



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, February 9, 2021

3:00 PM

WebEx

The meeting will be held remotely using video conferencing software (WebEx). For information on how to watch, listen and/or participate in the meeting, please see the WebEx Video Conferencing information below.

I. Call to Order

II. Adoption of Agenda

III. Approval of Minutes

January 26, 2021 Meeting Minutes

IV. Public Comment

V. Cemetery Deeds

VI. COA Application

VII. District Designation Report

Revised District Designation Report

VIII. Informal Discussion/Other Matters

IX. Adjournment

To watch the meeting: Anyone can view the meeting live at: <https://townofboone.net.viebit.com/index.php>

Note: To preserve bandwidth and ensure an orderly meeting, individuals who wish only to view the meeting but not speak at it should view the livestream at this link. Only individuals who wish to participate should use the WebEx link described below:

To participate in the meeting: Individuals who wish to participate may do so through WebEx, a video conferencing software, either online (by computer or smartphone) or by telephone. To do so, please email Jane Shook, Director of Planning & Inspections at jane.shook@townofboone.net or call in at 828-268-6960 and you will be provided with an email invitation to the meeting. All requests for participation must be completed by 5:00 p.m. on the day of the meeting.

Individuals who require user assistance registering or joining the WebEx event on the day/night of the meeting can call 828-268-6960 for support.

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
JANUARY 26, 2021
3:00 PM**

Historic Preservation Commission Members in Attendance: Chairperson Eric Plaag, Vice-Chairperson Phoebe Pollitt, Bettie Bond and Chuck Watkins

Council Liaisons: Rennie Brantz and Loretta Clawson

Town Staff in Attendance: Christy Turner-Senior Planner and Marlene Crosby-Board Secretary

Others Present: Mark Freed, Director of Cultural Resources

Call to Order

Chairperson Eric Plaag called the meeting of the Boone Historic Preservation Commission, held via WebEx, a video conferencing software to order on Tuesday, January 26, 2021 at 3:05 p.m.

Adoption of Agenda

Council Liaison Brantz made a motion, seconded by Member Watkins to approve the agenda as amended by adding the following two items by Chairperson Plaag. The two items were an announcement by Council Liaison Loretta Clawson after the Adoption of the Agenda and an update on the District Designation Report after Public Comment.

Vote:

Aye – All

Nay – None

The motion passed.

Chairperson Plaag opened the floor for Council Liaison Loretta Clawson to announce that she has resigned from the Boone Town Council and her position as Mayor-Pro Tem, as well as her position of Council Liaison to the Boone Historic Preservation Commission due to family health reasons. Chairperson Plaag and Council Liaison Brantz thanked Council Liaison Clawson for her service to the Town of Boone. Chairperson Plaag encouraged Council Liaison Clawson to consider in the future, applying to be a regular member of the Historic Preservation Commission, if it becomes possible for her to do so. Council Liaison Clawson noted that she enjoyed serving the Town of Boone and she would consider applying for a position on the HPC in the future, if it becomes possible for her to do so.

Approval of Minutes

Member Bond made a motion, seconded by Vice-Chairperson Pollitt to approve the September 30, 2020 joint meeting minutes as amended.

Communication: January 26, 2021 Meeting Minutes (Approval of Minutes)

Vote:

Aye - All

Nay - None

The motion passed.

Member Watkins made a motion, seconded by Vice-Chairperson Pollitt to approve the October 27, 2020 joint meeting minutes as amended.

Vote:

Aye - All

Nay - None

The motion passed.

Member Watkins made a motion, seconded by Vice-Chairperson Pollitt to approve the November 10, 2020 regular meeting minutes as amended.

Vote:

Aye - All

Nay - None

The motion passed.

Member Bond made a motion, seconded by Vice-Chairperson Pollitt to approve the December 8, 2020 regular meeting minutes as amended.

Vote:

Aye – (Bond, Pollitt and Watkins)

Nay – None

Abstain – (Plaag)

The motion passed.

Election of Officers

Chairperson Plaag opened the floor for nominations for chairperson for 2021. Member Watkins nominated Chairperson Plaag to continue to serve as Chairperson for 2021. Chairperson Plaag accepted the nomination.

Member Bond made a motion, seconded by Member Watkins to re-elect Chairperson Plaag for the position of the Historic Preservation Commission Chairperson for 2021.

Vote:

Aye – All

Nay – None

The motion passed.

Chairperson Plaag opened the floor for nominations for Vice-Chairperson for 2021. Chairperson Plaag nominated Vice-Chairperson Pollitt to continue to serve as Chairperson for 2021. Vice-Chairperson Pollitt accepted the nomination.

Chairperson Plaag made a motion, seconded by Member Watkins to re-elect Vice-Chairperson Pollitt for the position of the Historic Preservation Commission Vice-Chairperson for 2021.

Vote:

Aye – All

Nay – None

The motion passed.

Public Comment

No individuals requested the opportunity to speak during public comment.

District Designation Report

Chairperson Plaag updated the Historic Preservation Commission on the status of the District Designation Report. He asked for an update on where we are in the process of reviewing the District Designation Report. He noted that there are some changes that need to be made to the report because of topics that have been previously discussed by the HPC.

Discussion ensued on submitting the revised District Designation Report to Council. Chairperson Plaag asked Ms. Christy Turner, Senior Planner if the Planning Staff would like for him to make the editorial changes and submit them to the Planning Staff for the said report to be sent to Council prior to Planning Retreat. Ms. Turner agreed to Chairperson Plaag emailing her the revised District Designation Report once he has made the changes. She said she would submit the report to Council. Chairperson Plaag asked if a motion and vote were necessary to submit the said report to Council. Ms. Turner said yes.

Discussion ensued on sending the revised District Designation Report to the Historic Preservation Commission for their review of it. Ms. Turner asked Chairperson Plaag when it would be convenient for him to send the said report to HPC. Chairperson Plaag reviewed the Town meeting calendar and noted that the next HPC meeting is scheduled for February 9, 2021 at 3 p.m. He also concluded he could prepare the said report by the next HPC meeting and the HPC could review it and vote on it. The report would be ready to be submitted to Council for their review at the February 12, 2021 Planning Retreat and the February regular Council meetings. Chairperson Plaag pointed out that it is important that the Council have the current iteration of said report available because he knows of at least one Council Member who feels some urgency about at least exploring the idea of the designation based on the “Secretary of the Interior Standards” as the design standards to start because of the concern for the continued destruction of properties within the proposed historic district.

Chairperson Plaag asked Ms. Turner about the status of the Town Attorney’s review of the District Designation Report. He pointed out that there is also a requirement that there be a 30

day review of the District Designation Report by the State Historic Preservation Office (SHPO). He said if Council was so inclined, he suggested that the Council could make the designation of the district and let the public feedback phase be focused on the design standards.

Chairperson Plaag noted that he would email the revised District Designation Report to Ms. Turner by Thursday, February 4, 2021 and Ms. Turner will submit it to the Town Clerk on Friday, February 5, 2021 to be added to the agenda of the February 2021 Council meetings.

Chairperson Plaag asked Ms. Turner about Council's intentions as far as discussion on the District Designation Report at the Planning Retreat. Ms. Turner said that the Planning Staff will give a presentation to Council using the story journal and other examples within the district.

Chairperson Plaag asked if a representative of the HPC would need to attend the February 2021 Planning Retreat. Ms. Turner said that a HPC member would not be required to attend the said retreat.

Cemetery Deeds

Chairperson Plaag suggested tabling this agenda item until the next HPC meeting in February of 2021 because this topic is of lesser priority for discussion at this meeting.

Member Bond made a motion, seconded by Member Watkins to table the Cemetery Deeds agenda item to the February 9, 2021 Historic Preservation Commission meeting.

Vote:

Aye – All

Nay – None

The motion passed.

Junaluska Marker

Chairperson Plaag asked Ms. Turner for an update on the manufacturing process of the Junaluska Marker. Ms. Turner said that the typesetting for the marker is being completed and it should be shipped to the Town of Boone in about two weeks.

Chairperson Plaag asked Ms. Turner about the approval of the June 19, 2021 date that was suggested by the Junaluska Heritage Association for the unveiling of the marker. Ms. Turner said that the suggested date was approved by Council for the unveiling of the marker.

Discussion ensued on the closing of the roads for the Junaluska Marker Ceremony. Ms. Turner noted that the HPC does need to discuss the road closures. Chairperson Plaag asked if a recommendation from the HPC is necessary for the request for road closures. Ms. Turner said a recommendation might be more effective, but it is not required. She said that she can just send in an application for the request for road closures. Chairperson Plaag confirmed with the HPC that in the HPC's previous discussions of the road closures for the unveiling of the marker that

there was consensus on the road closures. Member Bond agreed with Chairperson Plaag on said discussions.

Discussion ensued on the length of time for the unveiling ceremony. Chairperson Plaag recommended to allow for about ninety minutes of time for the ceremony from 4:30 p.m. to 6 p.m. Council Liaison Brantz agreed with recommending this length of time for the ceremony.

Discussion ensued on providing audio video equipment and live streaming for the unveiling ceremony. Mr. Mark Freed, Director of Cultural Resources said that he can provide a portable loud speaker, podium and microphone. He said that he can provide live streaming through the Jones House Cultural Resources Facebook or Instagram page. He noted that he can check with Ms. Lane Moody, Downtown Boone Development Coordinator to see if she can live stream the event on the Downtown Boone Development Association Facebook page. Mr. Freed suggested using a cell phone to video the event and then the video could be placed on the Town website for future viewing. Chairperson Plaag noted that he preferred for the ceremony to be live streamed on Facebook because Digital Watauga and the Watauga Historical Society would like to share that feed and they do not have an Instagram presence at this time.

Chairperson Plaag made a motion, seconded by Member Bond to recommend to Council that there be a road closure for the unveiling of the Junaluska Marker ceremony on Saturday, June 19, 2021 at 5 p.m. with the road closures being from 4:30 p.m. to 6:00 p.m. at the intersection of North Depot Street and Queen Street and from the Watauga County Library driveway to the west to the driveway of the funeral home from North Street to the lower part of King Street and the east bound traffic on Queen Street from North Water Street. It was also recommended to Council that the Historic Preservation Commission request the assistance of Mr. Mark Freed, Cultural Resources Director and Ms. Lane Moody, Downtown Boone Development Association to help with equipment and live streaming of the ceremony.

Vote:

Aye – All

Nay – None

The motion passed.

Chairperson Plaag pointed out that all of these recommendations are contingent on the approval of Watauga County allowing the Junaluska Marker to be placed on their property. Ms. Turner confirmed that Watauga County has approved the placement of the said historical marker on their property.

Turner House

Chairperson Plaag began explaining that as a private citizen of the Town of Boone that he had written a letter to the County Commissioners regarding the demolition of the Turner House. He said that there was a lot of public feedback on the Digital Watauga posts that blamed the Town of Boone for the demolition of the Turner House. He said that he made it abundantly clear that

the decision to tear down the Turner House was made by Mr. Deron Geouque, Watauga County Manager and the County Commissioners.

Member Watkins asked why the Town of Boone did not immediately cancel the demolition permit for the structure. Chairperson Plaag noted that it was his understanding that once the Town issues a permit, they do not have a mechanism to cancel it. Ms. Turner noted that a permit is good for six months after it is issued. She said if the Turner House had been a local landmark status or if the Town had been notified of a possible environmental issue, the Town may have been able to do something regarding the prevention of the demolition of the house.

Discussion ensued on the asbestos removal in the Turner House. Council Liaison Clawson asked Chairperson Plaag about a previous question she had regarding the asbestos in the Turner House. Chairperson Plaag said that he wrote a letter as a private citizen to Mr. Geouque Watauga County Manager on Thursday after the Turner House had been demolished regarding asbestos removal and certification for the property. He said that Mr. Geouque replied to him with what appeared to be appropriate documentation that Watauga County had done all that was required for the asbestos removal.

Chairperson Plaag explained that he does not think that there is much more the HPC can do as a body in terms of preservation for the Turner House property. He said he has been thinking about adding the Hardin/Turner House to the HPC's list of historical markers to be discussed by the HPC. He asked the HPC if they thought this proposed historical marker should be discussed for the Turner House and if the historical marker should include the words about the County's decision to demolish the house for a parking deck. Council Liaison Brantz said he would hesitate to do so and explained that he felt it might more inflame the situation. Member Bond said that she was not sure what would it would achieve by putting up a historical marker. Vice-Chairperson Pollitt asked that the HPC be given a month to ponder the idea.

Discussion ensued on the Watauga County Courthouse roof elevation. Chairperson Plaag said there was a case that just went before the Board of Adjustment where Watauga County asked to put an elevated, presumed gabled roof on the Court House building. Chair Plaag indicated that a Board member attempted to question the applicant about the courthouse project, but the board member learned that they had to recuse themselves. Chair Plaag said it was reported to him that the Board of Adjustment did not have any meaningful questions regarding the case and they granted all of the variances requested to add an architecturally inappropriate feature to the roof on top of the court house. He said he is concerned with the height from the elevated roof. He noted that the courthouse building is already out of scale to the rest of the district. Ms. Turner added that the minimum height in the B-1 zoning district for this area of King Street is 33 feet and the courthouse roof will go up to 50 feet and eight inches. Vice-Chairperson Pollitt asked if another floor is being added to the courthouse. Ms. Turner said the height is being increased to hide the HVAC equipment.

Mr. Freed left the meeting at approximately 4:36 p.m.

Town Streets

Chairperson Plaag asked for an update from the HPC on how they were progressing with their respective assignments on researching the history of Town Streets. Chairperson Plaag answered questions on the street assignment from Council and suggested newspaper searches could be done on the digitalized Watauga Democrat website to help with their research.

Chairperson Plaag suggested that the HPC email him the information they have gathered from their research on the Town streets and he will compile the data into a single document and present it to the HPC at the March 2021 meeting for their review.

Chairperson Plaag informed the HPC about a way to research information on the Town Streets at the Watauga County Register of Deeds website. He noted that an original subdivision plat is available for Grand Boulevard and a plat is available for Howard Street.

Certificate of Appropriateness Applications

Chairperson Plaag asked that the HPC to review the attached possible COA applications and be prepared to discuss them at the next meeting. He also noted that the HPC may be facing their first COA case regarding the Linney House and potentially the Linney Law Office as a separate case.

Town Website

Chairperson Plaag gave a brief tour of the website that he has created with the Historic Preservation Commission information for the Town of Boone based on conversations with Ms. Jane Shook, Director of Planning and Inspections. He asked the HPC to takes notes on the things that they like or do not like about the website.

Chairperson Plaag said that he has suggested to Ms. Shook that this proposed HPC website be located in a space which is linked to the Town's website. He began describing "Square Space" which is an out of the box templated web design service. He noted the advantages of a "Square Space" website. He said the Planning Staff can easily make changes to it without going through another party. In addition, he said that "Square Space" as a website can be independent of the Town website and yet be integrated into the Town website via links.

Chairperson Plaag explained that Ms. Shook is exploring redesigning the Planning and Inspections Department webpage to add links for the Historic Preservation Commission and Community Appearance Commission's websites which are boards that report to the Planning and Inspections Department.

Chairperson Plaag pointed out topics or sub-pages he has built into the website which include historical landmarks, districts and historical markers. He said the design standards and Certificate of Appropriateness information sections are not built out at this time because they are a work in progress. He said there is another sub-page for other projects where he added the Town Streets project which will include a photo of each street and a description of the

street. He said the webpage also includes a brief description of the mission of the HPC and what the HPC does as determined by the Town of Boone Unified Development Ordinance. He said at the bottom of the landing page is the contact information for HPC and Ms. Marlene Crosby, the board secretary of the HPC is listed as the contact for the HPC.

Chairperson Plaag pointed out that the files on each sub-page are in PDF file format. He noted that there is a webpage for the public to submit their own historical marker topic suggestion. He added that this webpage gives the public an opportunity to let the HPC know which historical marker they would like for the HPC to explore. He said that the HPC had previously discussed that they would like to hear public feedback through the Town website on about historic preservation topics for the Town.

Chairperson Plaag opened the floor for questions and comments on the proposed HPC website. Council Liaison Brantz asked Chairperson Plaag how long should the description be for each street. Chairperson Plaag responded by saying that for the web interaction portion he recommended the length of the description to be from one to two paragraphs depending on the topic of the page. Chairperson Plaag explained the goal of the HPC is to make the website pleasant to interact with it.

Member Watkins suggested having another sub-page that has information on what the Town has lost and what has been replaced in the Town for example a before and after section covering the last six months. Chairperson Plaag said a “Lost Boone” sub-page would be an interesting topic for the HPC to take on. Vice-Chairperson Pollitt and Member Bond agreed. Chairperson Plaag said his purpose in this web design was to address the immediate informational needs of the HPC which include the COA and design standard information that the public needs to be able to access.

Chairperson Plaag talked about including a blog page on the website for whenever it would be needed for a certain event. He explained that if the HPC had a blog right now, it would probably be appropriate for the HPC to say what the Turner House was and why it was significant and what happened to it. He further explained that a new blog is usually written for each new day on a given topic.

Chairperson Plaag asked about the next step on the proposed website and said he would meet with Ms. Turner and Ms. Shook on it. Ms. Turner said after she and Ms. Shook have reviewed the proposed website, they will set up a meeting with Chairperson Plaag to discuss it. After that meeting, Chairperson Plaag will report back to the HPC on the outcome of that discussion at hopefully the March 2021 HPC meeting.

Informal Discussion or Other Matters

Chairperson Plaag explained that he is having to pay a monthly fee for the Square Space website. He said that he would rather not continue to pay for it after a few months. Member Bond asked if there was any money left in the HPC budget. Chairperson Plaag said if the Town is serious about the proposed website, he would like to see the Town pay the monthly fee while

the HPC and Staff work out the details of it. He said that he does not mind paying for the monthly fee up through the month of March of 2021.

Discussion ensued on recommending that the cost of the proposed website be taken out of the HPC's Town budget. Ms. Turner asked about the cost of the monthly fee. Chairperson Plaag said the yearly fee for the proposed website is under \$200.00. He said the cost of the web domain for a landing spot for the proposed website is under \$100.00. He said currently all together the approximate cost to have the proposed website is approximately \$300.00 a year to maintain it. He said that the HPC should have money allocated to them that is enough to cover the website expense. Vice-Chairperson Pollitt noted that there could be an issue if other boards might want their own website. Council Liaison Clawson noted that sometime in the future the Town might have a webmaster to maintain the Town website as well as HPCs

Discussion ensued on the budget hearings for 2021. Council Liaison Brantz said the date for the budget hearing is on February 22, 2021.

Chairperson Plaag made a motion, seconded by Vice-Chairperson Pollitt to recommend to Council to approve an expenditure of approximately \$500.00 per year to maintain a stand-alone Historic Preservation Commission website that is integrated by links through the Town of Boone website. This expenditure would cover the cost of the web design platform preferably through "Square Space" as well as the cost of the domain and the security element that would go with it.

Vote:

Aye – All

Nay – None

The motion passed.

Member Bond talked about reimbursing Chairperson Plaag for the money he has already spent so far on the proposed website. Chairperson Plaag said that he is not concerned with being reimbursed for money he has spent so far on it. He is considering the money he has spent as a donation to the Town.

Chairperson Plaag suggested the following items for the next meeting agenda: Cemetery Deeds, COA applications and the revised District Designation Report.

Adjournment

With no other topics to be discussed, Member Bond made a motion, seconded by Vice-Chairperson Plaag to adjourn the meeting at 5:10 p.m.

Vote:

Aye – All

Nay – None

The motion passed.

Eric Plag, Chairperson

Marlene Crosby, Board Secretary

Communication: January 26, 2021 Meeting Minutes (Approval of Minutes)

**REPORT AND RECOMMENDATION
FOR THE
DESIGNATION OF THE
DOWNTOWN BOONE LOCAL HISTORIC DISTRICT
BOONE, NORTH CAROLINA**

DRAFT VERSION, February 2021

Prepared by Dr. Eric W. Plaag

Adopted by the Boone Historic Preservation Commission

August 11, 2020

BOONE HISTORIC PRESERVATION COMMISSION

Eric Plaag, Chairperson

Phoebe Pollitt, Vice Chairperson

Elizabeth B. Bond

Teresa Pearman

Charles Watkins

Rennie Brantz, Town Council Liaison

Loretta Clawson, Town Council Liaison

TOWN OF BOONE PLANNING AND INSPECTIONS DEPARTMENT

Jane Shook, Director

Christy Turner, Senior Planner

Marlene Crosby, Administrative Support Specialist

BACKGROUND

Article 2, Section 2.04.06(A)(2) of the Town of Boone Uniform Development Ordinance establishes the Boone Historic Preservation Commission (HPC) and authorizes the HPC to “recommend to the Town Council areas to be designated by Ordinance as ‘Historic Districts.’” Article 8, Sections 8.01.01(A) and (B) of the Town of Boone Uniform Development Ordinance authorize Town Council, “upon recommendation by the Historic Preservation Commission or on its own initiative” to “designate Historic Districts as overlay districts in the Town’s planning jurisdiction,” provided that “an investigation and report describing the significance of the buildings, structures, features, sites, or surroundings included in any such proposed district, and a description of the boundaries of such district, has been prepared,” and that “the North Carolina Department of Cultural Resources, acting through the State Historic Preservation Officer or his or her designee, shall have made an analysis of and recommendations concerning such report and description of proposed boundaries...within thirty calendar days after a written request for such analysis has been received by the Department of Cultural Resources.” These local procedures are enabled by the North Carolina General Statutes, Chapter 160A-400.1 through 160A-400.14.

