. Dougherty, Captain Lovill, his son William gathered in what is now the Bristol Room of the Lovill House Inn to write a legislative bill that would make the Watauga Academy a state supported institution under the name of the Appalachian Training School for Teachers.

The B.B. Dougherty and Captain Lovill paced back and forth dictating the charter of what was to be Appalachian Training School for Teachers to William Lovill. William was a lawyer like his father and was known to be the best typist in the state at the time. The desk that it was written on is part the Appstate archives.



On a cold day in January when the temperature was just 8 degrees above zero, with the bill in his pocket, B.B. Dougherty mounted his horse and rode to Lenoir where he took a train to Raleigh. W. C. Newland of Caldwell County agreed to introduce the bill to the North Carolina Legislature but there was opposition from the state's education establishment. B.B. Dougherty and Capt. Lovill worked to gain support for the bill over the course of the legislative session. On the last day of the legislative session in May of 1903, Captain Lovill organized legislators to speak in support of the bill including R. B. White of Franklin County, Clyde Hoey of Cleveland

County and E. J. Justice of McDowell County.

The bill became law, and the state supported Appalachian Training School for Teachers was established. The school opened on October 5, 1903, with $2,000 from the state and 325 students. Capt. Lovill was elected to serve as the Chairman of the board of trustees and remained the chair until the day he died in 1925.

Capt. Lovill was not only the chair of the board of trustees, but he became heavily involved in providing housing for students attending the school, first at his own home, then in 3 successive dormitories where students could live.

The Lovill Home for Girls built in 1906.



The second Lovill Home, built in 1915 and pictured in 1925.



Lovill Hall built in 1966.



In 2020, the Lovill name was removed from the building because of controversy surrounding the fact that E.F. Lovill served as a Captain in the Civil War, and was a southern democrat.

According to an article in the Appalachian "Lovill served in the Confederate Army and like Hoey, stood behind the Democratic Party's views at the time, including the suppression of Black folks."

"The sources clearly indicate that their loyalty to the southern Democratic Party and all it represented persisted throughout their entire lives," Burns said in an email.

Burns said it's appropriate for the university to remove the building signs, and while she believes it is a step toward inclusion at App State, it shouldn't stop there.

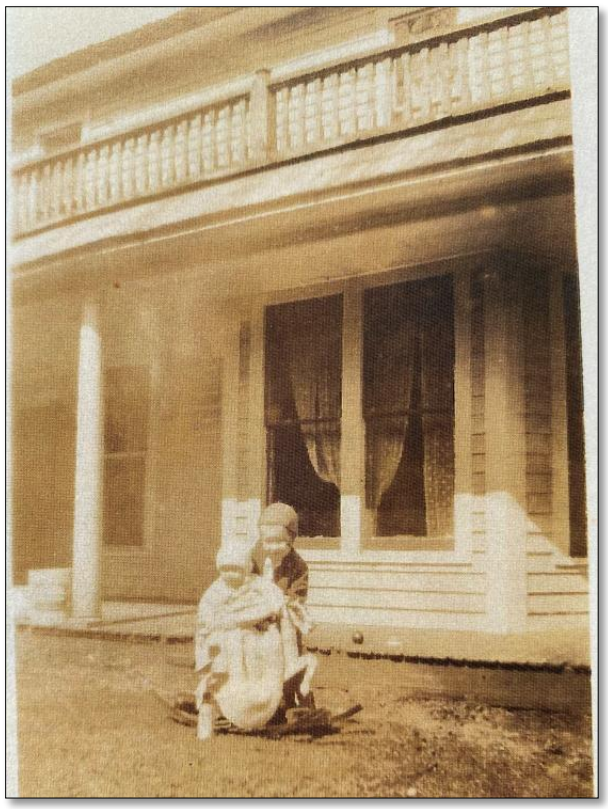
"Removing the building names will not solve the broader problems of systemic inequality at our university. It is, however, a sign that we are trying to think deeply and thoughtfully about these issues, and it's up to all of us to continue this conversation and hard work," Burns said.

THE HISTORY OF LOVILL HOUSE ITSELF

Boone, North Carolina was an isolated Blue Ridge Mountain community in 1875 when Capt. Edward Francis Lovill built his bride a farmhouse. The Lovill House was built at a time when there was no electricity, no cars, and no telephone service. The family had to be self-sufficient, so the location of the house was selected because it had access to water from the waterfall and creek behind and beside the house. It had shelter from the wind with hills to the west and east of the homesite. It was located in an area facing South to receive the warmth from the sun that accelerated the melting of winter snow. The family raised chickens and had a garden on the property and used the barn for horses to provide transportation.

The two-story farmhouse is one of the very few houses in the area from the 1800's that is still standing. The original property was over 200 acres. The main house was built in 1875, the Spring House was built behind the main house in 1931. The spring house kept food cold and provided water close to the kitchen.

The house was built with a wrap around porch and second story balcony on top of the porch. The door that was located at the end of the upstairs hall remains although the second-floor balcony does not.



During the next hundred years, the Lovill family enjoyed local and state prominence. William Lovill was elected mayor of Boone in 1939. The Lovill's continued to expand the house, enclosing the back half of the wrap-around porch to provide space for a huge country kitchen complete with open hearth fireplace.

At some point a large rock was cemented in place around the patio. In a family letter the rock was referred to as a meteorite but no one knows for sure. With four fireplaces, the Inn suffered at least 3 fires, the most recent in the 1970's in the Baldwin room where blackened rafters and a smoky odor still remained under the carpet and wall paper before the 2021 renovation. The ceiling in front of the fireplaces were filled with tons of sand to insulate the house for potential fire and there were blacken wood beams behind the popcorn ceilings in front of all fire places through out the house.

The original lattice under the porch was replaced with cinderblocks and the ivy that grew to destroy the brick entrance shown on the left above.



By the early 1970's. Boone had become a thriving market Center and ASU had grown from a small teacher's training school to a university with over 9,000 students. The Lovill family had sold all but eleven acres of the original farm property. Family would visit the home to reminisce but after years of neglect, the house existed only as a sad reminder of a happier, more prosperous time.

The Jordan Family



In 1974, the Jordan family bought the house and the remaining property to use as a family retreat. The house was reportedly to be condemned due to the lack of maintenance throughout the years. The roof had rotted, the porch was falling apart, and electrical wires were still running outside.

The Jordans gutted the house and revealed the wormy chestnut in the ceiling of the proch — a rarity, as American chestnut trees were killed by the chestnut blight of the early 1900s. The wood was damaged by insects, had discoloration and nail holes, but is now a signature in the house.

The archways, doors and door frames feature the wormy chestnut that is now both rare and relatively valuable.

“This used to be junk wood in the 1920s,” Peecook said. “Now people marvel at it, because you can't find that wood anymore unless you reclaim it. Those trees are gone.”

Jordan paid a master woodworker from Wilkesboro to come restore the wood. He created the doors, the archways and the kitchen out of the wormy chestnut. “I credit Mrs. Jordan for saving the house,” Peecook said.

They launched the beginning of a total restoration in 1990. Great care was given to retaining the original traditional farmhouse charm and architectural features.

Meticulous craftmanship went into rebuilding the wraparound porch, which included a handmade hemlock porch railing.

Three of the original wood burning fireplaces were rebuilt and all of the outside siding was replaced. The wormy chestnut used to trim all the windows and the four arched entries to the living and dining rooms was discovered under the old rotting siding. At the close of 1991, the Jordan's stopped working on the restoration and put the partially restored house up for sale.

Tim and Lori Shahen 1991-2001

In 1991, Tim and Lori Shahen from Albuquerque, New Mexico, who had been searching for exactly the right historic property purchased the partially restored home.

Over the next six months, the Shahen completed the interior restoration which included adding four bathrooms, redoing, and redesigning the kitchen and double building all guestroom walls to ensure guest privacy.