In its 2006 Comprehensive Plan Update (Section 2.3.2 Community Character), the Boone Town Council prioritized the protection of historic and architecturally significant properties within the Town of Boone, highlighting that “the identification, restoration, and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance shall be encouraged as a means of enhancing their economic and cultural value to the planning area,” with a goal of “seek[ing] out locations of historical merit in the community, and prepar[ing] an action plan for their enhancement, rehabilitation, or relocation as may be necessary.” This plan update also noted that “the destruction of significant architectural, historic, scenic, natural, and archeological resources in the planning area shall be discouraged,” and that “new development, redevelopment, and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context in the immediate area, and supportive, whenever possible, of Boone’s original community character as a High Country small town.” The Town Council also particularly noted the importance of “the preservation and improvement of downtown’s prevailing character, building setbacks, street yard environs, and landscape standards” (Section 2.1.5 Downtown), noting that “the town should create and reinforce an architectural style consistent with the original high country, small town flavor of Boone...as it existed before the growth boom of the 1970s and 1980s,” as well as underscoring that “building architecture should be consistent with Boone’s regional context in using indigenous materials whenever possible...includ[ing]...stone, brick, and wood, as opposed to glass, plastic, or other highly reflective finishes.”

Toward these ends, the Boone Town Council tasked the HPC in 2015 with undertaking a comprehensive survey of the downtown Boone area, which roughly

aligns with the present boundaries of the Boone Municipal Service District (sometimes referred to as the “MSD” or “B-1”). The Boone Historic Preservation Commission (HPC) in turn solicited the assistance of Dr. Eric Plaag of Carolina Historical Consulting, LLC, who also serves as the HPC’s chairperson, to direct the survey and supervise a team of interns who would complete the survey fieldwork. Dr. Plaag agreed to undertake this work gratis, as a courtesy to the Town of Boone. In Fall 2015, the HPC held a public information session about the forthcoming survey work, shortly after which the survey fieldwork began. In the three years that followed, comprehensive research on each of the survey-eligible properties in the MSD resulted in updated survey files for 32 properties and new survey files on another 95 resources. In addition, survey files for four other properties lying just outside the MSD were updated for the survey report, bringing the total to 131 resources evaluated by the survey team. These resources represent a diverse group of building styles and forms from the nineteenth and twentieth centuries that illustrate the many factors that have influenced the development of Boone’s historic downtown area between 1890 and 1970.

The final survey report, which was completed in December 2019 and submitted to the North Carolina State Historic Preservation Office (NC SHPO), provides a detailed analysis of these resources and those factors that shaped the development of downtown Boone. Organized around historic contexts, the report divides the period from colonial settlement to 1964 into a series of developmental stages that tell the story of how Boone’s downtown core changed over time. In addition, the final survey report made a number of long-term planning and preservation recommendations for the Town of Boone regarding the downtown area. Among them was the designation of a Local Historic District for the area roughly bounded by Queen Street to the north, Appalachian Street to the east, Rivers Street to the south, and Water/Burrell Street to the west, with an expanded area along the King Street corridor to the west as far as the former Smithey’s Department Store Building. The period of significance for the recommended district ranges from 1918 to 1964. This designation report accepts and incorporates the district-related recommendations found in the survey report.

RECOMMENDATION

The HPC reviewed this Downtown Boone Local Historic District Designation Report at its meeting on August 11, 2020, based upon its previous review and approval of the five-year intensive survey report prepared by Dr. Eric Plaag of Carolina Historical Consulting, LLC, in December 2019.

The HPC makes the following recommendations to the Boone Town Council:

1. That the Downtown Boone Local Historic District area, as outlined in the map below, be designated as a historic overlay district according to the boundary indicated in the map and described elsewhere in this report; and

2. That the Downtown Boone Local Historic District Design Guidelines, which are outlined in a separate document and are to be applied by the Boone Historic Preservation Commission in consideration of applications for Certificates of Appropriateness, be approved as described in this report.

SIGNIFICANCE OF THE 2006 COMPREHENSIVE PLAN UPDATE

As noted above, several sections of the 2006 Comprehensive Plan Update for the Town of Boone provide guidance to preserve and promote the historical significance and architecture of Boone through actions and policies of the Town. These policies are outlined in particular in the following sections, which provide justification for the creation of this historic overlay district in an effort to achieve the goals contemplated by the 2006 Comprehensive Plan Update:

2.1.5-A: A compatible design character for the downtown area, drawing upon the locality's original High Country small town features, shall be identified, reinforced, and supported to put forth a quality image and sense of place.

2.1.5-A.4: Establish specific architectural and design standards for downtown consistent with its location, setting, and various functions.

2.3.2-A: The identification, restoration, and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance shall be encouraged as a means of enhancing their economic and cultural value to the planning area.

2.3.2-A.2: Seek out locations of historical merit in the community, and prepare an action plan for their enhancement, rehabilitation, and relocation as may be necessary.

2.3.2-B: Multiple and appropriate adaptive reuse of historic resources shall be encouraged.

2.3.2-B.1 Amend development regulations to offer flexibility for restoration and active use of historic structures and other resources.

2.3.2-C: Wise development of the tourism potential of the area's architectural, historic, scenic, and natural resources shall be encouraged.

2.3.2-D: The destruction of significant architectural, historic, scenic, natural, and archaeological resources in the planning area shall be discouraged.

2.3.2-E: New development, redevelopment, and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High Country small town.

HISTORICAL SIGNIFICANCE

The proposed district area is representative of several facets of downtown Boone's commercial development during the period from 1918 to 1964.

1. Architecture: The area within the district along King Street, Queen Street, Howard Street, Appalachian Street, Depot Street, and Water Street/Burrell Street represents a particularly rich concentration of commercial, institutional, and residential buildings of varied architectural influences that illustrate Boone's transformation from a sleepy, county seat in 1918 to a bustling commercial center by the mid 1960s. Several buildings have been highlighted (CA) in this report as being outstanding representational examples of common architectural styles or treatments, or for their individual, architectural significance as it relates to the district as a whole.

2. History of Commercial Development: Taken as a whole, the resources within the proposed district clearly illustrate four phases of Boone's commercial development during the period from 1918 to 1964, classified as follows: A) "Watch Boone Grow": The 1920s Construction Boom; B) Boone's Second Boom: 1936-1941; C) Post-War Boom: Boone's Warehouse District, 1944-1950; and D) Boone, 1950-1964: Infill and Redesign.

The Downtown Boone Historic District context report, which appears later in this document, more fully addresses the district's history and these themes.

DOWNTOWN BOONE HISTORIC DISTRICT BOUNDARY JUSTIFICATION

The district boundaries were identified through the downtown survey report preparation process and reflect the highest and most dense concentration of resources associated with the architectural and historical themes outlined in this report.

HISTORIC DESIGN GUIDELINES

The Boone Historic Preservation Commission has prepared a separate draft document entitled "Downtown Boone Local Historic District Design Guidelines and Handbook," completed in January 2020, which is presently in the possession of the Boone Planning and Inspections Department for final formatting. This document is intended to guide the Town Council, the Planning Commission, the Board of Adjustments, and the Historic Preservation Commission in their review of proposed new construction or renovations to existing properties within the district boundaries. Until such time that these guidelines are formally approved by Town Council, it is recommended that the standards outlined in Boone's Uniform Development Ordinance Article 18, Central Business District Standards, along with the Secretary of the Interior's Standards for Rehabilitation, be used for review of all

future development in the Downtown Boone Historic District.

DOWNTOWN BOONE HISTORIC DISTRICT MAP



Map showing the boundaries of the proposed Downtown Boone Local Historic District shaded in yellow. Map by Chris Miller, 2019.

Historic Context for the Downtown Boone Historic District¹

Colonial Settlement to 1918

While a complete settlement history of Watauga County is outside the scope of this narrative, it is helpful to understand the connections between the settlement of Watauga County and the decision to locate its first and only county seat at Boone. The first colonial settler in Watauga County—a man surnamed Lewis—likely arrived about 1730. Additional settlers arrived during the Revolutionary War, including Thomas Hodges (who settled near Hodges Gap, southwest of Boone), Samuel Hix and James D. Holtsclaw (who settled near Valle Crucis), and members of the Norris family, some of whom were almost certainly Loyalists seeking to escape conflict.² Perhaps the Boone area’s most famous early “settler” was Benjamin Howard (1742-1828), another Loyalist who actually lived near the Yadkin River, east of the Blue Ridge, but kept cattle in the Boone vicinity for decades and may have hidden there during the Revolutionary War. Nearby Howard’s Knob was named for him, with a cave located just north of the summit, where he is alleged to have lived during his time hiding out in the vicinity. A cabin once located near Boone Creek on the present-day Appalachian State University campus may have also been Howard’s. This is the cabin in which Daniel Boone allegedly stayed when hunting in the area, although there is no direct evidence whatsoever to support this claim.³

Local residents have long claimed a direct association between Daniel Boone (1734-1820), the legendary frontiersman, and the area where a town was later incorporated in his honor in 1872. In actuality, the connection between Boone the man and Boone the town is tenuous at best. While it’s likely that Boone passed through what would become Watauga County on his journey to Kentucky in 1769, and he may have hunted in the Boone vicinity in the years prior to this trip, no clear, direct evidence of his presence at what is now the Town of Boone survives.⁴ Instead, the connections between Daniel Boone and the town named for him appear to be the creation of a savvy marketer, Colonel William Lewis Bryan (1837-1928), Boone’s first mayor who also played a central role in the establishment of the Daniel Boone Monument (WT0567) in 1912 on the site of the cabin attributed to Benjamin Howard.⁵ The following year, the commemoration of “Daniel Boone’s Trail” with a

¹ This text is lifted in its entirety from Eric W. Plaag, “Comprehensive Architectural Survey of Downtown Boone, North Carolina,” August 2020, © 2019-20, Carolina Historical Consulting, LLC, and is used with permission from Carolina Historical Consulting, LLC.

² Comprehensive histories of early Watauga County are scarce. Perhaps the best history remains John Preston Arthur’s *History of Watauga County, North Carolina*. See Arthur, *Watauga County*, 18-19, regarding early settlers.

³ Arthur, *Watauga County*, 19. Howard took the oath of allegiance to the revolutionary cause in 1778. Howard’s daughter, Sally, would later marry Jordan Councill, Sr., one of the early settlers within what are today the town limits of Boone.

⁴ For reference to material associated with this note, see John Preston Arthur, *History of Watauga County, North Carolina*, (Richmond: Everett Waddey Co., 1915), 38-42.

⁵ Arthur, *Watauga County*, 33-34. Bryan erected the Daniel Boone Monument in part from chimney stones of an old cabin that once stood on the original monument site, located near the “Daniel Boone

series of historical markers encouraged travelers to pass on a route from the vicinity of the Yadkin River, east of the Blue Ridge, directly through the Town of Boone on their way to Tennessee via Trade. This, too, was a clever W. L. Bryan creation that surely helped promote tourism at Boone.⁶ In reality, evidence for the route of Daniel Boone's path through what is now Watauga County is scant, based largely on supposition and local lore.

Watauga County, for which Boone serves as the county seat, was first formed from portions of Ashe, Wilkes, Caldwell, and Yancey Counties by the state legislature in January 1849, with the first court session to be held at the home of Jordan Councill, Jr. (1799-1875).⁷ As part of the instructions provided by the legislature, the county seat was to occupy not less than 50 acres near Howard's Knob—a gesture apparently to Councill's profound influence in the vicinity, as Councill had run a post office and general store there since at least 1823.⁸ By January 1851, there was indeed a courthouse at the village by then known as Boone, located on the site of the present Frank A. Linney House (WT0582) on Queen Street between Linney Street and Water Street.⁹ A map laid out circa 1850 shows the courthouse location as a much smaller “public square” in the midst of a cluster of lots apparently intended to represent the core of town and possibly the division of the original 50-acre county seat plot.¹⁰

with Hunting Dogs” sculpture presently located on the Appalachian State University campus. This was allegedly the Benjamin Howard cabin in which Daniel Boone may have stayed while hunting in the area. As Arthur—another booster for local “history”—noted, “Tradition has identified this spot with both Boone and Howard as fully as tradition can identify any fact or place.”

⁶ Arthur, *Watauga County*, 32-38. “Daniel Boone’s Trail” should not be confused with the arrowhead-shaped markers later installed at the behest of J. Hampton Rich as part of the “Boone Trail Highway” program. The original effort by the DAR began in 1913, and Rich initially cooperated with the DAR on that project. By 1916, however, Rich had taken over the project and begun his arrowhead-style commemoration throughout the US. While technically a project sponsored by the Daughters of the American Revolution, the information for marking Daniel Boone’s Trail through the Watauga County vicinity originated with Bryan. Even Arthur’s history of Watauga County was in part a Bryan creation. In a footnote on page 142 regarding the chapter on Boone, Arthur adds, “Most of the facts for this chapter were furnished by Col. and Mrs. Wm. Lewis Bryan, the oldest residents of this place.... Colonel Bryan, indeed, is almost as much the author of the work as I am myself.” Bryan, it should be noted, was also a “direct lineal descendant of a brother of Rebecca Bryan, the wife of Daniel Boone.” See Arthur, *Watauga County*, 34.

⁷ *Laws of the State of North Carolina, Passed by the General Assembly, at the Session of 1848-'49*, (Raleigh: Thomas J. Lemay, Star Office), Chapters 25 and 26, 66-72.

⁸ For an early published reference to Councill’s Store as a new post office, see *Western Carolinian* (Salisbury, NC), April 27, 1824: 2. See also Post-Master General, *List of Post-Offices in the United States with the Names of the Post-Masters*, (Washington: Way and Gideon, 1923), 25.

⁹ *Laws of the State of North Carolina, Passed by the General Assembly, at the Session of 1850-'51*, (Raleigh: T. J. Lemay, State Printer), Chapter 51, 119-21. For the name change to Boone, see *United States Postal Guide and Official Advertiser*, 1:2, August 1850: 47. The exact date is frequently given as June 20, 1850, although typically without sourcing.

¹⁰ This map appears to be a different map from the “old map of the Town of Boone” mentioned in Arthur, *Watauga County*, 146-47, as the displayed street names are different from those reported by Arthur.



Circa 1850 map of Boone with King Street running horizontally at center and Water Street (then known as North and South Streets) running vertically at left center. The Courthouse was located on the “Public Square” block located at nearly dead center of the map. Once part of the Historic Boone Collection, this rare and critically important map disappeared from the collection in the early 2010s and was presumed lost. Fortunately, the map was rediscovered in early 2019 and is now safely housed as part of the Digital Watauga Project. Image courtesy of Historic Boone Collection, Digital Watauga Project.

This early map of Boone shows two parallel main roads—Queen Street and King Street—running roughly east-west through the concentration of lots bounded on the east by Lower Branch running under the present path of Depot Street, although no such road was planned at that time. Queen and King streets then angled toward one another, merging near the intersection with the old Yonahlossee Turnpike—present-day Appalachian Street—that ran to the southeast toward Lenoir. Local tradition frequently repeats the myth that Queen Street rather than King Street was intended to be the main street of Boone, but this is betrayed by the north-south-oriented street on the west side of the circa 1850 map, which is divided into North and South Streets at King Street. The southern boundary of the town lots in Boone, as shown on this map, is portrayed as a street roughly aligning with present-day Rivers Street and sometimes called “Back Street” in early twentieth-century records. Boone Creek is shown just north of this. The southwest portion of the map is missing, but the northwest portion suggests that the understood west boundary of

Boone's town lots was near the intersection with present-day Straight Street (although no such street is shown). The north boundary of the town lots, meanwhile, was a street labeled simply as "Street" that roughly aligns with present-day North Street. Curiously, this road is also sometimes called "Back Street" in late twentieth-century interviews with older residents. Notably absent from the map are Howard Street and Depot Street, which would not be laid out until well into the twentieth century.

From the verifiable facts on the vicinity of downtown Boone, we can sketch a rough picture of its early settlement. Arthur attributes early ownership of the land between present-day Church Street and the Green Street vicinity to John and Jerry Green, with respective homes on the north side of Green Street and near the present intersection of Grand Boulevard and Queen Street. At about the same time, Jordan Councill, Sr. (1769-1838), had a home known as the Buck Horn Tree place, located just east of downtown Boone almost exactly opposite the present Earth Fare location on King Street (just west of the intersection with Coffey Street). The Greens later sold the east and west portions of their land to Jordan Councill, Jr., and Ransom Hayes (1805-1868), respectively. Probably about 1823, Jordan Councill, Jr., erected a storehouse—known as Councill's Store—on the east side of the present intersection of Grand Boulevard and King Street and a large home on the hill just above King Street, the latter a spot that would be occupied by the Daniel Boone Hotel for much of the twentieth century. Other early residents of the vicinity were Ben Munday and later Ellington Cousins (sometimes Cuzzens), who occupied a small house in the low area south of West King Street opposite the present-day intersection with Straight Street. Additional stores and homes came in the 1850s near the intersection of Queen and Water Streets (B. J. Crawley) and in a house built by Jordan Councill, Jr., on the southeast corner of Water and West King Streets. The latter building would be the home to several early Boone residents, including Jesse McCoin, Colonel J. B. Todd, Captain J. L. Phillips, and Dr. J. G. Rivers. Additional, smaller homes—also built by Councill—were located to the rear of this house.¹¹

One of the most significant early homes was the wood-frame James W. Councill House, which had a storeroom incorporated into the structure. As with most of the frame structures built in Boone during the nineteenth century, this home is believed to have been of vernacular design. Built just before the Civil War on the site of the present U. S. Post Office on King Street, this home played a prominent role as the skirmish flash point when Union troops under the command of George Stoneman entered the town in late March 1865. After firing from this house, members of the Boone Home Guard eventually vacated the property under heavy Union fire and fled toward Howard's Knob. Union troops then occupied Boone and converted the house to a field hospital. Following the war, this house and its storeroom (used by future Boone mayor W. L. Bryan at the time of the skirmish) burned in 1878, at which time J. D. "Crack" Councill (1861-1936) erected a new wood-frame home on the site.¹²

¹¹ Arthur, *Watauga County*, 147-48.

¹² Arthur, *Watauga County*, 152-53.

This last home on the site stood until construction of the U. S. Post Office (WT0049) in 1938.

Stoneman's Raid also resulted in more formal recognition of local burials. While the land on which the Boone Cemetery (WT0055) sits outside the downtown area was likely used by the Councill family prior to the Civil War for unmarked family and enslaved person burials (in separate sections), the death of an unarmed Jacob Mast Councill at the hands Union soldiers provided the impetus for installation of the cemetery's oldest surviving headstone in 1865.¹³ Three graves belonging to Union soldiers who died from disease at Boone in April 1865 can also be found in the Black section of the cemetery, their headstones having been erected over their graves in the 1870s.¹⁴ By the 1880s, the cemetery was known as the "Boone Cemetery" or "City Cemetery" among locals, even though the Councill family maintained control of the property until the mid-twentieth century. A private cemetery organization controlled it thereafter until transferring it to the Town of Boone in 2015. Today, the west part of the cemetery contains primarily White burials marked by numerous granite and marble headstones, some of them surprisingly ornate. The east part—traditionally reserved for Black burials—contains a handful of surviving stones, mostly from the mid-twentieth century, although a recent ground-penetrating radar study identified 164 additional unmarked graves within the east section.¹⁵

Surprisingly, Watauga County's original courthouse somehow survived Stoneman's Raid and George Washington Kirk's brief occupation a week later, even though the soldiers ransacked the courthouse, burned the jail, and destroyed many local records.¹⁶ In 1873, however, the courthouse building burned under a cloud of suspicion regarding arson, and in the process, what remained of many of the county's early deed records that had survived Union occupation were then destroyed. Rather than rebuild on the old courthouse site, county officials instead paid Thomas J. Coffey and W. C. Coffey to erect a brick courthouse on the northwest corner of the Water Street and King Street intersection. There is some dispute about the date of this courthouse; Arthur reports 1873, with a post-construction deed transaction to clear up land ownership confusion, while Gary Boye reports 1875 (the year of the deed transfer).¹⁷ Several photos of this 1875 Courthouse survive, revealing that it was originally a front-gabled, two and a half-story building, three bays wide by three bays deep, that fronted on North Water Street. Following the

¹³ Several headstones with slightly earlier dates of death are present, but all are believed to have been installed after Jacob Mast Councill's death, given the style of the headstones in comparison to other later burials.

¹⁴ Two of the three original headstones were stolen and the third badly damaged before 2014. The current stones are replicas provided by the Veterans Administration in 2018.

¹⁵ Keith C. Sermaur, Seramur and Associates, PC, to Eric Gustaveson, Town of Boone, April 19, 2017.

¹⁶ For an account of damage to Boone's buildings and records, see Arthur, *Watauga County*, 127-28, 177-80.

¹⁷ See Arthur, *Watauga County*, 126-27, and Gary Boye, "The Second (1875) Watauga County Courthouse: A Preliminary Study," Library Digital Collections, Appalachian State University, October 7, 2014, Online, <https://omeka.library.appstate.edu/collections/show/53>.

construction of a new courthouse in 1905, alterations to the 1875 courthouse in 1906 rendered into a nearly unrecognizable, flat-roofed structure with a recessed entrance at its southeast corner.¹⁸ W. R. Winkler later purchased the 1875 Courthouse and demolished it in October 1962.¹⁹



The 1875 Watauga County Courthouse as it appeared about 1885, with what must have been most of Boone's residents standing in front. Image from stereographic card by L. A. Ramsour, courtesy of the Historic Boone Collection, Digital Watauga Project.