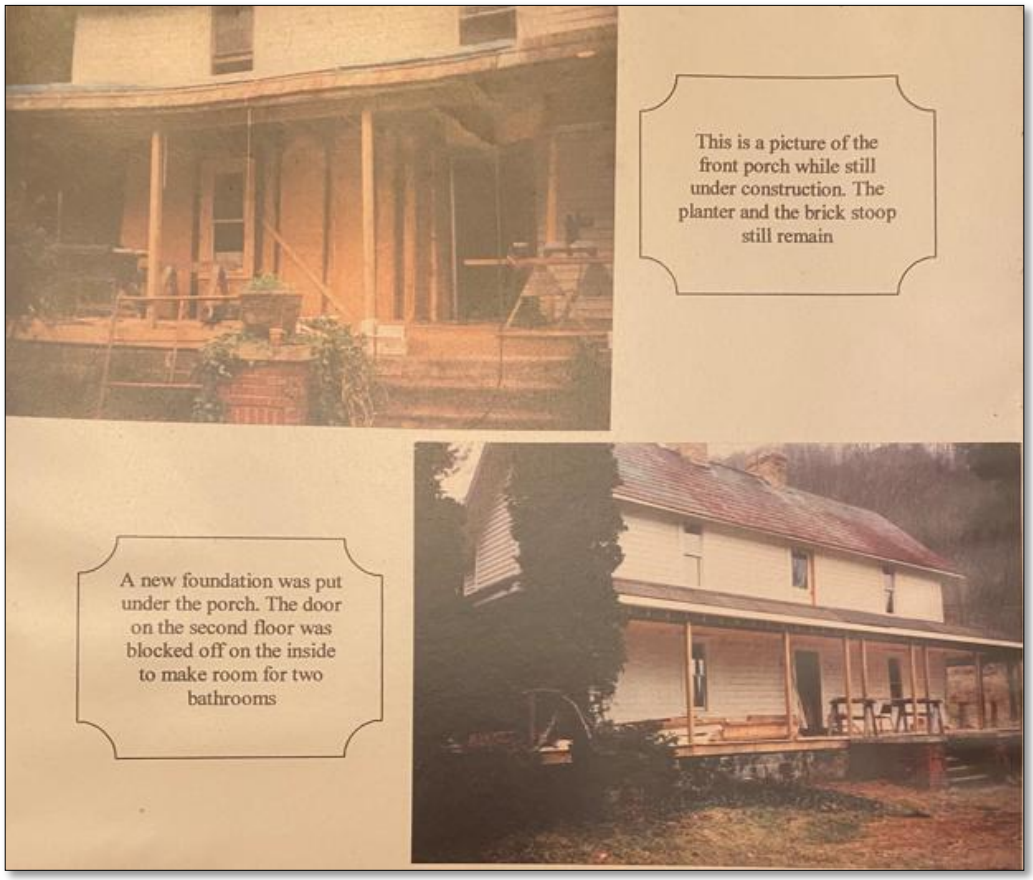
Two bathrooms were added by closing off the upstairs hall. Tim Shahen points to his idea to create more bathrooms. The original pine and maple flooring was restored to a rich amber hue.

They also began, and continued each season, the process of restoring the extensive perennial gardens.

A parking lot and driveway were added to provide ample space for guest parking.



The wrap around porch is one of the favorite guests' spots. It took a lot of work to rebuild it. High back rockers, hanging ferns, were added making it just the way guests hope it will be.



The Lovill House Inn opened on June 3rd, 1993, as a premier historic bed & breakfast offering five guest rooms with private baths.



Outside, the wooded eleven -acre setting provides a feeling of uncrowded space and a reminder of how the Lovill's spent their time. Several large perennial gardens provide special delight. A hammock awaits under a huge Maple and the hydrangea bushes are over 30 feet high. (They are very, very old)

Initially, the Shahen's planned to add six more guestrooms bringing the total to twelve. Having found financial success with a smaller more intimate Inn and having enjoyed close contact with guests, the Shahen's decided not to add the additional rooms.

In 1998 the Spring House, a 300 ft. cottage was renovated to add the sixth guest room. It was a special romantic retreat that offered guests total privacy with all the amenities and services of the main inn.

At the same time an 1100 sq. ft. log cabin, innkeeper's residence, was built on the property. The cabin is a romantic hide a way which provides the private retreat from the "office" as well as allowing the innkeepers to enjoy the beauty of the property.

Lastly, in 1999 the Hickory guest room was enlarged by eight feet to allow direct entrance to the bathroom. A gas fireplace was added, and the room was completely redecorated. As a result of these efforts, the Hickory room, which had been the least "saleable" guest room is now the guest favorite and commands top rate all year round.

After 10 years the Shahen's put the fully furnished Lovill House Inn up for sale.

Scott and Anne Peecook 2001-2020



Scott and Anne Peecook from Annapolis, Maryland purchased the Lovill House Inn in July of 2001 and continued operating it as a Bed and Breakfast for 19 years. Their son Jason helped from time to time. In total they welcomed guests from 56 different countries, all the while maintaining the AAA 4 Diamond award the Shahen's had first achieved in 1997 for over 20+ years combined.



As a Navy veteran Scott ran a tight ship and Anne prepared great food and hospitality for their guests, while both continued to make the surrounding grounds more useable to all its visitors. The Lovill House Inn became ranked as the #1 Bed and Breakfast in Boone and has remained so since TripAdvisor's inception. In 2020, the Peecook's eyed retirement, and as the Covid-19 pandemic hit the Peecook's decided to put the Inn up for sale.

Joel and Tonje Olsen 2021-



In the fall of 2020, the Olsen family purchased the property and began the major renovation of the Inn, the Cabin, the Spring House, and the Barn. All of the popcorn ceilings, wallpaper, and carpets were removed. New insulation from Rockwool provided both thermal and sound insulation. Structural repairs were made to the floors, walls, and ceilings. New paint, low in Volatile Organic Compounds, was used to create a uniform clean look to all rooms of the house. Molding was replaced, repaired, and added. New hardwood floors were added, and older hardwood floor were restored. A new, efficient heating and air conditioning system was added to the main house, cabin, spring house.

A solar carport with 25KW of solar panels was added to the parking lot. An additional 5KW of solar panels was added to the cabin porch roof. Two electric service points were combined into one point at the back of a new "Powerhouse" that was built to contain the Tesla Batteries, inverters and other electrical system that controls the electricity for the entire property. The Electrical systems were upgraded, plumbing was upgraded. An electric vehicle charger was added. The Spring House was modernized with a loft sleeping area and modern luxuries. The house was painted, gutters replaced, rotten wood fixed. The cinderblock under the porch were replaced with a more original looking lattice. The porch was repaired, and the entrance to the street was opened. Outside lanterns were added. And the historic barn was restored to its original glory. After Hurricane Helen in 2024, permeable pavement was added from the asphalt around the historic barn to allow a more accessible entrance to the unique covered outdoor structure.

Lovill House Inn Suites

The Bristol Suite

Located on the ground floor of the inn, the Bristol room features a king size bed, 2 comfy chairs and a huge brick fireplace with electric insert. A woodworker's delight! Meticulously restored room with wormy chestnut beams and wide heart pine planking floors. Exceptionally romantic, quiet, easy access, warm in winter and cool in summer. The room features 2 windows, ample drawers, individually controlled and silent HVAC, WIFI and a flat screen smart TV. Full private bath with conventional step-in tub/shower.

The Bristol Suite features the artwork of local artist, Jason Drake. https://www.jasondrake.com/