In any case, this move from the Queen Street location to the northwest corner of King and Water shifted county government facilities toward the west end of town, where they remain concentrated today. New courthouses would follow in 1905 and 1968 (WT0608) on a site on the north side of King Street, just west of the 1875 Courthouse site. The 1905 Courthouse was an architectural masterpiece by comparison to most of the buildings of Boone at this stage. Designed as one of several such courthouses produced by Wheeler and Runge between 1899 and 1913, Boone's 1905 Courthouse was Beaux Arts in style, with a prominent, Ionic-columned portico and a mansard-shaped cupola capping the triple-tiered roof.²⁰

¹⁸ See Boye, "Second (1875)" for an extensive discussion of these changes.

¹⁹ *Watauga Democrat*, October 4, 1962: B1.

²⁰ For a discussion of these Wheeler and Runge courthouses, see Mary Ann Lee and Joe Mobley, "Courthouses in North Carolina (A Thematic Nomination)," National Register of Historic Places

After decades of complaints about soft brick, shifting foundations, and a lack of repairs, county officials demolished the 1905 Courthouse in 1967 to make way for the current iteration.



The 1905 Watauga County Courthouse (with the 1927 jail at rear) as they appeared in the 1950s. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.

Another early Watauga County governmental building survives in Boone, however. Built in 1889 by William Stephens of Mayfield, Kentucky, using bricks kilned nearby, the Watauga County Jail (WT0067) was actually a mixed-use facility, with the jailer's family residing in the front of the building and the cells located at the rear of the building and on the second floor. This jail was actually the county's fourth, with its predecessors standing on what is currently the northwest corner of Howard and Depot Streets. The first, built of soft brick, was poorly constructed and ineffective. Elisha Green quickly replaced it with a new building of pine logs. Either Stoneman's or Kirk's men burned the first and second jails in 1865, and Jack Horton built a two-story version, also of logs, shortly after the war. This third version can be seen in a circa 1905 image of Boone taken from the northwest. It was demolished in 1908.²¹

The fourth jail, located on the west side of Water Street, is easily the most interesting architecturally, reflecting prevailing domestic architectural trends in Appalachia at the time. Often described as Folk Victorian in style, the T-shaped, two-

Nomination, December 1978, available at https://npgallery.nps.gov/NRHP/GetAsset/NRHP/64000461_text.

²¹ *Watauga Democrat*, June 11, 1908: 3.

story, vernacular building features a hipped roof resting on brick, six-course, common bond walls. A quadruple, English bond, corbelled cornice along the east elevation adds some architectural flair, as do the brick pilasters dividing the east elevation into three bays and terminating in stunted brackets. Additional, elongated brackets frame the window openings of the second floor. While the building has seen some changes during the twentieth century—mostly involving the east elevation porch—the building retains a surprising degree of integrity and is one of the most significant buildings in the Downtown Boone area. It is the only surviving, nineteenth-century, governmental building in Watauga County.



The 1889 Watauga County Jail (WT0067) as it appeared in November 2015. Image by Nicole Holladay.

Despite Boone's role as an unincorporated county seat in the 1850s and 1860s, little in the way of commercial development, aside from some storerooms incorporated into or built adjacent to private homes, appears to have taken place prior to the 1870s. The construction of two new hotels in 1870—the Coffey Hotel at the southeast corner of what is today King and Depot Streets, and the Blair Hotel on the present site of the Frank A. Linney Block (WT0588) began a pattern of integrating more formally designed commercial architecture with the scattering of homes along King Street. Boone's incorporation on January 23, 1872, certainly must have

triggered some additional business interest, as well.²² Even by late century, though, Boone presented a rough appearance to outsiders. Writing in 1888, northern traveler Charles Dudley Warner described Boone as “a God-forsaken place.... It had a gaunt, shaky courthouse and jail, a store or two, and two taverns.... There is nothing special to be said about Boone. We were anxious to reach it, we were glad to leave it.”²³



Boone as it appeared about 1885, looking toward the northwest from a point just south of present-day Depot Street. At far left is the first Boone Baptist Church, with the 1875 Watauga County Courthouse located at center left. At far right is the Critcher Barn with the W. L Bryan residence and the Blair Hotel located just north of that. Image by L. A. Ramsour, courtesy of the Historic Boone Collection, Digital Watauga Project.

²² *Private Laws of the State of North Carolina, Passed by the General Assembly at Its Session 1871-'72*, Chapter L, (Raleigh: Theo. N. Ramsay, State Printer and Binder, 1872), Chapter 50, 81-82. The boundaries of the town limits were reduced substantially the following year. See *Public Laws and Resolutions, Together with the Private Laws, of the State of North Carolina, Passed by the General Assembly at Its Session 1872-'73*, Chapter XXXI, (Raleigh: Stone & Uzzelli, State Printers and Binders, 1873), 411-12.

²³ Charles Dudley Warner, *On Horseback: A Tour in Virginia, North Carolina, and Tennessee*, (Cambridge: The Riverside Press, 1889), 36-38.



Boone as it appeared about 1885, looking to the northeast from a point just south of the intersection of present-day Water and Rivers Streets. In the center foreground is the first Boone Baptist Church, with the Critcher Barn and the Coffey Hotel and Old Brick Row directly beyond. The pathway between the Critcher Barn and the Coffey Hotel would later become Depot Street. Image by L. A. Ramsour, courtesy of the Historic Boone Collection, Digital Watauga Project.

Indeed, in some ways, the dual-purpose nature of the Watauga County Jail is indicative of the architectural schizophrenia of the settlement patterns in Downtown Boone dating back to the nineteenth century. While Boone's early development was somewhat scattershot—not an unusual thing in small, rural communities in western North Carolina during the nineteenth century—even by 1905, Boone's downtown still showed few signs of an organized, intentional system of development. Instead, Boone featured a haphazard mix of residential and commercial buildings, mostly of wood-frame construction, with many such buildings grouped together as a reflection of the ownership of the individual parcels. Many early commercial buildings were also repurposed homes. One notable example was the original *Watauga Democrat* building, a two-story, side-gabled, brick structure located about 50 yards east of the Water and King intersection. Known as Joseph C. Council's home before 1889, the old *Democrat* office stood

immediately to the east of the old Dr. James G. Rivers home (the aforementioned house built by Jordan Councill, Jr., before 1857), with Middle Branch running south between the two properties. R. C. Rivers (1861-1933), the son of Dr. James G. Rivers (1826-1878), was also the editor of the *Democrat*.²⁴



Left to right in this image from the February 28, 1902, flood are the J. D. "Crack" Councill House, the Blair Hotel, The W. L. Bryan residence, and the old Watauga Democrat building. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.

Aside from its function as a county seat, Boone also remained isolated from external economic influences prior to 1920, primarily serving the needs of local residents and court traffic. To the southeast of town, for example, the Watauga Academy—founded in 1899 by brothers Blanford Barnard ("B. B.") Dougherty (1870-1957) and

²⁴ Arthur, *Watauga County*, 150.

Dauphin Disco ("D. D.") Dougherty (1869-1929) with great encouragement from their father Daniel Baker ("D B.") Dougherty (1833-1902), the former postmaster, justice of the peace, and editor of the *Watauga Democrat*—remained something of an island unto itself in the first two decades of the twentieth century. School officials kept tight rein on the 300 or so students enrolled there in 1903, when its name officially changed to the Appalachian Training School. In these early years, Appalachian's students were essentially high school students seeking specialized training to become teachers, and school officials liberally dispensed restrictive discipline. It would not be until the 1920s that Appalachian shifted its focus to postsecondary teacher training.²⁵ As a result, the young students at Appalachian had little economic influence on activities in Downtown Boone until after 1920.



Boone as it appeared circa 1905, as seen from a position to the northwest of town. Image courtesy of the Historic Boone Collection, Digital Watauga Project.

Instead, Boone remained a small county seat with few connections to the outside world in 1905, and its settlement patterns reflected that. Running west to east along King Street, the south side of the street in 1905 featured the wood-frame Manley B. Blackburn Hotel and General Store, followed just to the east by the wood-frame second Boone Methodist Church, then the wood-frame Lovill Law Office, located at the southwest corner of Water Street and King Street. A large, public fountain stood in the center of this intersection, apparently built around the same time as the 1875 Courthouse on the opposite corner. Resuming at the southeast corner of Water and King, buildings on the south side of King included the wood-frame Rivers Old Home Place (the aforementioned house built by Jordan Councill, Jr., in the 1850s), the aforementioned brick (first) *Watauga Democrat* office (built before the Civil War by Joseph C. Councill), the wood-frame W. L. Bryan Home, the wood-log W. L. Bryan

²⁵ Pamela Price Mitchem, *Appalachian State University*, (Charleston: Arcadia Press, 2014), 8-9.

Cottage, the wood-frame Blair Hotel (built by Bryan about 1870), and a small, wood-frame cottage, known variously as the Levi Hartley House or the “Yellow House,” which stood near the southwest corner of Depot and King and was originally built about 1860 as a whiskey saloon.²⁶

Continuing on the southeast corner of King and Depot, the wood-frame Coffey Hotel (built 1870, and in 1905 known as the Critcher Hotel) occupied the space just east of the corner, followed by the hotel’s two-story “Brick Row,” which originally operated after the Civil War as a saddle and harness operation for Thomas J. Coffey and his brother, W. C. Coffey. Just east of this, D. J. Cottrell operated a store in a small, wood-frame house built by D. B. Dougherty for use as a post office and later expanded by Cottrell. Just east of this post office building was another structure with deep roots to Boone’s origins. Originally located just to the southwest of the Jordan Councill, Jr., House on the north side of King, probably just east of the present intersection of Grand Boulevard and King Street, this building was an early version (although likely not the first) of Councill’s Store, the mercantile operation that served as Boone’s namesake between the 1820s and 1850. The small, wood-frame structure moved to the south side of King probably in the 1870s, when D. B. Dougherty purchased the building from the Councill family for use as a residence. R. M. Greene later acquired the building from Dougherty, greatly expanding the structure into the twentieth-century landmark known as the Greene Inn.²⁷ To the east of the smaller version of the Greene residence in 1905 were the wood-frame J. C. Fletcher residence (built by L. C. Reeves) and the wood-frame St. Luke’s Episcopal Church (built circa 1882), which was located near the southwest corner of King and present-day Appalachian Street.²⁸

²⁶ On the Levi Hartley House, see Rob Rivers, “King Street,” *Watauga Democrat*, October 12, 1961: 2, and Arthur, *Watauga County*, 149. On the Blair Hotel and the first *Watauga Democrat* building, see Arthur, *Watauga County*, 150.

²⁷ Arthur, *Watauga County*, 151, and *Watauga Democrat*, March 18, 1954: 1.

²⁸ See Arthur, *Watauga County*, 155-156.



Boone, circa 1905, labeled. Image courtesy of the Historic Boone Collection, Digital Watauga Project. Except where an arrow is indicated, numbers correspond to the structure directly beneath. Today's West King Street, then known as Main Street, runs from lower right to upper left. 1) Boone Cemetery; 2) Watauga Academy at the Appalachian Training School for Teachers; 3) E. S. Coffey House; 4) Old Episcopal Church, SW corner of Appalachian and West King (obscured behind other buildings); 5) Old Blowing Rock Highway winding through the valley (began at Appalachian Street); 6) Frank A. Linney Home before renovations; 7) J. D. "Crack" Councill Home on site of present Boone Post Office; 8) J. M. and Ida Moretz House; 9) Coffey Hotel, later the Critcher Hotel, on the SE corner of present-day West King and Depot, with "Brick Row" rooms located to the east on West King; 10) Blair Hotel; 11) third Watauga County Jail, known as the "log jail," near the NW corner of today's Depot and Howard Streets; 12) Critcher Barn; 13) Sheriff Jack Horton Home, one of the first houses built in Boone; 14) 1905 Watauga County Courthouse; 15) west face of the 1875 Watauga County Courthouse, located on the NW corner of today's Water and West King Streets; 16) W. L. Bryan Home, with the old *Watauga Democrat* office obscured behind the trees to the west; 17) public well in the middle of Main Street and in front of the 1875 Courthouse; 18) Rivers Old Home Place, SE corner of today's Water and West King Streets; 19) Lovill Law Office, SW corner of today's Water and West King Streets; 20) Old Methodist Church; 21) Manley B. Blackburn Hotel and General Store; 22) fourth Watauga County Jail, today home to the Proper Restaurant; 23) Old Baptist Church, near today's River Street Ale House; 24) Old Greer Log House. Only four of these sites still stand today: Boone Cemetery, the Frank A. Linney Home (altered in 1915), the J. M. and Ida Moretz House (much altered on several occasions), and the fourth Watauga County Jail.

The north side of King Street, working west to east, offered a similarly diverse mix of commercial and residential buildings. Beginning just west of the 1905 Courthouse (site of the present 1968 Courthouse) was the Jack Horton home, set well back from King Street, with a storeroom located near the road. To the east was the 1905 Courthouse, followed by the 1875 Courthouse at the northwest corner of King and Water Streets, which the Watauga County Bank occupied from 1905 until 1923. Resuming across Water Street at the northeast corner of Water and King was a two-story, frame house—possibly the Spainhour and Coffey law firm building built in 1895—owned solely by E. S. Coffey in 1905.²⁹ A bit further to the east was the Nathan Horton House, built about 1895 and known for much of the twentieth century as the Farthing House. Just to the east of the Horton house was the Moretz and Farthing Store, completed in 1899. Jennie Coffey (1852-1954) purchased the building in 1915 and ran a hat shop, school supply, and variety store there for decades, despite her advanced age.³⁰



Downtown Boone from the southwest, as it appeared in 1905. The intersection of Water and King Streets is at center. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.

²⁹ *Watauga Democrat*, November 21, 1895: 3.

³⁰ Rob Rivers, "King Street," *Watauga Democrat*, August 25, 1955: 4, and "Thirty-Nine Years Ago," *Watauga Democrat*, April 1, 1954: 4. Rivers incorrectly asserts that the store was built in 1896. For coverage of the construction of the Moretz and Farthing Store see *Watauga Democrat*, September 22, 1898: 3; *Watauga Democrat*, March 23, 1899: 3; and *Watauga Democrat*, July 6, 1899: 3.

J. M. Moretz (1868-1952), one of the owners of the Moretz and Farthing Store, also owned the J. M. and Ida Moretz House (WT0810) located just above the store. Built in 1897, the house is visible in a 1905 postcard as a T-shaped dwelling with a front gable facing King Street and a side gable facing east, and it exhibited some Colonial Revival details. Sometime between 1905 and 1915, Moretz dramatically altered the house, creating a one and a half-story home on the current footprint that featured a wide dormer along the second floor of its south elevation. The house was dramatically altered again in 1955 in order to convert the house into apartments—its current use. Despite these changes, the bones of the house represent one of the oldest surviving domestic buildings in Downtown Boone.



The Frank A. Linney House (WT0582) as it appeared in 2015. Image by Eric Plaag.

Just east of the Moretz house is an even older residential structure, the Frank A. Linney House (WT0582). Like the Moretz House, the Linney House started out as a substantially smaller, one and a half-story, four-bay, front-gabled, wood-frame residence facing Queen Street with a one and a half-story L, perhaps with a south-facing dormer. R. L. Councill (1864-1895) built this smaller version of the house in 1894. Frank A. Linney (1874-1928) purchased the house in 1902 and substantially altered the house in 1915, adding two rooms to the redirected front (King Street side) of the house as well as a center hall and a dramatically expanded second floor. At this time, contractors E. G. Farthing and Joe C. Hodges also incorporated numerous Craftsman and Queen Anne elements into the house, creating its current

appearance. The Town of Boone designated the house as a Local Historic Landmark in 2017.

In 1905, this Linney House parcel also included an oddity—an outparcel at the southeast corner of the property that may have still contained the old Spainhour Law Office building, a small, frame structure erected about 1891. J. C. Fletcher briefly kept his law office here after the new Spainhour and Coffey building was constructed to the west in 1895.³¹ This outparcel became a source of legal intrigue in 1905, but Linney eventually acquired the parcel in early 1906 and presumably removed the law building at that time, perhaps to the southwest corner of his lot, where Linney’s frame law office building stood until 1923.³²



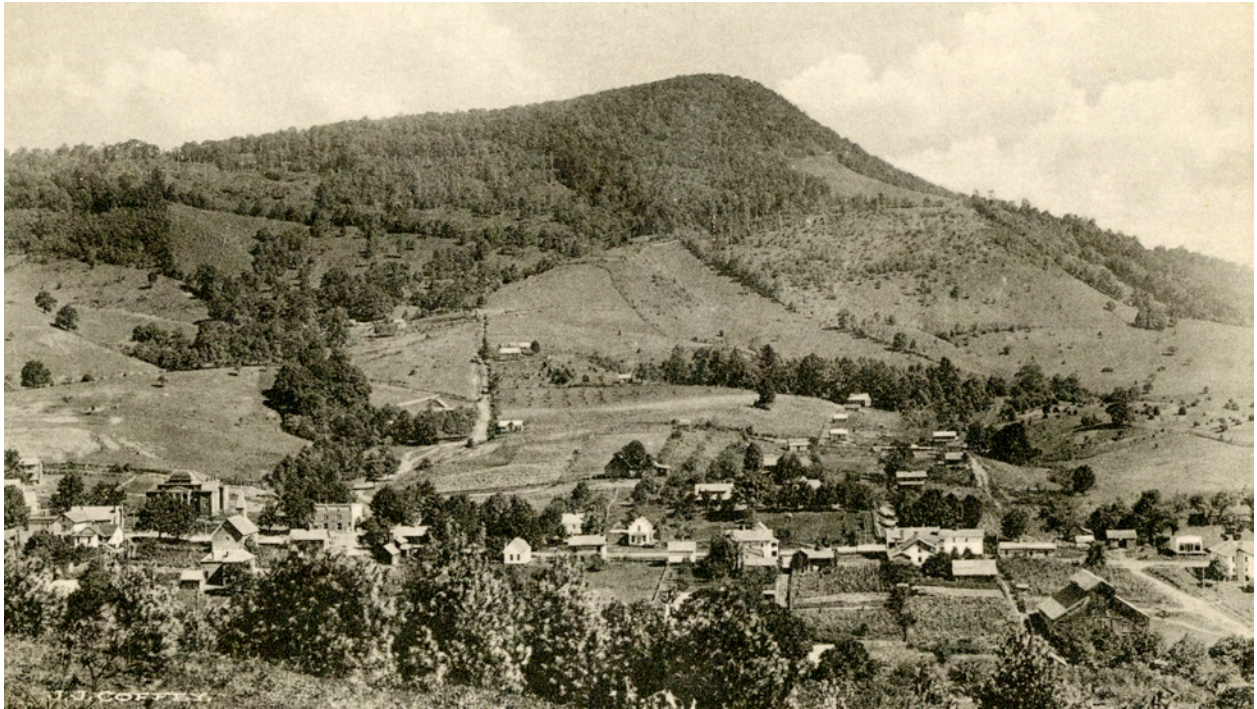
The J. Walter Jones House (WT0008) as it appeared in November 2015. Image by Eric Plaag.

Moving further to the east in 1905, the block between Linney Street and what would later become Depot Street was the grounds for the J. D. “Crack” Council House, previously described. A rough cart path occupied the area where North Depot Street now passes, with vacant land owned by W. B. and Elizabeth Council located just to the east of this cart path. Dr. J. W. Jones (1876-1925) would not acquire this land for

³¹ *Watauga Democrat*, April 18, 1895: 3.

³² Eric Plaag and Paul Fuller, “Frank A. Linney House and Former Linney Law Office, Local Landmark Designation Report,” May 2017, 14-15.

the construction of his home (WT0008) until 1906, and Jones didn't complete the house until 1908.³³ Several years later, in 1914, Jones also built a one-story frame building on the present site of the Mast General Store (WT0591), which he used as his doctor's offices until 1922. The next building to the east of the J. D. Council House in 1905 was the old Jordan Council, Jr., House, originally built circa 1840. Owned by Judge W. B. (William Ballard) Council (1858-1940) and his wife Mary Elizabeth Coffey Council (1871-1965) in 1905, this house had long stood as a landmark to Boone's origins. Local businessmen demolished this house in September 1924 to make way for the Daniel Boone Hotel.³⁴



Downtown Boone as seen from the south in 1915. The intersection at far right is Depot and King, with Dr. Jones's new offices near the northeast corner. Image courtesy of the Bobby Brendell Collection, Digital Watauga Project.

Aside from these enumerated buildings, few other structures contributed to the "downtown" core of the community known as Boone in 1905. South of King Street, the primary, dominating structure was the wood frame Murray Critcher Barn, located just south of what would become Howard Street and just west of what would be Depot Street. It essentially served as a stable for the horses of guests at the Critcher (formerly Coffey) Hotel. A few other, smaller barns and outbuildings dotted the landscape south of King Street, but most were in service to the buildings already described. Perhaps the most significant outliers were a large, wood-frame, county barn, located near the northwest corner of the present-day intersection of Water Street and Rivers Street, and the first, wood-frame iteration of the Boone Baptist Church, located on the south side of the present-day intersection of Rivers Street

³³ *Watauga Democrat*, January 11, 1906: 3; *Watauga Democrat*, October 22, 1908: 3.

³⁴ *Watauga Democrat*, September 25, 1924: 1.

and Moretz Drive. North of Queen Street, just opposite the Linney House, was an old, frame Masonic Lodge that was regarded as derelict and past its prime even then.

The period between 1905 and 1918 brought few dramatic changes to the landscape of Downtown Boone, most of which have already been mentioned (the Jones House, Dr. Jones's new offices, the demolition of the third county jail). Perhaps the most significant was the construction of a one-story, front-gabled, wood-frame building on the south side of King Street between the Middle Branch and the Rivers House about 1915. This building served until the early 1920s as Boone's Post Office.

As World War I came to an end, Boone remained a sleepy, county seat often cut off from the rest of the state by poor roads and a general lack of transportation infrastructure. In the years to come, however, Boone transformed into a bustling commercial center with a new boom in construction. This transformation was possible primarily because of two factors: 1) rapid population growth spurred by the expansion of the Appalachian Training School into the Appalachian State Teacher's College, and 2) the arrival of the Linville River Railway.

"Watch Boone Grow": The 1920s Construction Boom

Beginning as early as 1907, B. B. Dougherty of Watauga Academy fame began advocating to politicians and the media alike for a rail line to Boone.³⁵ After at least two failed attempts at railroads from the south and east, the Linville River Railway finally agreed to extend service along its line from Shull's Mills to Boone. Tracks reached the wayside at Winkler's Meadow (near Wilson Drive and NC 105, southeast of Boone) on October 9, 1918, when the first "Boone" shipment of freight—a Red Cross relief box bound for Belgium—went out over the line. Two weeks later, the rails had reached downtown Boone, with the first real shipments from Boone proper—potatoes and cabbage—heading out on October 25. Passenger traffic on the line began on January 1, 1919.³⁶ The Boone Depot building, located at the base of Depot Street at its intersection with present-day Rivers Street, began construction in May 1919 and opened in late July 1919.³⁷

The influence of rail service on Boone was nearly immediate. Rail service meant easy access to and transport of ample supplies of sand, masonry, lumber, and steel—all essential construction components. Rail service meant builders no longer had to kiln their own bricks or harvest, mill, and cure their own lumber locally, thus vastly accelerating the construction process. Rail service meant an extended transportation network for a region so notoriously cut off from the rest of the state that it was known widely as the "Lost Province," and extended transportation meant expanded markets and supply chains for businesses located in Boone.

³⁵ See, for example, *Watauga Democrat*, September 19, 1907: 3.

³⁶ *Watauga Democrat*, October 10, 1918: 3; *Watauga Democrat*, October 24, 1918: 1; *Watauga Democrat*, January 2, 1919: 3.

³⁷ *Watauga Democrat*, May 22, 1919: 3, and *Watauga Democrat*, July 24, 1919: 3.

Highlighting the “Lost Province” epithet, the editor of the *Winston-Salem Journal* in December 1920 wrote,

All over North Carolina, leading men and newspapers are taking a sympathetic interest in the movement to ‘reclaim the lost province’ in the Northwest.... Ashe, Alleghany, and Watauga are veritable empires of potential wealth and sturdy citizenship that are questioned by the laws of geography against profitable contact with the other sections of North Carolina. Trapped in by the mountains, the residents of these counties must now against their own will and to the mortification of their own State pride turn their faces toward Tennessee and Virginia.”³⁸

The term stuck, and the “Lost Province” moniker became a rallying cry for improved state roads into the region under the auspices of the North Carolina Good Roads Association. Until those roads were eventually built over the next two decades, however, Boone relied on the train for construction materials and trade.³⁹

Boone’s first railroad-assisted construction project proved to be underwhelming in retrospect. In April 1919, a shipment of brick arrived for work to begin Ed Shipley’s new Watauga Motor Company garage (WT0605).⁴⁰ A two-story building located on the site of several of Boone’s old jails, the project was off Boone’s main artery along what is now Depot Street, took nearly two years to complete, and struggled to keep its tenants thereafter. Function certainly superseded form in this case, as the building featured little in the way of architectural flourish, aside from the stepped parapet and floating pilasters of the east elevation, a spanning, soldier course lintel between the first and second floors of the east elevation, the jerkinhead gable at the west end, and six-course, common bond brick walls. Even after 1932, when the building became Town Hall, the availability of a garage bay on the east elevation was directly tied to the needs of its tenant.

³⁸ Reprinted in *Watauga Democrat*, December 9, 1920: 2.

³⁹ For a local editorial with an early reference to the North Carolina Good Roads Association in association with the term “Lost Province,” see *Watauga Democrat*, January 20, 1921: 2. The North Carolina Good Roads Association had its origins in the Good Roads Campaign of 1899 in the Buncombe County area, leading to the formation of the statewide organization in February 1902. See “The Good Roads Movement,” *North Carolina in the Early 20th Century*, LearnNC.org. Web archived at <http://web.archive.org/web/20180205043304/http://www.learnnc.org/lp/editions/nchist-newcentury/4971>, accessed February 9, 2019. Local efforts in 1915 resulted in the NC General Assembly establishing a Good Roads Commission for Watauga County. See *Watauga Democrat*, February 11, 1915: 1.

⁴⁰ *Watauga Democrat*, April 3, 1919.



The Watauga Motor Company Building (WT0605) as it appeared in November 2015. Image by Carson Hamilton.

That year (1919) also marked the beginning of a robust building campaign in Boone, which was spurred by the rallying cry of “Watch Boone Grow” in the local paper. The first occasion of the slogan appeared in September 1919 in an article describing the construction of several new homes just outside downtown and plans for a warehouse on Depot Street.⁴¹ In November 1919, Dr. L. R. Bingham, a local dentist, announced plans for a new, two-story, brick, drug store building; this news was also accompanied by the slogan.⁴² Completed in December 1921, the new building on King Street, located just east of the Critcher Hotel, was home to the Boone Drug Company (WT0849) in its east storefront, while the west portion of the building housed Davidson’s Department Store. Built by Triplett and Poe (sometimes rendered as Poe and Triplett) of Lenoir, North Carolina, the building was a fairly standard brick, commercial block building with a flat roof and a low parapet, but it featured a design element that became standard in other buildings designed by Triplett and Poe at Boone in the early 1920s.⁴³ Centered between two first-floor

⁴¹ *Watauga Democrat*, September 4, 1919: 3.

⁴² *Watauga Democrat*, November 20, 1919: 3.

⁴³ *Watauga Democrat*, July 21, 1921: 2.

shop entrances was a pair of pilasters framing an entrance to the second floor offices.



Seen here is the south side of King Street east of Depot Street as it appeared in 1923, with a mix of old construction and the new brick buildings going up as part of the Watch Boone Grow campaign. Left to right are the old Watauga Drug Store, the J. L. Qualls Block, Winkler's Garage in the remnant of the Old Brick Row, the Boone Drug Company Building, and the Critcher Hotel. The Watauga County Bank is also visible on the west side of Depot Street, just right of the telephone pole in the right foreground. Image courtesy of the Historic Boone Collection, Digital Watauga Project.

The following year, 1922, proved to be the zenith of the Watch Boone Grow campaign. Work began in March on the J. L. Qualls Block (WT0595), which was another two-story, brick, commercial block that was somewhat wider than the Boone Drug Company Building along King Street but otherwise bore a striking similarity in design.⁴⁴ Once Triplett and Poe's workers completed the masonry on the Qualls Block in July, they shifted across the street to began construction of the J. Walter Jones Building (WT0591), which also featured two storefronts flanking a central entrance set off by pilasters.⁴⁵ Meanwhile, the same contractor began work on the Boone Garage (part of which survives at WT0819).⁴⁶ Both buildings were finished by the end of 1922. Another major construction project that year was the new Boone United Methodist Church (WT0610) located toward the east end of King Street. The rotunda-form auditorium featured a dome, clerestory windows, prominent, dentiled entablature, and fantastic Corinthian columns. The church was completed in August 1923 but destroyed by fire in 1981.⁴⁷

⁴⁴ *Watauga Democrat*, March 2, 1922.

⁴⁵ *Watauga Democrat*, July 20, 1922.

⁴⁶ *Watauga Democrat*, June 8, 1922. Just a month later, Triplett and Poe broke ground on the new administration building at Appalachian Training School. See *Carter's Weekly*, July 20, 1922: 2, and *Watauga Democrat*, July 27, 1922: 3.

⁴⁷ The current building on the site was completed in 1984, used briefly as a Methodist Church until 1992, then abandoned and later acquired by ASU for use as part of the Turchin Center for the Arts.



The Watauga County Bank Building (WT0590) and the Boone Hardware/Farmer's Hardware Block (WT0589) as they appeared in November 2015. The west portion of the Farmer's Hardware Block was dramatically rehabilitated in 2019, replicating much of its original appearance. Image by Paul Fuller.

Also underway that summer was the Watauga County Bank Building (WT0590) at the southwest corner of King and Depot. Designed by Clarence B. Kearfott of Bristol, Tennessee, and erected by the local McGhee Brothers and W. B. Hodges, this Neoclassical, two-story, brick, commercial vault building with basement was actually part of a larger project involving the Boone Hardware/Farmer's Hardware Block (WT0589), which wrapped the bank building on the west and south sides. The bank opened in June 1923, with other stores following in the adjacent commercial block.⁴⁸ Together, the commercial block and the vault building displaced the Levi Hartley House, which dated back to before the Civil War, indicating an evolving trend toward demolition of older, nineteenth-century buildings in favor of new, "modern," brick buildings. The commercial block presented its own unusually decorative façade for Boone, with attractive, leaded glass, clerestory windows over the three storefronts facing King Street, a soldier course lintel band dividing the first and second floors, a limestone band just above this as a sill for the second floor

See Boone United Methodist Church, "Our Journey of Faith," website, available at <https://booneumc.org/our-history/>.

⁴⁸ *Watauga Democrat*, June 21, 1923: 1.

windows, and a complex cornice treatment composed of alternating stacks of rowlocks and stretchers in relief, all of which was surmounted by a sawtooth, drip, corbel band topped by a limestone cornice cap. The east portion of this King Street elevation survives (although storefronts have been altered), and a recent rehabilitation project on the west half of the elevation has replicated many of these original details in the new construction.



Watt Gragg stands outside the Watauga County Bank following a large snowfall sometime between 1932 and 1937, based on the presence of the Boone Department Store in the Farmer's Hardware Block to the west. Image courtesy of the Historic Boone Collection, Digital Watauga Project.

New construction hummed in Boone during this period, with new industries making Boone a profitable business center and producing goods that were in turn shipped out on the train. One such example was the Watauga Kraut Factory, located at the west end of town (outside of the survey area). The brainchild of H. Neal Blair, it opened to much acclaim in September 1923 and remained a fixture of Boone industry for decades.⁴⁹ Other Boone businessmen built new buildings for their own enterprises. In May 1923 Frank Linney began construction on his new law office (WT0587) on the north side of King Street, at the southwest corner of the lot on which his home (WT0582) also sat. A two-story, square-shaped building of stacked stone with hidden mortar, Linney's law office building initially held a garage on the first floor (converted to shop space in the 1940s), while his offices were on the upper level. Heralded as the "Little Rock House" and "a thing of beauty" in the local press, the building remains largely unchanged today.⁵⁰ The Town of Boone listed the law office as a Local Historic Landmark in 2017.

⁴⁹ For the opening of the Watauga Kraut Factory, see *Watauga Democrat*, September 27, 1923: 1.

⁵⁰ *Watauga Democrat*, May 17, 1923.



The Linney Law Office (WT0587) as it appeared in October 2015. Image by Eric Plaag.

The following year, Linney also led construction efforts on a new commercial block directly across the way on the south side of King Street, generally known as the Frank A. Linney Block (WT0588). While never advertised as part of the Watch Boone Grow initiative, the project nevertheless was a continuation of the building boom that had gripped Boone since 1920, and it led to the demolition of the Blair Hotel, which had stood at this location since 1870.⁵¹ The new, commercial block consisted of four distinct, separately deeded storefronts on the first floor and apartments and offices on the second floor. Between the first and second, as well as the third and fourth storefronts, jointly owned staircases provided access from the street to the second floor. Otherwise, the Linney Block lacked the ornamentation of the Farmer's Hardware Block, but it nevertheless incorporated some unusual features. Masonry along the north elevation, for example, features a rare (for Boone) Flemish cross bond in a 7:1 ratio of stretchers to Flemish bond courses. In addition, a basketweave course of three stretchers to three soldiers divides the second floor windows from the quadruple-tier corbel band just below the roof. Several clerestory windows above shop entrances also survive, although all but one are covered by modern treatments. The project was completed in 1925. While the storefronts have

⁵¹ *Watauga Democrat*, May 31, 1923: 5.

seen various changes over the years, the commercial block as a whole remains largely intact in its original configuration.



Seen here are workers constructing the US Post Office in 1938. Left to right across King Street are the Farmer's Hardware Block, the Frank A. Linney Block, and part of the Pastime Theatre. Image courtesy of the Historic Boone Collection, Digital Watauga Project.

Also built in 1924 was the Pastime Theatre (WT0858), located at the west end of the Linney Block but technically built as a distinct property. The creation of W. R. Winkler (1900-1997) and A. E. Hamby (1889-1945), who had long shown movies in the 1905 Courthouse, the Pastime occupied Boone's first purpose-dedicated theater building and operated until 1959. Its brick, King Street exterior offered an architectural element not otherwise found in Boone's boom-period buildings—rounded arches. These three arched openings, framed by triple-tier, rowlock arches set on corbel-collared, brick impost columns, were positioned at the two-story building's street level and led to what was essentially a deep, open-air arcade. Sadly, the building was dramatically transformed in 1960 and covered with concrete panels, but recent investigations have determined that the brickwork and the arches themselves still survive beneath the current façade.

While work proceeded on the Linney Block and the Pastime Theatre, construction also began on the Daniel Boone Hotel, based on another design by Clarence B. Kearfott.⁵² Located on the former site of the Jordan Council, Jr., home, which was demolished to make way for the hotel, the Daniel Boone Hotel was a formidable, two-story, U-shaped, brick building with a wide and deep wooden porch at its center. The hotel opened to great fanfare in May 1925.⁵³ Perched on a hill overlooking King Street and long considered Boone's more upscale "tourist hotel" of the early twentieth century, the hotel was listed on the National Register of Historic

⁵² *Watauga Democrat*, May 15, 1924: 1.

⁵³ *Watauga Democrat*, May 7, 1925: 1.

Places in November 1982 and demolished shortly thereafter for a condominium complex.⁵⁴



The Pastime Theatre at left, as seen in 1952, added a marquee sometime after 1940. The Boone Electric Company Building and the W. S. Goodnight Building are visible to the right of the Pastime. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.

Other buildings begun in 1925 (completed 1926) included two one-story, commercial block, brick buildings located immediately west of the Pastime Theatre: the Boone Electric Company Building (WT0859) and the W. S. Goodnight Building (WT0860). In a five-year period dominated by construction of large-scale commercial blocks, these buildings introduced some refreshing variety to the streetscape of Boone's building boom. The two buildings, constructed on the site of the old Bryan Cottage, were essentially built in tandem, despite having separate owners.⁵⁵ Both featured nearly identical, recessed entrance storefronts with gorgeous, leaded glass, clerestory windows, triple corbel bands, and a dentil-like band in a pattern of three soldiers to three stretchers in relief. Sadly, the Boone Electric Company Building's original fabric was largely obliterated with the application during the 1960s of crab orchard stone, apparently in place of the original brick. In addition, the original clerestory window framing has been replaced by the current aluminum, window wall treatment. There is slightly greater hope that original elements survive underneath the current façade treatment of the W. S. Goodnight Building, which is presently made to appear like something resembling a western saloon.

⁵⁴ Michael T. Southern and Jim Sumner, "Daniel Boone Hotel," National Register of Historic Places nomination, April 9, 1981, online, <http://www.hpo.ncdcr.gov/nr/WT0006.pdf>.

⁵⁵ *Watauga Democrat*, August 27, 1925.



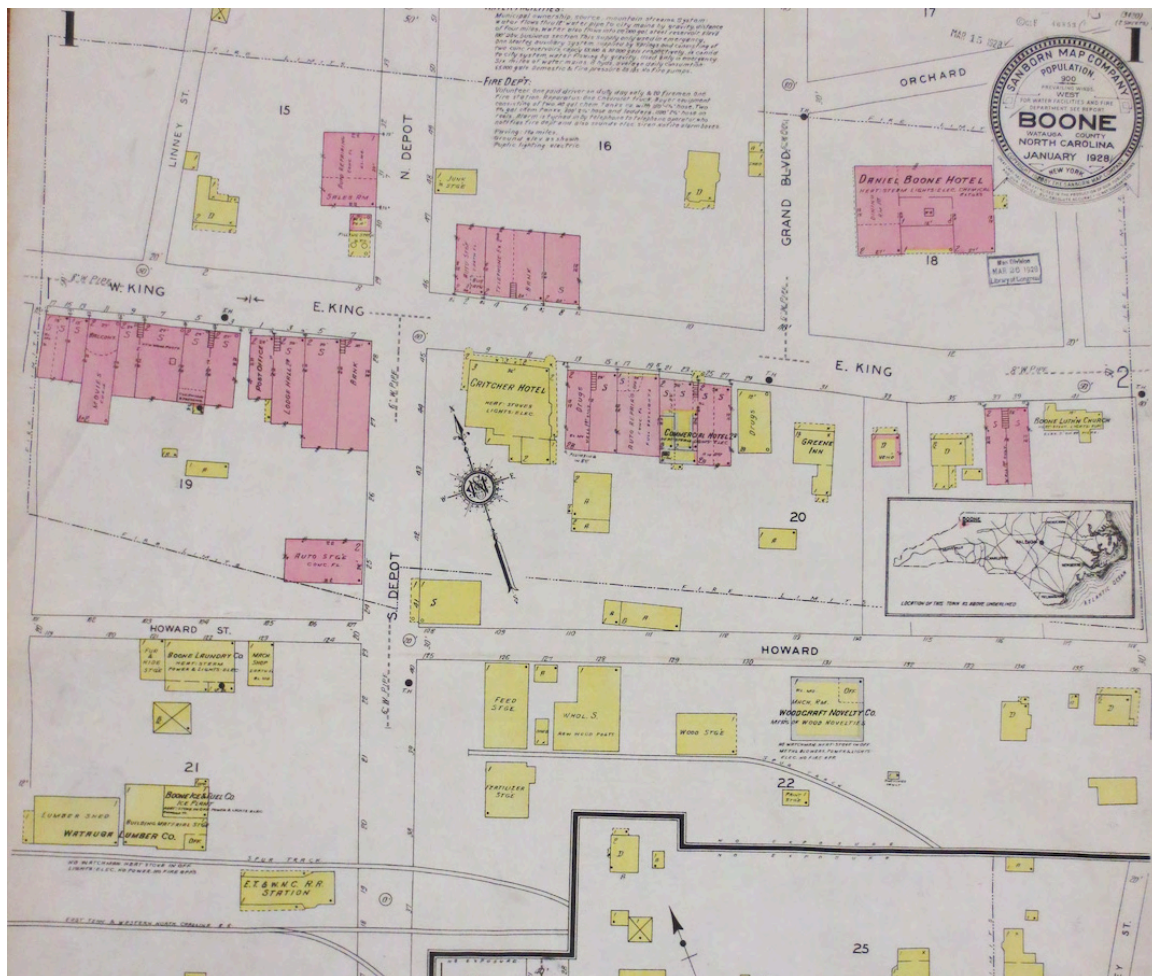
This view of Boone taken from the south likely dates to early May 1924, given the presence of the Pastime Theatre under construction, the lack of any sign of the Linney Block, and the continued presence of what is believed to be the old Councill Home at far right, which would be demolished later that month. Depot Street can be seen at center, with the railroad wye visible just below that. Image courtesy of the John Waite Stemwinder Collection, Digital Watauga Project.

After 1925, Boone's first building boom began to wane, with only a handful of significant commercial structures built along King Street between 1926 and 1935. No doubt the onset of the Great Depression in 1929 played a role in limiting construction during this period, but it's also likely that the financial pressures that led to the Great Depression were already showing up in Boone's agrarian economy by the mid-1920s. Overproduction of tobacco was already creating local market gluts by the mid-1920s, prompting price crashes and limited available cash for those dependent on tobacco markets. As early as October 1927, Boone's own Frank A. Linney was rallying a group of tobacco farmers at Winston-Salem to protest the low price being paid for tobacco.⁵⁶ Nevertheless, some commercial construction projects continued at Boone along the town's main artery. Significant among these was the Edwin N. Hahn Building (WT0597), constructed by W. G. Hartzog and W. B. "Will" Hodges in late 1927. Located on the old home site of J. C. Fletcher on the south side of King Street at downtown's east end, the two-story with basement, brick, commercial block Hahn Building was intended to offer two storefronts on the first floor and spacious apartments on the second floor.⁵⁷ Like many of the other two-

⁵⁶ *Watauga Democrat*, October 20, 1927: 4.

⁵⁷ *Watauga Democrat*, July 7, 1927, and *Watauga Democrat*, September 22, 1927).

story, commercial block buildings designed during this time, the Hahn Building featured a central entrance between the storefronts that led to the second floor apartments. Both storefronts featured spanning, leaded glass, clerestory windows.