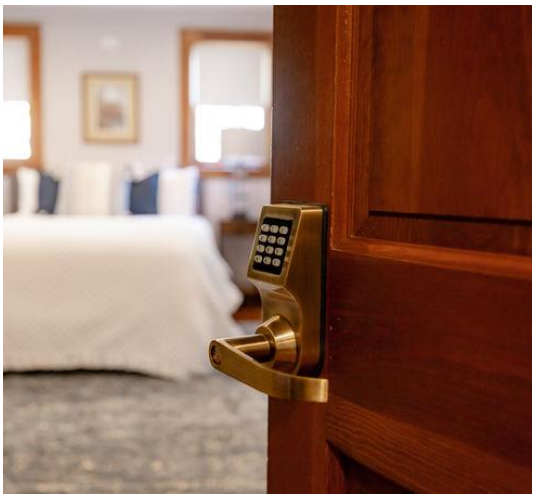




The Avery Suite

The Avery Room, named after neighboring Avery County, was added as an additional room under the old back porch about 30 years ago. It features hardwood floors, a door to direct outside access, and a new bathroom with beautifully tiled shower. Avery features 5 windows making it the lightest room of the house. Located on the 1st floor with its own entrance, wide bathroom door, high bathroom vanity, the Avery is our most accessible room. It offers individually controlled HVAC, a large flat screen smart TV, desk, and a large closet with lots of space for ski and other equipment storage.

The Avery Suite features the artwork of local artist, Kyle Keeter. https://www.kylekeeterfineart.com/









The Hickory Suite

A terrific room for long stays, and for those who really like to stretch out. It can even comfortably accommodate an extra twin bed ($95 for 1st night and breakfast and $25 each additional night for the extra breakfast). Located on the Inn's second floor, Hickory is the largest room with a two room private bath, closet, and hall with large windows. Hickory features a king size bed, comfortable rocking chair, and 2 comfy chairs. It also features a gas fireplace (useable year round), hardwood floors, free WiFi, a large flat-screen TV. The Bath offers a conventional walk in tub/shower.

The Bristol Suite features the artwork of local artist, Jason Drake.







The Linville Suite

Spacious room with oversized closet and original hardwood floors. This room can accommodate a separate twin bed ($95 for 1st night and breakfast and $25 each additional night for the extra breakfast). Linville catches the afternoon sun and faces the forest on the west side of the House. Linville is the second largest room, perfect for long stays and those who like to stretch out. It is a very private room looking out at nothing but the stream and the green forest beside the house. It is located on the second floor of the inn. It offers and King Size bed, electric fireplace, desk area, large flat-screen Smart TV, 2 comfy chairs, free WIFI and a full private bathroom with a walk in shower.

The Linville Suite features the artwork of various local artists.









The Baldwin Suite

Baldwin is a large and airy room that catches the morning sun and afternoon shade. Located on the inn's second floor it features a luxurious queen sized bed with two windows, hardwood floors and 2 deep comfy chairs. It has a full private bathroom with a conventional step in tub/shower A/C, WiFi and flat screen smart TV. This room can accommodate a separate twin bed ($95 for 1st night and breakfast and $25 each additional night for the extra breakfast).

The Baldwin Suite features pictures of the Montgomery Sheep Farm in Biscoe, NC. , home of Sunraised Foods https://www.sunraisedfoods.com/





The Lenoir Suite

A light sunny room featuring hardwood floors and 2 windows facing south and west towards the forest. This room features a beautiful Queen size bed, wormy chestnut molding around the windows and doors. The Lenoir is located on the second floor of the inn and features a full private bathroom with a conventional step in tub/shower, 2 comfy chairs , new HVAC system, free WiFi, and large flat screen smart TV. This room can accommodate a separate twin bed ($95 for 1st night and breakfast and $25 each additional night for the extra breakfast).

The Lenoir Suite features the artwork of local artist, Kyle Keeter. https://www.kylekeeterfineart.com/







The Lovill Cabin

The Cabin was built in 1998 using a traditional Log Cabin structure. It features a wood fireplace, comfortable living room, full kitchen, new bath, queen master bedroom, and large upper king room. It features a large front porch and back porch with a lighted screened in porch in the forest behind. The Cabin has its own yard with firepit and is powered by the solar carport & solar panels on the roof. Plenty of room and storage make for longer stays, ski vacations with family, and family weekends visiting students attending App State. There is pull out queen sofa bed ($95 for 1st night and breakfast and $25 per person each additional night for the extra breakfast) in the living room and the Cabin can accommodate a separate twin bed ($95 for 1st night and breakfast and $25 each additional night for the extra breakfast).

The Cabin features the artwork of local artists:

Earl Davis, https://www.earldavisfineart.com/about

and Cathy Futrall, https://www.cathyfutral.com/about

















Venues on the Lovill Property

The Lovill Barn

For weddings, staff retreats, baby showers, family reunions, meetings, and other events, consider the historic Lovill House Barn. Constructed in the late 1800's and recently renovated to preserve the history while providing a unique rustic, yet comfortable space for unforgettable memories to be made. A beautiful brick paved drive provides accessibility for all guests, and a bricked side patio provides outdoor space for larger events, event tent and food trucks. Facing the waterfall and bordered by the mountain stream, the property surrounding the barn is truly unique.















The Main Lovill House

For staff retreats, meetings, and other events up to 25 people: Consider the main Lovill House dinning room, porch and flagstone patio. As the oldest standing home bordering downtown Boone, the Lovill House was built in 1875 and where the state charter for what has become Appalachian State University was written. The dinning room seats 24 people is adjacent to the kitchen with access to the beautiful living room and outdoor wrap around porch. A mountain stream borders the outdoor flagstone patio with comfortable seating around a smokeless firepit.









The Cabin

For smaller events up to 10 people, consider the Cabin as a venue with a kitchen, living room, outdoor screened in room, front porch, back porch, outdoor space and firepit.



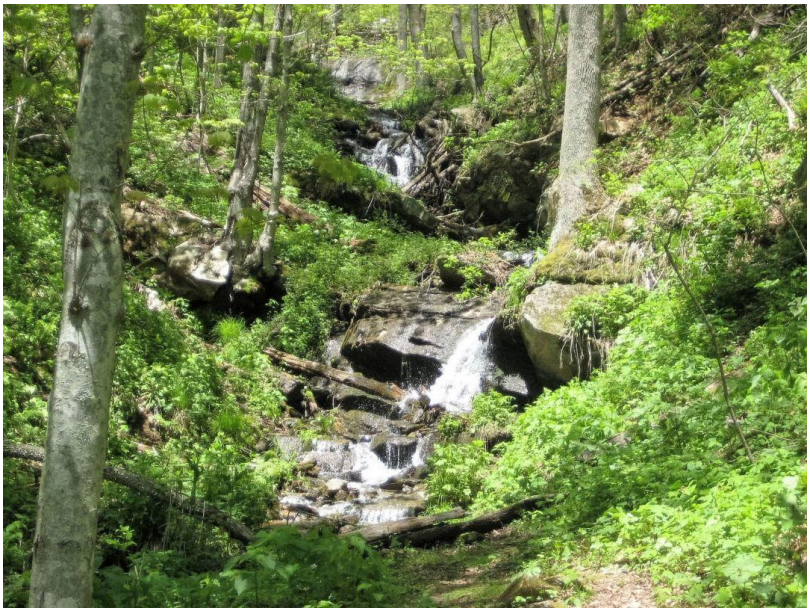


The Grounds



Set among eleven private acres on the western edge of Boone, the Lovill House is the rare High Country estate that feels deep in the mountains and yet has views of Appalachian State. Historic hemlock hedges frame the approach and enclose flower gardens and working herb gardens.

A mountain stream threads the edge of the property leading to a hidden spring-fed 80 ft waterfall, lending the house the sound of moving water from the wraparound porch and flagstone patio. Beyond the gardens, private trails switchback through the forest almost to the top of the mountain, opening onto rock outcroppings, a bear cave, and long views back across the Boone valley to campus



—an everyday prospect no other in-town property can match. For a buyer, this is more than a historic 1875 home: it is a secluded park of hedges, gardens, water, and ridgeline trails, still only a short walk from King Street, with the privacy of the mountain and the convenience of the university at the same gate.


Bear Cave
Waterfall
Chicken House
Lovill Barn
Stream
Lovill House
Lovill Cabin
Lovill House Inn
Green Street
421
Old
Bristol
Rd
W. King Street
Coin Laundry

WHY SUSTAINABLE LUXURY?