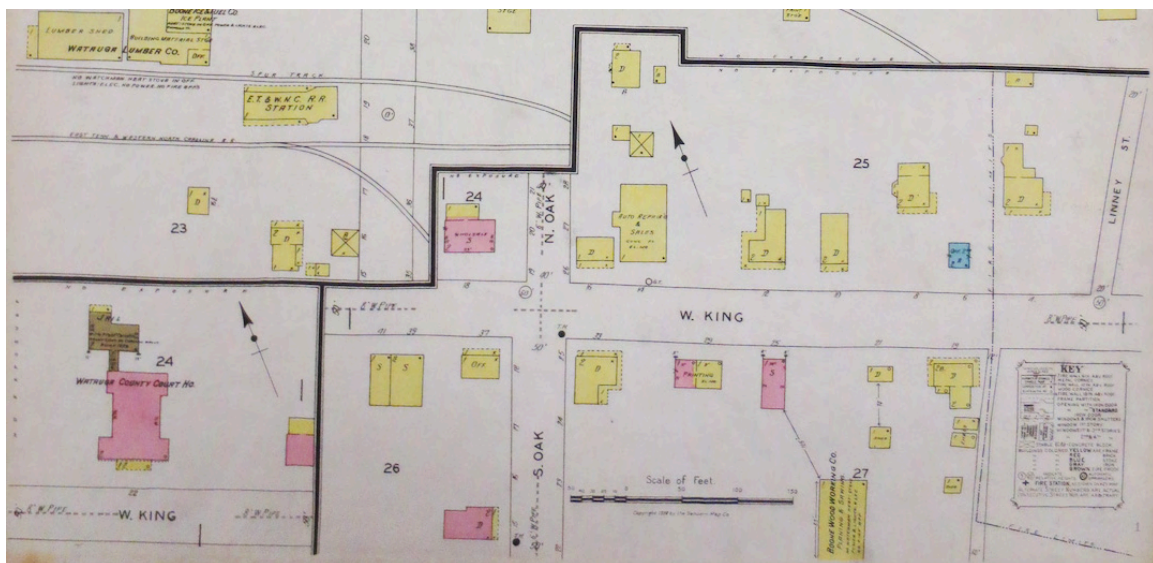


Seen here is the top half of Sheet 1 of the 1928 Sanborn Fire Insurance Company map of Boone, as photographed by the author at the Library of Congress in Washington, DC, showing the east portion of the downtown area. The thick, black boundary at lower right indicates the border of the western portion of town, portrayed on the lower part of the sheet.

Another significant commercial addition to downtown Boone that same year was the first of several buildings known at various times as the W. R. Winkler Building (WT0891). Located immediately east of the Jones Block, Winkler's two-story building was intended as a new garage site, presumably to replace his garage in the old Brick Row across the street. McGhee Brothers completed the construction during the summer of 1927, but when it was complete, Winkler instead leased the first-floor space to the first in a long line of five and dime stores to occupy the site. From the beginning, the first floor actually had two storefront entrances, and the south (main) elevation featured decorative, running bond, yellow brick in contrast to the red brick found elsewhere. Rowlock corbelling was present near the roofline, as well as a more prominent, quadruple-tier corbel just below that. A basketweave

band of two soldiers to three stacked headers was present just below this. Today, all of these masonry details survive, although the building has seen significant changes to its windows and its first floor storefront configuration.

Instead of a focus on additional brick construction along the main commercial corridor, Boone saw a necessary proliferation of wood-frame warehouse buildings constructed along Boone Creek and the area south of King Street near the railroad tracks and depot after 1925. To facilitate this development, the Globe Realty and Auction Company established a new road running parallel to and south of King Street, known as Howard Street, with lots along the street to be offered for sale.⁵⁸ Running from Water Street (then known as Oak Street) east to Appalachian Street (then known as the Yonahlossee Turnpike), Howard Street saw a feed storage building, a wholesale operation, a fertilizer storage building, and the Woodcraft Novelty Company go up between Depot Street and the turnpike. What was later known as Critcher's Warehouse also went up at the northeast corner of Howard and Depot. To the west of Depot along Howard were a machine shop, the Boone Laundry Company, the Boone Woodworking Company, the Watauga Lumber Company (located along the tracks), and the Boone Ice and Fuel Company ice plant tucked into the back of Watauga Lumber. All of these warehouse operations, with the possible exception of the Watauga Lumber Company and the ice plant, appear to have gone up between 1924 and 1928, often with railroad sidetracks extending nearby.



Seen here is the lower half of Sheet 1 of the 1928 Sanborn Fire Insurance Company map of Boone, as photographed by the author at the Library of Congress in Washington, DC, showing the west portion of the downtown area. The thick, black boundary at lower right indicates the border of the western portion of town, portrayed on the lower part of the sheet.

Two other significant buildings appeared along King Street in 1929, the apparent consequence of a failed agreement between H. W. Horton, who owned the old Brick Row, and W. R. Winkler, who originally hoped to build a new garage on that site.

⁵⁸ *Watauga Democrat*, June 5, 1924: 1.

When negotiations with Winkler collapsed, Horton demolished the old Brick Row and built a massive, multi-toned, yellow brick, two-story-with-mezzanine building on the west portion of the site. The H. W. Horton Building's (WT0593) façade was certainly one of the most imposing in Boone to that date (save only for the Watauga County Bank), as it featured a quadruple-tier border of stepped, outer bands of brick and stunted battlements at its upper corners. A truncated shed roof of terracotta tiles sat between the battlements, covering the stepped-back, brick parapet at the top of the elevation. Horton also introduced a prominent limestone frieze plate with his name on it, as well as a large, decorative cartouche just below this. In addition, a large, iron fire escape supported by giant, limestone brackets ran along the front of the building. Most notably, Horton punctuated his design with limestone medallions in the shape of wagon wheels—a trope that appeared frequently in later Boone buildings and was always associated with W. R. Winkler thereafter. The spacious showroom and mezzanine—eighteen feet in total height—were a draw for numerous department stores, five and dimes, and furniture stores in the years that followed. Horton, however, lost the building almost immediately after it was built, as he was unable to pay his contractors.⁵⁹ The building's current owners recently renovated the Horton Building into a boutique hotel and added a rooftop bar structure in 2018.



The south side of King Street as it appeared circa 1936-37. Left to right are part of the J. L. Qualls Block (with its porch overhang that stood from 1936 to sometime before 1949), the Perry and Winkler Building, the H. W. Horton Building, the Boone Drug Company Building, a slightly visible portion of the 1936 version of the Shell Service Station (later incorporated into the Crest Five and Ten Cent Store Building), and—across Depot Street—the Watauga County Bank Building.

⁵⁹ *Watauga Democrat*, December 12, 1929. Horton's economic failures almost certainly were connected to the stock market crash that had occurred several weeks earlier.



At left is the Perry and Winkler Building (WT0594), with the H. W. Horton Building (WT0593) at right. In 2019, the present owner of the Horton Building completed a massive renovation to convert the building into a boutique hotel with a rooftop bar.

The second building to be built in 1929 in this space between the Qualls Block and the Boone Drug Company Building was the exceedingly narrow, three-story, brick Perry and Winkler Building (WT0594), named for its owners, Gordon H. Winkler and Dr. H. B. Perry. At first glance, it may seem that this building was an afterthought to Horton's colossus next door, but in fact Horton had originally sold this parcel to W. R. Winkler and A. E. Hamby in 1927, apparently in contemplation of their failed agreement. This agreement had stipulated that access to the second floor of any building on this narrow site would actually be through a staircase located in any building that might be built on the parcel to the west. When W. R. Winkler's agreement with Horton fell through, W. R. Winkler promptly sold to Gordon H.

Winkler, who then built this structure at about the same time that Horton was completing his building.

Other commercial additions in the core downtown area included a tin building located behind the Frank A. Linney Block that was home to Boone's first bowling alley, the Boone Recreation Parlor (WT0869, 1928); the W. R. Winkler Tire Company (WT0894, 1929), located immediately west of the Boone Garage; the one-story, brick Sebastian Building (WT0878, 1931, with additions in 1947 and 1967) at the southwest corner of Water and King, which supplanted the Lovill Law Office; and the twin, one-story, commercial block buildings constructed just east of the *Watauga Democrat* office in 1934—the Hi-Land Cleaners Building (WT0864) and the C. M. Critcher Building (WT0865).



Seen here during the 1940 Flood are the Hi-Land Cleaners Building (left, WT0864) and the C. M. Critcher Building (WT0865) on King Street, built separately but designed to appear as one commercial block. Image courtesy of the David Wyke Collection, Digital Watauga Project.

In addition to this limited commercial construction activity in the downtown core, the period from 1926 to 1935 also saw new commercial properties going up on the fringes of downtown. The Boone Furniture and Lumber Company Building (WT0886, 1929, demolished 2018) was a frame lumber storage building constructed by W. H. Gragg on the extreme southwest end of the downtown area—a vicinity already teeming with similar, wooden warehouse buildings. Meanwhile, on the east end of the downtown area, Boone's old habit for combining domestic and commercial architecture continued with the John W. Hodges Garage and Office (WT0835, circa 1930). A two-story, hip-roofed building composed of stone, concrete block, and running bond brick, the Hodges Garage and Office sat directly down the

hill from Hodges's home (WT0624). The building took on more defined commercial functions after 1935, when the building housed the Mayflower Beauty Shoppe.⁶⁰

Indeed, as commercial construction boomed in the downtown core, residential construction still took place on the fringes of the downtown area. In addition to new subdivisions being built just to the north and east of the downtown area, individual homes also sprung up on lots located along or just off of King Street. Among these were the one-story, wood-frame J. D. Rankin House (WT0836, 1923); the one and a half-story, Craftsman-style, multicolored brick Carter Cook House (WT0827, 1926); and the one and a half-story, brick and frame, Craftsman-style bungalow known as the Chapell Wilson House (WT0580, 1926). All three buildings were located in the east section of Boone, just outside the downtown core and in close proximity to Appalachian Training School/Appalachian State Normal School—an area today known as “Hippie Hill.”⁶¹



The Chapell Wilson House (WT0580) as it appeared in October 2015. Image by Eric Plaa.

⁶⁰ *Watauga Democrat*, December 12, 1935.

⁶¹ Hippie Hill, as it is presently known, is the steep hillside located on the north side of West King Street between Appalachian Street and College Street, so named for the profusion of student apartments in older properties now present there.



The Oscar and Suma Hardin House (WT0056) as it appeared in October 2015 (demolished January 2021). Image by Nicole Holladay.

Two other significant residences went up on the west end of town during this same period. The Oscar and Suma Hardin House (WT0056, 1926) was somewhat high style for Boone in its design. Located on the east side of North Water Street a short distance from King Street, the one and a half-story, Colonial Revival, frame building offered numerous luxurious, architectural flourishes, including a steeply pitched gable on the main (west) entrance; an ornate, second-floor, Palladian window under the entrance gable; a front entrance with a webbed transom window and full-length sidelights with ornate tracery; and four Tuscan columns supporting the semi-circular balcony porch over the entrance.⁶² The Hardin House, sometimes referred

⁶² In a sad turn of events, the Watauga County Commissioners purchased this property in 2018, then announced preliminary plans to demolish this building in favor of a surface parking lot in early 2019. See Anna Oakes, "Boone Asks County to Reconsider Building Removal," *Watauga Democrat*, online, January 7, 2019, available at https://www.wataugademocrat.com/news/boone-asks-county-to-reconsider-building-removal/article_14aac748-d039-55c8-9bb3-50f96847a57d.html. Despite cooperative plans formed in February 2020 between the county and the Town of Boone to spare the house in exchange for a partnership on a new parking deck less than a block away, the Watauga County Commissioners suddenly voted in December 2020 to demolish the house and its garage. See

to as the Turner House, was also the boyhood home of Bobby Hardin (1910-1977), Blowing Rock's mayor from 1953 to 1971.

A similarly luxurious, new home was the R. L. Clay House (WT0530, 1933), built on the opposite side of the railroad wye at the southwest end of town, near the intersection of Water Street and what is today known as Rivers Street. A one and a half-story, side-gabled, natural cut stone home with a detached, one and a half-story, natural cut stone garage, the R. L. Clay House is of particular significance because of its association with the workmanship of John L. Hickerson (circa 1889-1938), a local, Black brick and stone mason renowned for his masonry work throughout Boone in the 1920s and 1930s. The Town of Boone currently owns the property, which is being considered for Local Historic Landmark designation.



The R. L. Clay House (WT0530) as it appeared in November 2015. Image by Eric Plaag.

Finally, changes in institutional construction began during this period as well. In 1929, the Boone Baptist Church announced plans for a major building campaign to replace their existing church structure at the southwest corner of King and what is

Ian Taylor, "Commissioners Vote to Demolish Turner House," *Watauga Democrat*, online, December 15, 2020, available at https://www.wataugademocrat.com/news/commissioners-vote-to-demolish-turner-house/article_2fa6c98f-77f2-5200-bf9b-163ecaed3ce8.html. Demolition was completed in January 2021.

today College Street. R. F. Coffey began work first on the new Sunday school building (part of WT0611) at the back of the existing church, with plans to use that building for services while a new auditorium was constructed on the site of the old church site.⁶³ The yellow brick Sunday school portion was indeed completed in 1929, but the Great Depression must have interfered with the planned construction of the auditorium, which was delayed until 1937.

Boone's Second Boom: 1936-1941

The Great Depression certainly played a role in restricting downtown development during the early 1930s, but by 1936, there were signs of hope for the future. Established in 1921, the Watauga Building and Loan Association had played a secondary role in the "Watch Boone Grow" campaign, primarily funding domestic construction while being overshadowed by the large banks in town—the Watauga County Bank and the People's Bank & Trust (later People's Industrial Bank)—when it came to funding commercial construction.⁶⁴ The early 1930s, though, saw the collapse of both of Boone's banks. Trouble was evident as early as January 1931, when the county's banks required depositors to sign agreements that they would not make withdrawals from their accounts and would maintain their checking account balances for another ten months.⁶⁵ By 1933, though, both banks were closed.⁶⁶ While the Watauga County Bank struggled to get back on its feet in the mid-1930s, the Watauga Building and Loan began to take up the slack, often funding commercial projects through the late 1930s.⁶⁷

Initially, much of the activity of Boone's second construction boom was centered along King Street, often resulting from the demolition of an architectural relic of Boone's history or a desire to build infill. The first signs of this reinvestment in commercial construction came in 1936, with the demolition of the old and derelict Critcher Hotel and the construction of a new Shell gas station on the southeast corner of Depot and King Streets (WT0851). Built for R. T. Greer as a small, one-story, brick building with basement, the filling station also contained a small restaurant known as the Shell Café. Four years later, the Crest Five and Ten Cent Store arranged with Greer for the construction of a much larger building on the site, essentially incorporating the small brick Shell structure into the new building.⁶⁸

⁶³ "Ground Broken for New Church," *Watauga Democrat*, April 4, 1929: 1.

⁶⁴ On the founding of the Watauga Building and Loan, see "Attention, Stock Holders," *Watauga Democrat*, May 5, 1921: 2.

⁶⁵ "Depositors in Watauga Banks Sign Agreement," *Watauga Democrat*, January 8, 1931: 1.

⁶⁶ "No Objectors to Bank Opening," *Watauga Democrat*, August 24, 1933: 1.

⁶⁷ For an early reference to the Watauga Building and Loan funding commercial projects, see "Building & Loan Finds Year 1936 Most Successful," *Watauga Democrat*, January 7, 1937: 1.

⁶⁸ "New Filling Station on Critcher Corner," *Watauga Democrat*, April 16, 1936: 1; "Shell Café Will Be Enlarged by Owners," *Watauga Democrat*, January 21, 1937: 1; "Two New Business Buildings Being Erected," *Watauga Democrat*, July 25, 1940.

The following year, 1937, saw the first clear signs of a building boom in downtown Boone. Just east of the Shell Cafe, a one-story, commercial block building with double storefront entrances opened up on the old Critcher Hotel site—the Belk-White Department Store Building (WT0850)—and a few months later, the three-story, brick, commercial block Hamby and Winkler Building (WT0592) opened with an A&P Store on its ground level and offices and apartments on its upper levels. Like many of the earlier commercial block buildings in Boone, the Hamby and Winkler Building featured occasional architectural flourishes that suggested a modicum of sophistication—a wood and plate glass storefront with inverted entrance, soldier courses serving as a spanning lintel, corbel bands, and frieze panels of running bond brick. This building also featured what would become a familiar trope on Winkler-associated buildings: wagon wheel, limestone medallions near the top of the main elevation.



The Hamby and Winkler Building (WT0592) as it appeared in 2016. Image by Paul Fuller.

Another major addition along King Street in 1937 was the new Rivers Printing Company Building (WT0585), which replaced a brick, one-story building housing the Carolina Store that had been built in 1925 during Boone's first boom near the site of the original *Watauga Democrat* building. Marking the return to Boone of architect E. A. Poe from Lenoir, the new Rivers building was celebrated for its

“distinctive type of architecture” and was constructed by B. G. Teams.⁶⁹ The new quarters featured a style that evoked Georgian Revival, even as it subverted some of its traditional forms. This was perhaps most obvious in its north sloping roof, which was clad in terracotta tile, and its parapeted east and west rooflines with faux, end chimneys, all designed to hide the otherwise pedestrian, rubber roof behind the north elevation’s disguised parapet. The face of the north elevation was composed of an irregularly cut, stone veneer on the first floor, which transitioned to stone quoins at the corners, with running bond brick at the second elevation—a rather unconventional pairing for a single elevation of a Georgian Revival building.

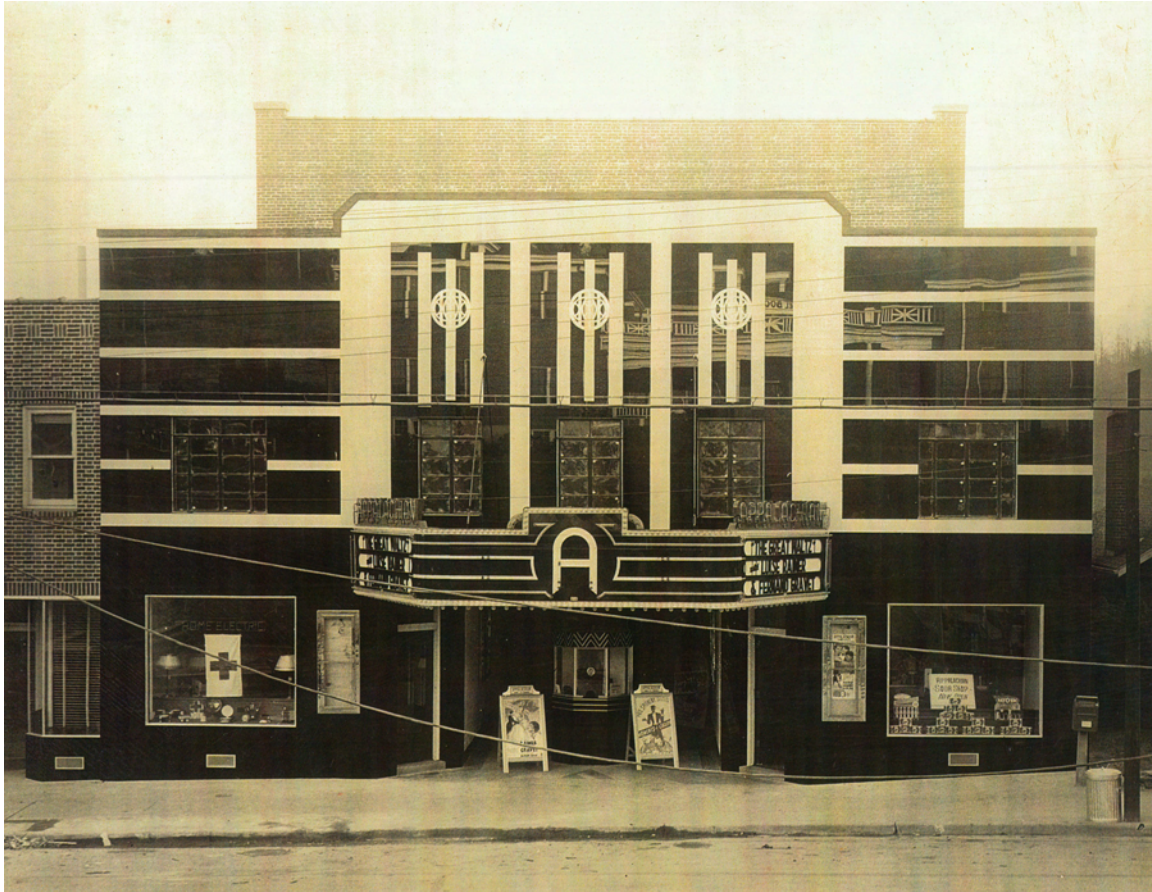


The Rivers Printing Company Building (WT0585) as it appeared in November 2015. Image by Paul Fuller.

The following year, 1938, saw the construction of one of Boone’s grand jewels, the Art Deco-style Appalachian Theatre (WT0609). Believed to be Watauga County’s only true example of Art Deco architecture, the theater was designed for Hamby and Winkler by Clarence Coffey, a Lenoir architect who enjoyed a long career of producing institutional and educational architecture throughout North Carolina, including the WPA-funded Cove Creek High School in nearby Sugar Grove (1941). Featuring a gorgeous, structural glass veneer over brick and a large, projecting marquee, both infused with numerous Art Deco flourishes and motifs, the

⁶⁹ “New Democrat Building Opens,” *Watauga Democrat*, November 25, 1937: 1.

Appalachian Theatre was grand by Boone standards, even if it did not rise to the status of a movie palace. The building was also notable for being one of the last in Boone to rely on the Linville River Railway for delivery of its construction materials, most importantly its large, 50-foot-long, steel beams, which otherwise never would have reached Boone at that time using the inferior surface highways.⁷⁰



The Appalachian Theatre as it appeared on November 15, 1938, just after opening. Image courtesy of the Sams Family, the Appalachian Theatre of the High Country, and the Digital Watauga Project.

Simultaneous to the Appalachian Theatre construction, Boone saw a rather fortuitous infusion of funds from the Works Progress Administration, a New Deal initiative, that facilitated construction of several Boone landmarks. The first was the Boone Post Office (WT0049), started in 1938 and completed in 1939. Designed by federal architect Louis A. Simon, the one-story with basement, side-gabled, Colonial Revival-style post office features the stunning natural stonework of brothers Leslie, Clarence, and Earl Lyons. Also of note is the infamous Alan Tompkins mural in the lobby, the only such mural from among dozens to survive in a US Post Office of this era in the northwestern part of the state. So reviled was Tompkins's initial design that locals protested and demanded a new one—and got it. The Town of Boone

⁷⁰ *Watauga Democrat*, March 17, 1938: 1; June 16, 1938: 1; and November 24, 1938: 1.

designated the building—along with the mural and much of its interior—as a Local Historic Landmark in 2016.⁷¹



Dedication of the US Post Office in Boone, center left, April 10, 1940. Image courtesy of the Town of Boone Cultural Resources Department.

Another WPA-funded project that may have featured the natural stonework of the Lyons Brothers was the Watauga County Office Building (WT0607), located just north of the northwest corner of King and Water Streets. Begun in 1938 and completed in 1939, this one-story with basement building was designed as an annex to the overcrowded Watauga County Courthouse located just to the west; it has served for many years as the home to various county offices, and its basement, for a time, served as the garage for the county school buses. Indeed, WPA activity in Boone was quite high during this period, including vast road improvements and construction of various institutional properties. Other WPA-funded projects completed in Boone but outside the downtown area before 1940 were the Watauga Handicrafts Building (WT0527), the ASTC Faculty Houses (WT0529, seven moved and no longer recognizable; five demolished), the former Watauga Consolidated School (WT0551), Smith-Wright Hall (WT0565), and the Watauga Hospital (WT0563) on the ASU campus.

The demolition or removal of old landmarks continued to shape Boone during this second boom period. In 1938, for example, the move of the old W. L. Bryan home to a lot on Howard Street opened the way for a Sinclair gas station (portions later incorporated into WT0862) and the one-story, commercial block D. L. Wilcox

⁷¹ Eric Plaag, *A Brief History of the United States Post Office, Boone, NC*, Town of Boone Cultural Resources Department, 2013.

Building (WT0861) in 1939, the latter built by Walter C. Greene.⁷² Razing of the old Episcopal Church near the corner of Appalachian and King Streets resulted in the construction of several buildings in this vicinity, including the one-story, commercial block Daniel Boone Shoe Shop/Carolina Pharmacy Building #1 (WT0841) in 1939 and the two-story, side-gabled, brick Dr. H. B. Perry Building (WT0844) in January 1942. The demolition of the old Methodist Church on the west end of town, meanwhile, triggered the construction of two adjoining, one-story, brick, commercial block buildings in 1940—the Boone Body Shop (WT0879), built by J. E. Clay, and the Wyke's Grocery Building (WT0879), also built by Clay at the behest of the Watauga Building and Loan, which had acquired the lot through the prior owner's default in 1933.



The Wade E. Brown Law Office Building (WT0586) as it appeared in October 2015. Image by Eric Plaag.

Also in 1940, N. B. Smithey demolished the old Blackburn Hotel at the west end of King Street and began erection of his new one-story with basement, commercial block storehouse for Smithey's Department Store (WT0584). That same year, John W. Hodges finished his two-story, brick, commercial block building (WT0847)—another Walter C. Greene creation—on the site of the old, wooden frame Watauga Drug Store that had stood there for decades, just east of the Qualls Block. Shortly

⁷² *Watauga Democrat*, October 5, 1939.

thereafter, J. L. Qualls filled in the gap between the Hodges Building and the Qualls Block with a tiny, narrow, one-story brick building that came to be known as the J. L. Qualls Library Building (WT0848) because it served as the county library from 1943 to 1946.

Other, less architecturally significant buildings included the narrow, two-story, brick, commercial block B. W. Stallings Jewelry Store (WT0596), built in 1937 immediately east of the proposed Appalachian Theatre lot, and the one-story, brick, commercial block Wilson Building (WT0842) on the other (east) side of the Hahn building, initially built as a grocery store. Also going up on King Street in 1938 were the one-story, brick and native stone, front-gabled, Wade E. Brown Law Office Building (WT0586) and the one-story, brick, commercial block King Street Grocery Building (WT0881), located at the west end of town, opposite the courthouse. In 1939, E. L. Teague built a new brick structure (WT0807) on the site of his old wooden gas station building at the northeast corner of King and Water Streets. The following year, work began on the one-story, masonry, commercial block Colvard Chevrolet Garage (WT0817) on the east side of North Depot Street.

This building boom also saw the construction of a new, brick Baptist Church in the downtown area to replace an older structure that no longer suited its purpose. The long-delayed auditorium of the Boone Baptist Church was clad in yellow brick and replaced a more modest (but arguably more architecturally significant) red brick church building that stood on the same site from 1916 until 1936. Built by J. A. Campbell, the new auditorium featured a grand, double-gabled, temple front supported by stout Doric order columns inexplicably set on bases.⁷³

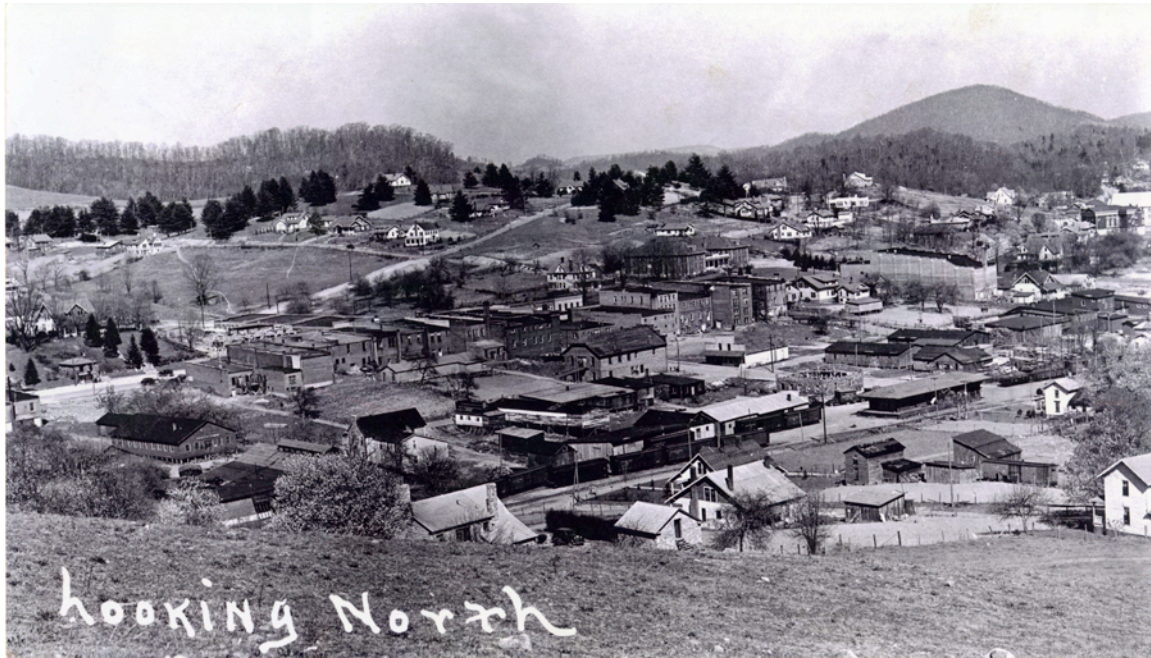
⁷³ "Newest Unit of Baptist Church Now Being Built," *Watauga Democrat*, July 30, 1936: 1.



The A. E. and Roberta Hodges House (WT0818) as it appeared in November 2015. Image by Eric Plaag.

At the east end of town, houses continued to go up along the fringes of the business district, including the one-story, brick Van G. and Kate Hinson House (WT0823) on Hippy Hill in 1937, and the rather modest Chapell Wilson/B. G. Teams House (WT0845) built on the old Episcopal Church lot at the east end of Howard Street that same year. About this same time, Chapell Wilson began expanding his rental empire, building the first of several rental properties on Hippy Hill. The Chapell and Myrtle Wilson Rental House #1 (WT0829) is an intriguing, one and a half-story, Craftsman-inspired, fieldstone house. Wilson soon added his second rental house (WT0830) just to the east—a two-story, brick, vernacular building with an open side porch on its southeast end, overlooking King Street. Also added on this hillside during the second boom was the Hinson Garage (WT0825), which appears to have started as a garage building for WT0823, then later became the narrow, two-story, front-gabled shop space that it is today. Nearby and just slightly to the west, the Hinson's successors, the Masts, appear to have built the first two-story, commercial block building in this Hippy Hill vicinity, presumably to house Priscilla Mast's Boone Flower Shop (WT0824); it was likely completed by 1943. Closer to downtown, the two-story, brick, Colonial Revival-style A. E. and Roberta Hodges House (WT0818) on the southwest corner of Grand Boulevard and Queen Street was indicative of higher end domestic construction going on throughout Boone in 1940. Closer to Water Street and near the new resting place for the old W. L. Bryan

House (which had been moved from King Street in 1938), G. F. and Josie Critcher built a small, vernacular, one-story, side-gabled, frame house on a concrete block basement, probably in early 1940 (WT0876).



Boone from the southwest, circa April 1939, showing Ray Brendell's garage (WT0604) underway just north of the Linville River Railway depot. The Howard Street corridor was dramatically altered over the next ten years. Image courtesy of the Cy Crumley Collection.

Away from King Street, this second boom period also saw the proliferation of new buildings in the Howard Street corridor. In contrast to the more architecturally sophisticated buildings of the King Street corridor, the buildings of Howard Street and South Depot Street were instead meant for more industrial purposes, leading to the creation of what was essentially a warehouse district to the south of King Street. While this area between the Linville River Railway depot and King Street already possessed wooden warehouse structures, these new buildings were decidedly more permanent in design. The first of these projects was Brendell's Garage Building #1 (WT0604), a one-story, brick and brick tile, commercial block building located on the north side of Boone Creek near the depot. More architecturally significant buildings included the one-story, native stone automobile dealerships along South Depot Street—the Cook-Nichols Motor Company Building (WT0603) and the Duncan Motor Company Building (WT0887), both completed in 1940.



The Duncan Motor Company Building (WT0887) as it appeared in December 2015. Image by Paul Fuller.

The following year, Southeastern Motor Lines built a two-story, concrete block terminal building (WT0868) on the north side of Howard Street about halfway between Depot and Water Streets. To the west of the depot, meanwhile, W. H. Gragg and the Watauga Building and Loan built a frame construction, short-lived, tobacco prize room in 1939 for the Austin Tobacco Company (WT0877); shortly after its closure in 1940, the building was used for decades as an insecticide warehouse.⁷⁴ Because of its proximity to the Linville River Railway tracks, it has been misidentified for decades as a part of the original depot building or a railroad maintenance shed.

⁷⁴ *Watauga Democrat*, November 23, 1939; February 6, 1941; and June 14, 1945.



A truck stops to fill up on gas at the new Southeastern Motor Lines building in March 1943. Image by John Vachon and courtesy of the Library of Congress. In the distant shadows is the frame-built Boone Woodworking Company warehouse, later demolished for the Wilcox Drug Company warehouse. The image is indicative of how sparsely developed the Howard Street corridor was before 1944.

This same boom period marked a shift in how existing property owners viewed their buildings from the first boom period; many decided to incorporate “updates” designed to make the shop spaces more visually appealing from the sidewalk. Qualls, for example, decided to add a stout, wooden porch on posts with a spindled balustrade on its roof to the front of his commercial block in 1936, as part of major renovations he completed to other parts of the building. The late 1930s and very early 1940s also saw major renovations to the Boone Drug Company Building and the J. Walter Jones Building, both of which added flat, cable-hung awnings over their main entrances, in addition to other changes. Other buildings, such as the Belk-White Department Store, expanded their footprint, typically by adding to the rear of the business to provide more square footage for inventory.

Two factors account for the sudden drop off in construction after 1941. The first is perhaps obvious: scarcity of building materials, large-scale rationing, and war-time inflation between 1942 and 1945 likely made construction of new buildings challenging at best, if not downright impossible for most local residents. Just as significant for Boone, however, was the end of rail service as a result of the August

1940 flood, which wiped out the Linville River Railway's service to Boone.⁷⁵ While roads were improving, heavy trucks still struggled to bring in essential construction materials until the heavy emphasis on county road improvements that occurred after the war. The significance of the end of rail service is perhaps most evident in the number of new, downtown buildings constructed in 1940 (nine) and 1941 (three). Of the three 1941 buildings, two (Smithey's, WT0584, and the Southeastern Motor Lines terminal, WT0868) were completed in early 1941, with most of the materials on site by August 1940. The third, the Qualls Library Building (WT0848), has an uncertain completion date that may have been as early as Fall 1940. Indeed, the Dr. H. B. Perry Building (WT0844) is the only downtown Boone building known with certainty to have been completed between April 1941 and 1944.



The Dr. H. B. Perry Building (WT0844) as it appeared in November 2015. Image by Eric Plaag.

Post-War Boom: Boone's Warehouse District, 1944-1950

As noted previously, wartime rationing significantly reduced construction efforts throughout Boone between 1941 and 1944. By spring of 1944, however, two projects that were ostensibly war-related were either complete or underway. The first was the Baker-Commack Hosiery Mills building (WT0867), built by W. C.

⁷⁵ Eric Plaag, "A Thief in the Night: The 1940 Flood in Watauga County," *Carolina Mountain Life* (Autumn 2018): 98-100.

Greene and completed in January 1944. Intended as a local manufacturing effort to help address the nationwide shortage of women's hosiery during the war, the Baker-Commack operation originally planned to occupy the vacant Earl Cook Motor Company building on Depot Street, but when that fell through, construction on this concrete block building on Howard Street began in late 1943. The project was also significant for targeting females aged 18 to 30 as its workforce, in large part because of the male labor shortage with so many local men off at war.⁷⁶

The second building was the two-story, concrete block Wilcox Drug Company building (WT0602), authorized by a federal government permit and also built by W. C. Greene starting in April 1944. Wilcox Drug Company, which at one time in the mid-twentieth century was the leading provider of botanical products in the United States, already had a frame warehouse on the south side of Howard Street before the war, but as the war dragged on, the demand for herbal medicinals appears to have exploded, thus prompting construction of the new herb house across Howard Street.⁷⁷



The original, west portion of the Goodnight Brothers Complex (WT0855) as it appeared in December 2015. Image by Paul Fuller.

⁷⁶ *Watauga Democrat*, September 9, 1943; December 30, 1943; and February 10, 1944.

⁷⁷ *Watauga Democrat*, April 20, 1944; and August 17, 1944.

That year saw the construction of two other buildings along Howard Street. One of them was the first building in what would become the massive Goodnight Brothers Complex (WT0855, later additions demolished 2018). Another W. C. Greene creation, the Goodnight Brothers produce warehouse was located on the old Woodcraft Novelty Company site (another rail-era, frame warehouse complex) and set the standard for the one-story, concrete block warehouse buildings that would follow along Howard Street in the years to come. Meanwhile that same year, on the east side of the Wilcox Drug Company building, D. L. Wilcox had a new, concrete block warehouse erected for the Boone Tire and Bargain Store (WT0892), replete with a frame sky bridge that connected across the rear alley to the D. L. Wilcox Building (WT0861) on King Street. This warehouse building was soon taken over by Farmer's Hardware (another D. L. Wilcox concern) and later incorporated into the Wilcox Drug Company operation. Wilcox Drug Company also demolished the Boone Woodworking warehouse to the west, which dated to at least the 1920s, and built an annex to the original Wilcox Drug Company building in 1947.



Detail from Pal-Bla-4-104, showing many of the new buildings constructed in the warehouse area along Howard Street between 1944 and 1954, when this photo was taken. Depot Street runs vertically at an angle through the center of the image, and Howard Street runs horizontally across the center of the image, with the backs of King Street buildings at the top and the roof of the Burley Tobacco Warehouse fronting on Rivers Street at bottom right. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.

This 1944 activity appears to have been a precursor for a third boom period that reached its peak in Boone with the end of the war. Much of this post-war boom construction centered along Howard Street, effectively creating a revitalized warehouse district in an area that had once hosted a scattering of wood-frame warehouse buildings that had largely been associated with businesses dependent upon the now-defunct railroad. Since automobile dealerships, garages, and service stations had already accounted for much of Boone's new construction in the late 1930s, it's not at all surprising that many of the new buildings of the postwar boom period were also transportation related. The first full year after the war saw the completion of the Boone Bus Depot (WT0612), built by W. G. Hartzog and located near the former site of the Linville River Railway depot at the northwest corner of Depot Street and what would one day be Rivers Street. This native stone building was a prominent and long-awaited addition to Boone, which had seen its bus station running out of half of the now bisected and relocated old train depot building for six years.⁷⁸

⁷⁸ *Watauga Democrat*, May 16, 1946.



The Boone Bus Depot (WT0612, demolished) as it appeared in February 1955. Image by Palmer Blair, courtesy of the Palmer Blair Collection, Digital Watauga Project.

Other buildings soon followed, most of them concrete block operations grouped on the west side of Depot Street between Howard Street and the old rail bed. Among them were the P. W. Moretz Building (WT0871), the Moretz Upholstering/Moretz Grocery Complex (WT0872), and the Boone Candy Company Building (WT0873). A bit further to the west along Howard Street, J. R. Brendell erected a larger, concrete block, garage building and relocated his Brendell's Garage operation (WT0875). Meanwhile, on the east end of Howard Street, W. R. Winkler continued to expand his auto dealership empire, erecting the impressive Winkler Motor Company Building #1 (WT0600), which was unusually massive for Boone and featured Winkler's trademark wagon wheel medallions. With over 12,000 square feet of floor space and a ramp providing access to a second floor automobile storage area, Winkler used the building primarily as his showroom.⁷⁹ About this same time, R. T. Greer started work on the two-story, brick R. T. Greer Building (WT0852) located at the rear of the Crest Store (WT0851) and fronting on Depot Street.

⁷⁹ *Watauga Democrat*, December 12, 1946.



Winkler Motor Company Building #1 (WT0600) as it appeared in November 2015. Image by Nicole Holladay.

The Howard Street construction activity continued the following year as well. W. R. Winkler, for example, recognized the need for an expanded base of operations by building the two-story, brick Winkler Motor Company Building #2 (WT0889) to essentially serve as a motor supply and sign shop. Across Howard Street to the south, construction began in 1948 on two one-story, concrete block buildings adjoining the Goodnight Brothers building—the Christian Tin Shop Building (WT0856) and Wilson’s Feed Store (WT0857). This Howard Street wave of construction finally slacked with the completion of the new, brick, one-story Winkler Motor Company Showroom (WT0893) on the northeast corner of Depot and Howard in 1950.

King Street saw some impressive additions during the post-war boom period as well. In 1946, for example, at the middle of the block between Water and Depot Streets, B. G. Teams erected a two-story, brick building clad in electric blue structural glass for C. C. Wilcox, where the Newton Brothers Department Store (WT0863) opened its operations. Meanwhile, at the west end of town, D. M. Edmisten, Sr., and his son of the same name, along with Crate P. Teague, built the large, two-story, brick Edmisten Building (WT0883) for their Edmisten Furniture Company, with apartments located on the second floor. In 1949, W. R. Winkler expanded his holdings uptown as well, erecting a brick, two-story, combination

warehouse and Masonic Hall (WT0806) between the 1875 and 1905 Watauga County Courthouses. Today, that warehouse is nearly unrecognizable as the Watauga County Administrative Building.



Visible at center right is the Newton Brothers Department Store building (WT0863), completed in 1946, as it appeared during the July 1967 Wagon Train parade. Image courtesy of the John Ward Family Collection, Digital Watauga Project.



The Edmisten Building (WT0883) as it appeared in November 2015. Image by Eric Plaag.

Other downtown buildings erected during this boom period included the brick and concrete block Chapell and Myrtle Wilson Apartments (WT0831, circa 1945) in the Hippie Hill area at the east end of King Street; the brick, one-story Colvard Chevrolet Showroom (WT0816, 1949) on North Depot Street, which included an unusual interior mezzanine; the one-story, concrete block A. C. Mast Furniture Store (WT0804, circa 1949), located at the west end of King Street and dramatically altered after 1984; and the two-story, brick Estes Electric Shop and Apartments (WT0832, circa 1949), also located in the Hippie Hill vicinity.



The W. R. Winkler Warehouse and Masonic Hall (WT0806) as it appeared in 1972. Detail crop from Hen-Dew-5, Henry DeWolf Aerial Surveys of Watauga County, Digital Watauga Project.