The Lovill House Inn is one of the only houses built in Boone before 1900 that is still standing. This is a testament to its sustainability. The recent renovations underline the new owners' commitment to investing in modern sustainability features that increase the comfort and luxury of the property.

In 2021, the Lovill House was renovated to become a model of sustainability, efficiency, and luxury in the hospitality industry. Our slogan is Sustainable Luxury which not only refers to the 150-year history of property but also the commonsense investments made in solar and battery technology that allow the property to operate off-grid with no compromises. We've upgraded the lighting system, climate control and ventilation system, the thermal, sound and fire insulation. We have restarted the Lovill herb garden and plan to rebuild the chicken house to provide fresh eggs for our guest's breakfast. While we no longer have horses on the property, our guests can still avoid the gas station by charging their electric cars from the solar carport during their stay.
The owners of the Lovill House Inn hope that our guests will be able to take ideas they see during their stay to make their own homes more sustainable.

Plastic Free

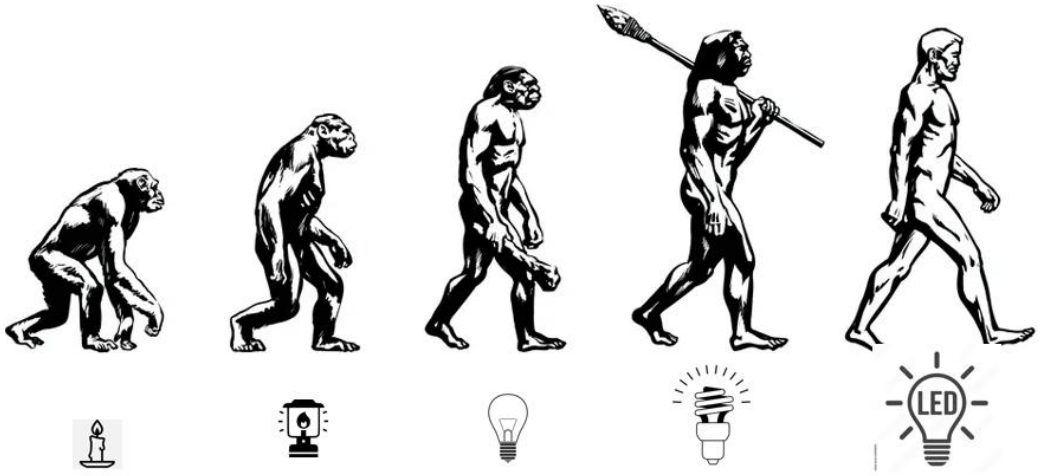
At the Lovill House Inn, we are committed to reducing our use of single use plastic and minimizing our waste. Please notice the reusable glass water bottles beside the beds, the electronic keypad on the doors instead of a disposable plastic room key, and the dispensers in the bathrooms have vegan and non-toxic products made by a North Carolina company named Fillaree. Just a note that an inn of our size would throw away 23,000 plastic bottles each year just for soap, shampoo, and conditioner!



At breakfast, the guests'meals are served on real plates, in real glasses with real utensils that are washed and sanitized rather than thrown away. We use compostable trash bags throughout the property rather than bags that never decompose in landfills. Reducing our waste stream and our dependence on plastic helps us do our part to protect the natural beauty of the Appalachian area.

Our Lighting System

Every light in the Lovill House Inn uses an LED bulb. LED lights can last up to 25,000 hours – compared to just 1,000-2,000 for incandescent lights. They contain no mercury like fluorescent bulbs.



A 6-watt LED light can produce the same light quality as a 60-watt incandescent. All that saving means less long-term cost and lower CO2 emissions are created by the Inn's lighting needs

Insulation

As part of the renovation, rockwool insulation was used to provide superior sound insulation as well as minimize the energy needed to heat and cool the house. In addition, the insulation provides a unique fire insulation protecting our guests.



Rockwool is made from natural igneous rock, which forms when lava cools, as well as an often-wasted byproduct of steelmaking called slag. Rockwool is non-toxic and formaldehyde-free, making it cleaner and safer than the bright pink fiberglass that most people have grown accustomed to. Over 75% of Rockwool material comes from recycled substances and its ability to repel or keep in heat lowers the Inn's energy needs.