Boone, 1950-1964: Infill and Redesign

It's not clear what ended Boone's post-war boom, but by early 1950, construction work in the immediate downtown area had nearly ground to a halt. Some of this might be attributed to the brief recession that affected the United States from late 1948 to late 1949, but more likely the decline in downtown development reflected the lack of available lots for construction. Local newspaper coverage beginning in 1950 detailed decisions by various businesses like the Blue Ridge Electric Cooperative to relocate outside of the downtown area in new, modern quarters, while new businesses like the International Resistance Company sought land on the

perimeter of Boone's downtown where they could expand if necessary.⁸⁰ Expansion began to occur to the east and west along King Street, beyond the downtown core, as well as along US 321 extending to the south toward Blowing Rock. By 1950, for example, a new drive-in theater—the Sky-View—was located in a field to the south of town, just southeast of where Boone Mall is located today. New motels also lined up along US 321 and US 421 on the outskirts of town. Urban sprawl, such as it was, had finally come to Boone.



The William Burton Hodges and Ola Wilcox Hodges Building (WT0811) as it appeared in April 2016. Image by Eric Plaag.

Nevertheless, savvy business people still sought opportunities on the remaining lots downtown, much of it effected by the removal of aging domestic architecture or old, frame businesses from the King Street corridor. One example was the Swofford's Tire Store (WT0808), a one-story, concrete block building that in 1951 replaced the ramshackle, frame J. B. Taylor Motor Company building that had stood there since the 1920s. At the northwest corner of King and Depot, Todd and Higgins Esso demolished the old F. C. Ward service station that had been there since 1924 and erected a new service station (WT0815, 1954) with a wash rack in its place. Perhaps most unsettling to locals was the 1956 demolition of the old Jennie Coffey Store on

⁸⁰ See, for example, *Watauga Democrat*, September 3, 1953: 1.

the north side of King Street, which dated back to 1899.⁸¹ In its place, W. B. Hodges erected the William Burton Hodges and Ola Wilcox Hodges Building (WT0811), a two-story, brick, mixed use building. In 1960, Tastee-Freez acquired the 1920s, frame Smithey's Store building on the north side of King Street at Appalachian Street, demolished the store, and erected one of its cookie-cutter Tastee-Freez buildings (WT0820). Among the homes to fall to the wrecking ball during this period was the 1928 David and Lucy Greene brick bungalow (sometimes called the Winkler bungalow) located adjacent to the Appalachian Theatre, where the Greene Construction Company erected the two-story, brick Northwestern Bank (WT0846) designed by O'Cain and Beckett of Hendersonville, North Carolina in 1960. That same year, the A&P grocery operation moved from its quarters in the Hamby and Winkler Building into a brand new supermarket (WT0866, demolished 2019) whose parking lot on King Street had long held the J. G. Rivers House originally built by Jordan Councill, Jr., in the 1850s.

Others took advantage of long-vacant or underutilized lots that were simply waiting for the right use. At the south end of Water Street, for example, the Farmers Cooperative Exchange acquired a long-vacant parcel and erected the one-story, concrete block FCX Building in 1955 (WT0885, demolished 2018). Many of these new buildings proved to be mixed-use operations, typically incorporating apartments on the second floor while a business operated out of the first floor. In 1957, for example, Estel and Lucille Wagner erected a two-story, mixed-use, concrete brick building (WT0840) at the southwest corner of Appalachian and King Streets on a lot long used as an outdoor garden and plant business. Meanwhile, new buildings in the Howard Street corridor also took advantage of gaps in the built environment. In 1957, for example, Roger Colvard built a one-story, concrete block building with brick veneer (WT0890) on a small lot just south of the Boone Recreation Parlor, then J. D. Cook and Estel Wagner bridged the gap between Colvard's building and the Southeastern Motor Lines Terminal Building in 1959 with yet another two-story, mixed-use, concrete block building known as the Cook and Wagner Apartment Building (WT0870). Colvard, meanwhile, sought other opportunities by moving his Rogers Radiator Shop operation to a new building (WT0888) on the previously vacant lot between Brendell's first garage and Boone Creek. Yet another infill building, located on Appalachian Street, was the two-story, brick, mixed-use Anderson-Weston Building (WT0843), constructed in 1962. In 1963, Perry Greene added the two-story, mixed-use, brick Harvey Ayers Building (WT0838) on the south side of King, just east of Appalachian Street.

⁸¹ *Watauga Democrat*, April 12, 1956.



The Anderson-Weston Building (WT0843) as it appeared in November 2015. Image by Eric Plaag.

Similar infill activity also occurred elsewhere along King Street. In 1957, Wade E. Brown built an unusual, side-gabled, brick veneered, Colonial Revival, new law office building (WT0812, demolished 2019) on a vacant lot below the J. M. Moretz House on the north side of King Street. Some of the new infill buildings were particularly noteworthy for the introduction of crab orchard stone as a façade treatment. One example was the one-story, brick Stacy Eggers Law Office (WT0813), built in 1959 on a long-vacant lot in front of the J. M. Moretz House on the north side of King Street. That same year, Walter Lovill South built a one-story, concrete block building with a crab orchard stone façade known as the Modern Appliance Company Building (WT0882) in the gap that had existed between the King Street Grocery Building and the Edmisten Building for more than a decade. This same crab orchard stone treatment was later applied to a few older buildings in downtown, including the Boone Electric Company Building and the Hi-Land Cleaners Building, illustrating the ongoing pressure during the 1950s and 1960s for downtown business owners to update their facades to reflect more popular architectural treatments. The one-story, brick C. C. Wilcox Building (WT0874), built on the south side of Howard Street on the 1920s Wilcox Drug Company warehouse site in 1964, also incorporated crab orchard stone.

Mixed-use, apartment construction also continued on the east end of town in the Hippie Hill vicinity, with buildings like the two-story, brick Fred and Ethel Wilson

Building (WT0826, circa 1952), the two-story, brick Mayflower Beauty Shop and Apartments (WT0834, 1956), and the two-story, brick Cecil Ray and Edith Estes Apartment Building (WT0833, circa 1958), all of which were no doubt necessitated by the continued growth of nearby Appalachian State Teachers College. Similar properties were the Ralph and Edith Estes Apartment Houses (WT0853, circa 1954), located at the south end of Appalachian Street on Howard Street, and almost certainly utilized by ASTC faculty.



The Stacy Eggers Law Office (WT0813) as it appeared in October 2015. Image by Carson Hamilton.

As the transition into the 1960s occurred, these apartment complexes grew ever larger, often dominating the lots on which they were located and crowding into the downtown core. This was no doubt the result of a burgeoning demand for housing stimulated by the rapid growth of ASTC. One such project was the Wallace Circle Apartments (WT0828), a multi-story complex of multiple buildings constructed into the top of Hippy Hill in 1964 and later expanded about 1970. Similar projects on Queen Street took advantage of the terrain to maximize square footage without seeming to overwhelm the streetscape of the roads on which they fronted. Among them were the two massive, brick buildings of the Stanley A. Harris Apartment House (WT0805) built in 1963 and 1964, and two-story, brick Terrace Apartments (WT0809), also completed in 1964. This demand for downtown housing intruding upon the commercial downtown core remains a pressure for Boone today.

Aside from the 1968 Watauga County Courthouse built on the site of the 1905 courthouse, after 1964, Boone saw a nearly decade-long pause in downtown construction, largely because development activity had moved to the US 321 corridor (Blowing Rock Road) or the fringes of the downtown area. While some new construction returned to downtown Boone from the mid 1970s to the late 1980s, only eleven new buildings were constructed between 1973 and 1988, the vast majority of them located on the fringes of Boone's downtown core.

Inventory of Properties within the District Designation Boundaries

The following entries are brief summaries of all properties located within the district boundaries. Most entries are based upon the much longer and far more detailed architectural and historical descriptions of surveyed properties contained in Dr. Eric Plaag's "Comprehensive Architectural Survey of Downtown Boone, North Carolina" (August 2020).⁸² The inventory found here was specifically written to assess the contributing significance and integrity of the district's resources. Integrity, as determined here, has been based upon the following: 1) design integrity, meaning the building's relationship to its original appearance or altered appearance during the period of significance; 2) material integrity, meaning the building's relationship to original materials during the period of significance or replacement materials that mimic the appearance of original materials during the period of significance; 3) locational integrity, meaning the building's relationship to its original location during the period of significance; 4) integrity of association, meaning the building's relationship to its original or adapted use, function, and purpose during the period of integrity; and 5) integrity of relationship to the district as a whole, meaning the building's historical importance to the development of downtown Boone's commercial district during the district's four periods of growth within the period of significance (1918-1964). As a general rule, buildings that meet three of these five criteria are considered to be contributing resources within the district.

Inventory Classifications:

CA: Contributes to the character of the district based on architectural significance

CH: Contributes to the character of the district based on historical significance related to events or individuals associated with the property

NC: Non-contributing property

VL: Vacant lot

West side of Grand Boulevard between West King Street and Queen Street

WT0818 A. E. and Roberta Hodges House (1940)—CA, CH
171 Grand Boulevard (2900-89-6350-000)

Originally part of the John Walter Jones property, this site was used for the construction of a new home for A. E. Hodges and his wife Roberta Hodges in 1940. The two-story, running bond, brick, side-gabled home is an excellent example of the

⁸² For the original descriptions, see Eric Plaag, "Comprehensive Architectural Survey of Downtown Boone, North Carolina," August 2020, © 2019-20, Carolina Historical Consulting, LLC. The revised text of these entries is used here with permission from Carolina Historical Consulting, LLC.

Colonial Revival style of architecture popular in the first half of the twentieth century. In addition to its rear-gabled ell, notable features included projecting brick courses at each corner that are designed to emulate quoins, an ornate, Georgian-style entrance with a deep, paneled surround, and a fan light window above this entrance. A vacant pediment with a bas-relief vase and a half-circle, slate porch further highlight the home's entrance. Prominent cornice returns and boxed cornice treatments are also noteworthy. Minor alterations have closed in the south porch and a former garage, but the house remains an impressive example of late Depression domestic architecture now incorporated into Boone's downtown business district.

North side of West King Street between Grand Boulevard and Depot Street

WT0008 John Walter Jones House (1908)—CA, CH
604 West King Street (2900-89-5144-000)

Built in 1908 for Dr. John Walter Jones (1876-1925), this two-story, complex-gabled, Queen Anne-influenced house is one of the oldest surviving residential properties in Downtown Boone and remains largely unchanged on its exterior. It is certainly one of the architectural jewels of downtown Boone. Also of note are the bowed, semi-circular porch and balustrade of the south elevation, featuring elaborately turned spindles and columns. The first floor bay window offers a large, one-over-one, double-hung wooden sash with unusual mullion divisions in a one-third/two-thirds orientation that creates an outstanding view of King Street from a seated position in the parlor. The interior retains many original features as well, some of which have been exposed and preserved by the Town in an effort to interpret the house. Two large, historic, sugar maple trees that date to the American Civil War period occupy the bluff over King Street at the extreme south end of the property. The house was listed on the National Register of Historic Places in 1987, and the Jones family donated the property to the Town of Boone in 1983 for use as a community center, which continues today. The house is presently under consideration for designation as a Local Historic Landmark.

WT0891 W. R. Winkler Building (1927)—CA, CH
630 West King Street (2900-89-5144-000, shared parcel with WT0591)

W. R. "Ralph" Winkler arranged for construction of this two-story, brick, commercial block building as a garage and showrooms in 1927, with the McGhee Brothers serving as the primary contractor. Midway through construction, Winkler set his sights on another location for his garage and showrooms, instead leasing the first floor space of this building to J. B. Dick and Company, a five and dime, while the second floor was used as apartments. A string of other five and dime establishments and other retail vendors followed over the next several decades, none of them staying for more than a few years, until Mast General Store, the current tenant, acquired the building in 1987. Several noteworthy architectural features survive, including the original yellow brick fascia of the south elevation and a prominent

basketweave band just below the quadruple corbel tier. Window piercings of the second floor also appear to be original, including one-over-one, double-hung sash, wooden windows with deep surrounds that are either original or appropriate replacements. Original leaded glass, clerestory windows were altered several times over the decades, although this clerestory opening survives with an updated, divided light. The original storefront configuration included two single-entry, recessed entrances, a detail that survived as late as 2002, after which the present tenant altered the storefront design to feature a single, centered, double entrance. The building also features a large, circa 1949 warehouse addition at the rear that partially blocked an alley originally running from North Depot Street to the Jones House property. Nevertheless, the building remains an excellent example of late-1920s commercial infill following the establishment of Boone's revitalized commercial center.

WT0591 J. Walter Jones Building (1922)—CA, CH

630 West King Street (2900-89-5144-000, shared parcel with WT0591)

Built in tandem with WT0819 to the west, this two-story, brick, commercial block building was constructed by the Poe and Triplett firm out of Lenoir in 1922, making it their third building of similar design erected as part of the "Watch Boone Grow" campaign in downtown Boone. Original tenants included the Peoples Bank and Trust Company on the east side of the first floor and the J. M. Moretz Furniture Company on the west side of the second floor. The second floor was open to various business offices, with the local telephone exchange of the Watauga Telephone Company, a lumber merchant named John Lineback, and a dentist named Dr. W. J. Miller occupying second floor space in the first year. In time, the building was associated with various department stores including Spainhours', Harris Brothers, Belk-White, Bair's Fair Store, and perhaps most notably, Hunt's Department Store beginning in 1943. Hunt's added a series of one-story, concrete block additions to the rear of the store about 1944, closing up the alley that once extended from North Depot Street to the Jones House property. Mast General Store, the present tenant, acquired the building in 1987 from Guy Hunt. Despite numerous exterior changes to the building, many original features of the south elevation are still intact today, including irregularly spaced courses of Flemish bond; the large pilasters framing the second-story entrance space (now a window) at the center of the façade, thus creating the appearance of recessed panels on the upper portion of the façade; triple-tier corbelling and a spanning, sawtooth band above these panels; and spanning clerestory windows over each of the storefronts, the west one of which appears to be original to the building. Second floor window piercings are all original, although several feature vinyl replacement windows. A brick veneer wall covers the original west wall of the building, although it appears to be peeling away from the building today and is in danger of collapse. Removal of this veneer would surely uncover ghost advertisements that are documented by photographs as being extant when the veneer was installed.

WT0819 Boone Garage (1922)—CH

642 West King Street (2900-89-3129-000, shared parcel with WT0894)

Originally built in 1922 as the Boone Garage, this two-story, brick building was constructed simultaneously with WT0591 to the east and originally had a south elevation that was flush with the sidewalk at King Street and featured an enclosed second floor with an open garage area underneath. After a string of automotive tenants, the Hodges Tire Company removed the second floor overhang about 1937, cladding the new façade in natural stone, with two double bays of one-over-one, double-hung sash windows on the second floor and a large, arched, garage bay set to the west side of the first floor. Substantial alterations followed again before 1963 and again after 1988 to the present configuration, which presents as a uniform brick veneer, which continues onto WT0894 to the west and onto the west wall of WT0591 to the east (although it is presently peeling away from the latter and in danger of collapse). Fenestration patterns of the second floor are radically altered from their earlier appearances, while the first floor offers three side-by-side, plate glass windows that do not resemble earlier configurations. Despite these radical changes, the building is an important example of the adaptive changes wrought on the district's oldest buildings as uses changed. Removal of the current veneer may reveal the natural stone façade dating to 1937 and offer an opportunity for historically intriguing façade rehabilitation.

WT0894 W. R. Winkler Tire Company Building (1929/addition ca. 1947)—CH
642 West King Street (2900-89-3129-000, shared parcel with WT0894)

W. R. "Ralph" Winkler had this two-story, brick, commercial block building constructed in 1929 to house the Central Tire Company, one of Winkler's several automotive businesses of the early twentieth century, and the building remained a tire store under various owners for several decades thereafter. The current brick veneer, which continues onto WT0819 to the east, offers a substantially more uniform appearance than the original brick face that was slightly recessed from pronounced pilasters at each corner of the south elevation. The first floor originally featured a large storefront entrance with a leaded glass, clerestory window, three large, plate glass windows, and a single recessed entry, while the second floor offered three slightly separated, one-over-one, double hung sash wooden windows separated from the first floor by a decorative band of alternating soldiers and headers. This configuration survived perhaps as late as 1988, after which the second floor windows were converted to fixed, metal-framed lights and the first floor storefront was completely reworked to its present configuration. The west elevation, which fronts on North Depot Street, has also been radically altered from its original appearance. A one-story addition at the rear was completed in 1947 to serve as a recapping area for Colvard Chevrolet, occupying a former alleyway leading from North Depot Street to the Jones House property. It is unclear whether any of the original brick detailing survives under the present treatments on the south and west elevations. Despite these substantial changes, the building is significant as one of the several late-1920s commercial infill projects following the establishment of Boone's revitalized commercial center.

East side of Depot Street between West King Street and Queen Street

WT0817 Colvard Chevrolet Garage (Circa 1941)—CH

116 North Depot Street (2900-89-4352-000, parcel shared with WT0816)

This one-story, concrete block building with a recent brick veneer designed to make it appear as two distinct buildings was completed about 1941 as a garage building for the Colvard Chevrolet dealership, which by the late 1940s controlled its own automotive empire including a tire store in WT0819 and WT0894 to the south, as well as a garage, dealership, and expanded showroom in this building and WT0816 to the north. For decades beginning in the 1950s, this building was covered in porcelain enamel tiles that were common to service stations and auto dealerships at mid-century. These were removed about 2005, when the current brick veneer sections were installed to mimic 1930s commercial block architecture. A large, concrete block annex was appended to this building at its rear (east) end about 1949 to create a uniform east elevation among WT0816, WT0817, and WT0891.

WT0816 Colvard Chevrolet Showroom (1949)—CH

130 North Depot Street (2900-89-4352-000, parcel shared with WT0817)

Colvard Chevrolet erected this one-story with mezzanine, concrete block building in 1949 to serve as their new showroom, which was part of a unified automotive complex including WT0817, WT0819, and WT0894 to the south. For decades beginning in the 1950s, this building was covered in porcelain enamel tiles that were common to service stations and auto dealerships at mid-century. These were removed about 2005, when the current brick veneer was installed to mimic 1930s commercial block architecture. Further façade improvements featuring an out-of-character Craftsman influence occurred in 2014 as part of the current tenant's renovation of the property into a brewery and restaurant that still utilizes the interior mezzanine. A large parking area, surrounded by a natural stone retaining wall that dates to Colvard's early days of operation, is located just north of the building.

West side of Depot Street between West King Street and Queen Street

Vacant lot north of WT0815—VL

(2900-89-3300-000)

This lot was previously home to a one-story commercial block complex (WT0606) built in the late 1920s by W. R. Winkler and used for decades for various automotive repair and service operations. It was demolished sometime between 1988 and 2002. The site is presently used as the entrance to a town-maintained parking lot and features part of a town-owned solar array.

Vacant lot two lots north of WT0815—VL

(2900-89-3369-000)

This lot was previously home to a one-story commercial block complex (WT0606) built in the late 1920s by W. R. Winkler and used for decades for various automotive repair and service operations. It was demolished sometime between 1988 and 2002. The site is presently used as the exit from a town-maintained parking lot and features part of a town-owned solar array.

North side of West King Street between Depot Street and Linney Street

WT0815 Todd and Higgins Esso Service Station (1954)—CH

664 West King Street (2900-89-2254-000)

This one-story, concrete block building sits on the site of a former gas station, Todd's Esso Service, which occupied the lot beginning in 1924. That station was demolished in 1954 in favor of this one-story, concrete block building, which was completed in 1955. The building was originally clad in porcelain enamel tiles that were later removed in favor of the parging that now covers the building. An ATM addition was appended to the west end of the building in what was originally a garage bay probably in the 1980s, when the site was a bank. The second garage bay to the east was later converted to a double, wooden door entry with flanking sidelights. The building is an excellent historical example of new construction to replace older buildings within the downtown area during the 1950s.

WT0049 Boone Post Office (1939)—CA, CH

680 West King Street (2900-89-2460-000)

Located on the former site of the James Councill House and the later J. D. "Crack" Councill house, this remarkable, one-story with basement, Colonial Revival, New Deal-era post office is one of the architectural jewels of Downtown Boone. Built in 1938-39, the post office's site required massive excavation of a hill that originally stood on this spot. Louis A. Simon, the supervising architect of the US Treasury, designed this WPA-funded building, and local stonemasons Leslie, Clarence, and Earl Lyons laid the exterior natural stonework. The building was dedicated on April 10, 1940, and bears the distinction of containing a rare and controversial Alan Tompkins mural showing a young Daniel Boone; this mural was restored in 2015. Many other interior features of the lobby, vault, and postmaster's office—including the original service counters, accoutrements, and signage, wood-framed bulletin boards, a bank of post office boxes, brass ceiling fixtures, postal patron service tables, the wainscoting of Tennessee Tavernelle Clair marble, and a terrazzo floor designed to match the wainscoting—were preserved as part of a major restoration in 2012 and were included in the building's Local Historic Landmark designation in 2016. The property was listed in the National Register of Historic Places in 2008. Notable exterior features included the dressed, ashlar stone; a granite staircase with Adams-inspired, wrought iron railings; Doric pilasters flanking each side of the entry; a three-tier entablature with a frieze, dentiled corona, and simple cornice; and a

gorgeous, rectangular fanlight with spider web tracery over the doors. The standing seam, copper roof and gutters appear to be original, along with an octagonal lantern supported by paired Tuscan columns. The only significant alteration is the conversion of one of the former window openings on the west side of the building into a secondary entrance from Linney Street to meet ADA requirements.