Better insulation = lower energy costs = lower Carbon emissions

Climate Control System

As part of the renovation, the Trane XV18 high-efficiency HVAC system was installed in the main house and the cottage house. In addition, high-efficiency mini-splits (air-to-air heat pumps) were installed in the two first floor guest rooms and the loft of the cottage house to provide individual temperature control.

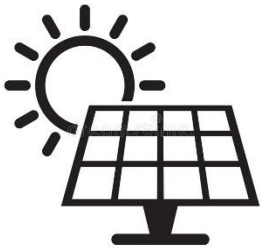


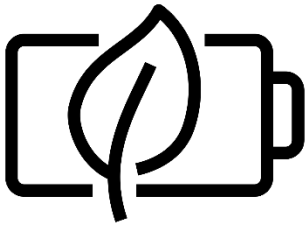
Both the Trane XV18 and the mini-splits operate on a variable-speed basis so that users can receive the exact heating and cooling they need. Traditional HVAC equipment is either 100% on or 100% off. The variable speed feature of our climate systems allows for optimum temperature control with minimal energy usage.

This is yet another way the Lovill House reduces our CO2 output, our energy costs and creates a better guest experience.

Renewable Energy and Energy Storage

As part of the renovation, we have invested in a carport that both provides shelter for our guest's cars as well as generating 25 kilowatts of electricity while the sun is shining. The Lovill Cabin porch roof also features an additional 5 kilowatts of solar that allows the property to generate most of its energy needs during daylight hours.





Inside of our Powerhouse are 6 x Tesla Powerwall 2 batteries that can store 82kWh of power generated from the solar modules, and then provide power at night. The property is connected to the NRLP electric grid as a backup only. When there is no solar available and no power left in the batteries, the property is seamlessly powered by the NRLP grid.

In the event of a grid outage, the Lovill House Inn may be the only property with power.

Clean Food

As part of our commitment to sustainability the Lovill House Inn is dedicated to maximizing the use of organic ingredients for the breakfast we serve to our guests.

We believe clean food without antibiotics, the use of herbicides, pesticides, or other toxic chemicals is worth the extra cost and health benefits it can provide our guests.

We strive to procure food locally.

Indoor Air Quality

Our climate systems provide filtration of bacteria and viruses, and we have a regular schedule for changing our filters to ensure we have the best indoor air quality for our guests.
These walls are coated with low VOC paints – which look just like regular paint but have some impressive qualities. VOCs are organic chemical compounds that have very negative effects on human health and air quality. Low VOC paints reduce allergy-causing toxins, reduce contaminates in the ozone and groundwater, have less odor, cause fewer toxic emissions, and to top it off, they clean easier with soap and water than other paints.

Electric Vehicle Charger
A Tesla Electric Vehicle Charger was installed that can charge Tesla EV's at roughly 45 miles per hour. In addition, 2 x 240V plugs were installed that can charge EVs at 60 amps which would allow up to 50 miles per hour.

NC Green Travel Award –
Lodging properties, restaurants, parks, museums, attractions, and all other travel-oriented businesses can apply for recognition by the NC GreenTravel Initiative Program. Recognized businesses receive a certificate and window decal denoting them as an NC GreenTravel business and have their company name listed on the NC GreenTravel website. The rating system is based on one, two or three Dogwood Blossoms to indicate the "green" level of the applicant. The Lovill House inn was awarded Three Dogwood Blossoms in 2022 which is the highest award

Sustainable Energy Project of the Year 2021 –
O2 Group Ventures was awarded the North Carolina Sustainable Energy Association's (NCSEA) Sustainable Energy Project of the Year in Building Performance/Energy Efficiency Award for its work on the Lovill House Inn project in Boone, N.C. This award is given to a business that has demonstrated professional excellence, uncompromising ethical standards, and has truly made a lasting positive impact on NC's clean energy economy. Below are excerts from an interview with CEO Joel Olsen.