North side of West King Street between Linney Street and North Water Street

WT0582 Frank A. Linney House (1894, substantially altered 1915)—CA, CH
219 Queen Street (2900-89-1448-000)

Once the site of the first Watauga County Courthouse, this property became the home of Richard Lenoir Council in 1894, when he constructed a one and a half-story, front-gabled, frame home with a one and a half-story ell facing Queen Street. Frank A. Linney purchased the home in 1902, and in 1915, Linney had local contractors Ed. G. Farthing and Joe C. Hodges substantially expand the house and reconfigure it to face West King Street, resulting in the present two-story with wraparound porch appearance. Notable features include strong Craftsman and Queen Anne influences in the end gables and the prominent front dormer of the south elevation. The wraparound porch is supported with Doric order columns and features open rafters shielded by a fascia board. In 1920, Linney added various landscape elements, including the long set of stone steps with stone cheek walls rising up from West King Street and a perimeter fence with stout, stacked stone posts. Additions to the Queen Street side of the house occurred circa 1926. Other structures on the property include what is believed to be the original, first Watauga County Courthouse well; a long, native stone, retaining wall that runs the full east side of the property along Linney Street; and a native stone washhouse building believed to have been built circa 1902. For decades, the interior ceiling of the washhouse served as a guest book for the many visitors who met there as an informal social club and signed their names to the plaster. Unfortunately, water damage has taken its toll on this plaster, with the east portion removed prior to survey in 2015 and the west portion scheduled for removal in 2020. The entire property was designated as a Local Historic Landmark in 2017.

WT0587 Linney Law Office (1923)—CA, CH
718 West King Street (2900-89-0400-000)

This square, two-story, hip-roofed, native fieldstone building with hidden mortar was constructed for Frank A. Linney in 1923 to serve as a garage on the ground floor and Linney's law office on the second floor. After Linney's death in 1928, the building held numerous tenants in the first floor area, which was converted to store space, and in the second floor apartment. Aside from changes to the first floor shop space, the building has remained nearly unchanged since its construction in 1923. Of note are the five-over-one, single-hung sash windows with fixed Craftsman upper sashes found on the second floor. A floating fieldstone pilaster separates the two

south elevation, second floor windows, while additional pilasters frame the corners of the building. This building was designated as a Local Historic Landmark in 2017.

WT0814 Stacy Eggers Annex (1988)—NC

724 West King Street (2900-79-9493-000)

This one-story, parged concrete block, commercial block building with a crab orchard stone veneer on the south elevation deceptively mimics the appearance of WT0813 to the west, but it was actually not built until circa 1989. As a result, it is not considered a contributing building to the significance of the district.

WT0813 Stacy Eggers Law Office (1959)—CA, CH

728 West King Street (2900-79-9476-000)

This one-story, brick, commercial block building was constructed in 1959 to serve as the law office of Stacy Eggers, a noted local attorney. While no mention was made in 1959 of the crab orchard stone treatment that adorns the south elevation, this veneer likely dates to that period, as this treatment was common on several Boone buildings between 1959 and 1965. In this instance, it is one of the best preserved examples of the treatment in the downtown area. Also of note is the inclusion of five-course, Flemish cross bond in the brick walls of the west and north elevations.

WT0812 Wade E. Brown Law Office Building #2 (1957, demolished 2019)—NC

736 West King Street (2900-79-9448-000)

A one-story, side-gabled, brick-veneered, Colonial Revival building occupied this site beginning in 1957 and served as the home to Wade E. Brown's law office for many years. It was demolished in 2019 for the present, two-story, brick building now on the site.

WT0811 William Burton Hodges and Ola Wilcox Hodges Building (1956)—CH

740/742 West King Street (2900-79-9510-000)

W. B. Hodges constructed this two-story, concrete block, commercial block building with a brick veneer on its main elevation in 1956, locating it on the site of the old, frame Jennie Coffey Store building that had occupied the site since the late 1800s. In this sense, it was a very late example of new architecture replacing a landmark but derelict frame building in the downtown area. Hodges built the building to serve two street-level businesses with apartments on the second floor. The building's first tenants were the New River Light and Power Company and the Radio Electric Company. The two storefronts are essentially mirror images of one another and offer generally pedestrian appearances. A shed-style, hipped, porch roof with dentiled molding and simple, supporting posts covers the two storefronts. Curiously, aerial views indicated that the building is actually front-gabled, with high parapets on the west, south, and east elevations obscuring the gable.

Alleyway running between West King Street and Queen Street—VL

[No Survey Number] Clement Law Offices—NC

756 West King Street (2900-79-8564-000)

This three-story, ski chalet-type building set back substantially from West King Street toward the back of the lot is believed to date to the 1980s and was not surveyed by the survey team.

WT0586 Wade E. Brown Law Office Building #1 (1938)—CH

766 West King Street (2900-79-8528-000)

Local attorney and future Boone mayor Wade E. Brown had this unusual, one and a half-story, front-gabled, brick and native stone building constructed in 1938 to serve as his new law office. The building resembles domestic architecture, perhaps to help it blend with nearby homes that surrounded the property at that time, even though the basement and first floor clearly served a commercial purpose from the beginning. Immediately after its completion, a major fire swept through the building, necessitating significant renovations to the interior. At mid-century, a one-story, frame porch was located along the east side of the building, although this no longer survives. A rear addition was completed sometime after 1964. Of special note is the gabled, native stone veneer surrounding the single entry, with occasional spurs along the vertical sides of the veneer that suggest quoins. This stonework has been credited to local masons Leslie, Clarence, and Earl Lyons, although this claim is not verified. While most window piercings in the building appear original, most of the windows now feature vinyl replacements. The former porch entryway of the east elevation has been bricked in but retains its concrete sill and soldier course lintel.

WT0808 Swofford's Tire Store (1951, addition 1960)—CH

768 West King Street/116 Water Street (2900-79-7694-000)

The one-story, parged concrete block, commercial block building at the front of this complex on West King Street appears to have been built in 1951 on the site of the former frame building of the J. B. Taylor Motor Company. Swofford Tire Store became its first known tenant that year. Original window configurations of the south elevation, which were basically large shop windows, have been altered since the 1970s to their present configuration. The parging application appears to have been the result of this later renovation. A two-story addition that features parging over an unknown material (believed to be concrete block) was completed at the rear in 1960 to serve as a tire recapping department for Swofford's. While the building and its addition have been substantially altered in appearance, they nevertheless retain their original footprint and are representative of new architecture replacing older buildings in downtown Boone during the 1950s.

WT807 E. L. Teague's Gulf Station (1939)—CH

784 West King Street (2900-79-7622-000)

This two-story building was originally constructed as a one-story, brick service station in 1939, replacing a frame service station that stood on the site prior to that. The east part of the building in its original configuration was the garage bay, while west portion held the office and parts area. At some point in the 1990s, Steve Ward added a second story to the building to facilitate apartments. As a result of this addition and other alterations to the original first floor configuration, the building bears little resemblance to its original incarnation. Nevertheless, it is a good example of late 1930s masonry construction to replace a frame building of the same use that had begun to age out.

West side of North Water Street between West King Street and Queen Street

WT0607 Watauga County Office Building (1939)—CA, CH
331 Queen Street (2900-79-6809-000)

Funded in part by WPA money, this outstanding, natural stone, L-shaped, two-story building was completed in 1939 as a county offices annex building for the local courthouse. Some have speculated that Leslie, Clarence, and Earl Lyons, local stonemasons credited with the masonry work at the Boone Post Office, may have completed the masonry on this building as well, but no documentation for this claim has been found. Designed to front toward the old 1905 Watauga County Courthouse that stood to the west, the main entrances were located on the upper level, now accessed by a parking lot. Early agencies in the building included the board of education, the county farm agent, the home demonstration agent, the WPA, the welfare department, and the school bus garage (accessed from the lower level off North Water Street). The building is largely unchanged from its original appearance aside from a handful of important exceptions. These include the conversion of the three-sided staircases that originally served the west elevation being converted into sloping concrete ramps and stairs to improve ADA access, as well as the replacement of the buildings original six-over-six, double-hung sash, wooden windows with one-over-one, double-hung sash, vinyl windows. Entrance doors on the west elevation have also been converted from double, wooden entries to aluminum framed singled entries with prominent sidelights. Curiously, the original, six-light, wooden transoms still survive over these entrances. In addition, the garage bays of the east elevation have been modified to serve as entrances or windows, while one set of original windows and a garage bay were obliterated by the addition of an elevator shaft for ADA purposes on the east elevation, circa 1990. The building is nevertheless an important example of WPA-funded, institutional architecture in the downtown area.

Buffer parcel between WT0607 and North Water and Queen Streets—VL
No street address (2900-79-7988-000)

This buffer parcel was acquired by Watauga County in 2005, apparently to provide paving between the street and WT0607.

South side of Queen Street from Stanley A. Harris Apartment House to North Water Street

WT0805 Stanley A. Harris Apartment House (1963, addition 1964)—CH
385 Queen Street (2901-70-5111-000)

This apartment complex constructed for Stanley A. Harris (1882-1976), founder of the first Boy Scout troop in the United States, consists of two large, brick buildings. The first, completed in 1963 and located at the south end of the lot, is a quite large, four-story building built into the grade. Ten bays wide on its north elevation, the building features a central entrance and staircase with nine exterior-access apartments spread out to either side on each of the two visible floors. The south elevation provides access to nine evenly spaced, exterior-access apartments on each of the two lower levels via steel and concrete breezeways. Of particular note is that a severe wind event lifted the entire roof off of this building in July 2016, requiring its replacement with all new materials. The second building, completed in 1964, fronts on Queen Street at the north end of the parcel and is a U-shaped, two-story building with a large exposed basement. Architectural details are fairly pedestrian, with interior access to the first and second floor apartments and exterior access from the rear to the basement level apartments. The buildings are an excellent example of Boone's shift to higher density apartment complexes as infill in the downtown area during the 1960s.

East side of North Water Street from West King Street to Queen Street

WT0056 Oscar and Suma Hardin House (1926, demolished 2021)—NC
136 North Water Street (2900-79-8884-000)

Oscar Hardin and his wife Suma Bogle Little Hardin had this stunning, one and half-story, Colonial Revival residence constructed in 1926. It was the boyhood home of Robert Bogle "Bobby" Hardin (1910-1977), the longtime mayor of Blowing Rock from 1953 to 1971. Defining features of this side-gabled house include a steeply pitched gable over the main (west) elevation entrance; an ornate, Palladian window on the second floor under the pitched gable; a front entrance with a webbed transom window and flanking, full-length sidelights with ornate tracery, a semi-circular porch supported by four Tuscan columns with a balcony above, and stunted, scrolled brackets beneath the eaves. Several reversible changes—including the enclosure of the porte cochere and the north porch, the application of aluminum siding, and the removal of the ornate, pressed tin shingles from the roof—diminished the architectural flare of this property. Nevertheless, it was an important architectural example of late residential construction in what was becoming Boone's downtown commercial district during the 1920s. A one-story outbuilding, originally used as a garage but later converted to an apartment, was located at the rear of the

property. Despite a 2020 agreement between the Town of Boone and the Watauga County Commissioners to work cooperatively on a parking deck just outside the proposed district in exchange for preserving this house, the Watauga County Commissioners voted suddenly in December 2020 to demolish the property. Demolition of the house and garage building was completed in January 2021.

South Side of Queen Street from North Water Street to North Depot Street

Parking lot immediately east of WT0056—VL

No street address (2900-79-9786-000)

Once part of the yard and the site of at least one outbuilding related to WT0056, this land was converted to a parking lot by the Watauga County government several years ago.

WT0809 Terrace Apartments (1964)—CH

247 Queen Street (2900-89-0611-000)

This two-story, brick apartment complex with a basement of parged concrete block was built circa 1964 on a high bluff overlooking West King Street to the south but fronting on Queen Street. The basement features two exterior-access apartments entered from the south elevation, while most of the remainder of the apartments are accessed via concrete and steel breezeways on the west elevation. These apartments offer a pedestrian appearance of a door flanked by one-over-one, double-hung sash windows. A large, wraparound patio on the first floor provides egress to a single apartment on the east elevation. The building is a good example of Boone's shift to higher density apartment complexes as infill in the downtown area during the 1960s.

WT0810 J. M. and Ida Moretz House (1897)—CH

237 Queen Street (2900-89-0578-000)

J. M. and Ida Moretz had this two-story, side-gabled house built in 1897, and it was almost certainly smaller than its original configuration. A substantial remodel sometime before 1915 created the current footprint, which featured a Colonial Revival aesthetic in its renovated form. Photographs suggest that the 1915 version of the residence originally featured a full-length, covered porch that wrapped onto the east elevation. Much of the exterior appearance, however, was dramatically altered in 1955 when Peck Holshouser began "a remodeling program...designed to supply needed apartment dwelling space." The present version of the building is clad in either fiberboard or asbestos siding that no doubt dates to this 1955 remodel. A one and a half-story, north-gabled extension on the north elevation also appears to date to this 1955 remodel. Despite these dramatic changes over time, the house is nevertheless an excellent example of the remodeling that frequently took place in downtown domestic properties to meet the burgeoning need for apartment space during the 1950s and 1960s.

North side of West King Street from North Water Street to the Watauga County Courthouse

WT0806 W. R. Winkler Warehouse/Masonic Hall (1949, altered 2006)—CH
814 West King Street (2900-79-6741-000)

Originally built in 1949 for W. R. Winkler as a two-story, brick, commercial block building that housed a warehouse on the first floor and Masonic Hall on the second floor, this building was dramatically renovated in 2006 to serve as the new administrative building for Watauga County. The new version features Tuscan columns supporting the south elevation's portico, parged concrete walls, a standing-seam, metal, hip roof (instead of the original flat roof), and veneer treatments of natural stone at the foundation level and as a wall treatment under the portico. The current version of the building is nearly unrecognizable for its historic origins. The parking lot to the east covers part of the area that was originally the site of the 1875 Watauga County Courthouse.

Staircase and parking lot west of WT0806—CH

No street address, but between WT0806 and WT0608 on West King Street (2900-79-6980-000)

Generally associated with WT0607 to the northeast, this lot covers a large parking lot that serves the Watauga County Office Building (WT0607), the Watauga County Administrative Building (WT0806), and the Watauga County Courthouse (WT0608). A portion of WT0607 also sits on this parcel. Of most significant note is the elaborate staircase and flagpole landing located at the south end of the property at West King Street. Contained within a stone retaining wall on the landing is the Daniel Boone's Trail marker placed there in the 1910s.

WT0608 Watauga County Courthouse (1968, additions 1982 and 2007)—NC
842 West King Street (2900-79-6809-000)

Located on the site of Watauga County's 1905 courthouse, the original portion of the current building was designed by the architectural firm of Coffey and Annas. Clarence Coffey was the same architect who designed the Appalachian Theatre (WT0609), but this courthouse building serves as a stark contrast to the Art Deco majesty of the theater at the other end of downtown. Described by one critic as "the homely offspring of an illicit love affair between a supermarket and a burley warehouse," this Brutalist-influenced, three-story courthouse was completed in 1968. In many ways, it emphasized the end of the last boom period during the district's period of significance, ushering in several examples of architecture that were garishly out of place with most of Boone's downtown buildings. Immediately, there were problems with the new building, prompting renovations and a major addition, designed by Clemmer, Bush, Sills, and Abernethy, along the south elevation in 1982. Another rectangular addition was completed at the rear, replacing the old

jail site, in 2007. The exterior design of the 1968 section relies on a combination of poorly executed yellow brick of mismatched stocks combined with pebbled, concrete panels, mirrored plate glass windows, and concrete trim lines. The 1982 section relies strongly on pebbled, concrete panels, plate glass windows, and a composite ashlar stone foundation. The rear addition includes a rectilinear, faux stonework veneer designed to look like crab orchard stone. Of note is a landscaped area immediately west of the 1982 addition that contains a North Carolina Historical Marker devoted to Stoneman's Raid. In 2021, the Watauga County Commissioners moved forward with initial steps in a plan to add a pitched, metal roof to this building.

West side of Appalachian Street between West King Street and Howard Street

Alleyway at rear of 525 West King Street—VL

Alleyway just north of 128 Appalachian Street—VL

WT0843 Anderson-Weston Building (1962)—CH

128/132 Appalachian Street (2900-88-7791-000, 2900-88-7622-000)

This two-story, brick, commercial block building with basement is an excellent example of late, mixed use infill in the downtown area during the 1960s. Original first-floor tenants included the Appalachian Shoe Shop and the Paul Weston Studio, with apartments located on the second floor. While the storefronts exhibit minor changes that have occurred over the years, the building retains much of its original appearance.

WT0844 Dr. H. B. Perry Building (1942)—CH

140 Appalachian Street (2900-88-6594-000)

Contractor Walter C. Greene built this two and a half-story, brick, side-gabled building with basement for Dr. H. B. Perry in 1942, where Perry eventually intended to operate a hospital with examining rooms on the first floor and patient rooms on the two upper floors. This use was short-lived, as the building offered primarily apartments by 1959, when it was known as Ivy Hall. Aside from some modern treatments on the south elevation, the building retains much of its original appearance.

South side of West King Street between Appalachian Street and Depot Street

WT0840 Estel and Lucille Wagner Building (1957)—CH

525 West King Street (2900-88-7679-000)

This two-story, concrete brick, commercial block building with basement is an excellent example of commercial infill in the downtown area during the late 1950s. Originally home to Twins Bakery (Cottrell Brothers), Appalachian Barber Shop, and

Smith Printing Company. While storefront configuration details have changed over time, the building retains much of its original exterior appearance.

WT0841 Daniel Boone Shoe Shop/Carolina Pharmacy Building #1 (1939)—CH
531 West King Street (2900-88-7740-000, east part of 2900-88-7767-000)

This one-story, red brick, commercial block building with basement was originally built to feature two storefronts divided by a firewall. Walter Greene was the contractor, while W. B. Hodges supplied masonry work. The west storefront was long home to the Carolina Pharmacy (presently home to the east part of Macado's Restaurant), while the east portion of the building housed the Daniel Boone Shoe Shop from 1939 and is now home to a souvenir shop. Original storefront configurations are lost, but renovations completed in 2019 revealed the original brick façade, frieze plate, and corbel details of the west part of the building. The east portion of the building remains clad with a later architectural treatment that obscures original details. The building is a good example of retail, commercial block architecture typical along King Street during the late 1930s boom.

WT0842 Wilson Building (1938)—CH
539 West King Street (west part of 2900-88-7767-000, 2900-88-6687-000)

This one-story, brick, commercial block building with basement was originally built for the Dixie Store, a predecessor of Winn-Dixie that occupied the site for many years. Original storefront configurations are lost, but renovations in 2019 reveal the original brick façade, frieze plate, and corbel details. A rear extension was added to the south elevation about 1950, and a separately deeded garage was added just to the east of the rear extension about 1964. The site is presently home to the west part of Macado's Restaurant. The building is a good example of retail, commercial block architecture typical along King Street during the late 1930s boom.

WT0597 Edwin N. Hahn Building (1927)—CH
543-549 West King Street (2900-88-6762-000)

Local contractors W. G. Hartzog and W. B. "Will" Hodges completed this two-story, brick, commercial block building as part of the 1920s commercial architecture boom along King Street, supplanting residential architecture that had previously occupied the site. Built to feature two storefronts with apartments on the second floor accessed via a central entrance on the main (north) elevation, the building offered large, leaded glass, spanning clerestory windows over the storefront entrances. Original tenants included a shoe store and a café, with later tenants continuing the retail pattern even as the second floor apartments were converted to a hotel operation that lasted several decades. Beginning in the 1970s, exterior alterations of the storefronts greatly changed the appearance of the building, although it retains its original brick (now painted) and the general proportions of its original, second floor piercings. Clerestory windows are believed to survive beneath the present treatment of the west half of the building, although a 1953 fire may have destroyed

the originals. The east storefront does not retain its original proportions. The paved parking area to the rear of the building, which extends to Howard Street, was once the second location of the Hahn House, moved there in 1937 from a lot immediately west to facilitate construction of WT0596 and WT0609. That house was demolished in the 1960s.

WT0596 B. W. Stallings Jewelry Store (1937/circa 1947 addition)—CH
553 West King Street (2900-88-6892-000)

The two-story, brick, west portion of this building was constructed in 1937 for B. W. Stallings with the unusual arrangement that its second story apartment could only be reached via a staircase inside WT0609 to the west (completed in 1938). The main façade featured a large, plate glass shop window on the first floor with an inverted entrance set to the west, while the second floor offered French doors leading to an iron, balustraded fire escape. Stallings added a small, one-story, brick addition to the east part of the parcel in 1947, then further expanded this addition so that it wrapped the original building sometime before 1957. As part of these changes, he erected a second story curtain wall of brick on the east building, obscuring the open roof between the west building and the west windows of WT0597 to the east. These pre-1957 changes all but obliterated the storefront configuration of the west building. Sometime between 1988 and 2002, a new brick veneer replaced the second iteration of the north elevation. The odd, interior staircase arrangement with WT0609 continues to this day, with the second floor apartment now serving as the offices of the renovated Appalachian Theatre (WT0609).

WT0609 Appalachian Theatre (1938)—CH, CA
559 West King Street (2900-88-6730-000)

While never a true movie palace, the Appalachian Theatre, designed by Clarence P. Coffey in the Art Deco style and completed for W. R. Winkler and A. E. Hamby in November 1938, was certainly the architectural centerpiece of Boone during the late 1930s construction boom along King Street. Clad in striped structural glass with accent medallions covering the building's north brick wall, the first floor featured a deeply recessed central entrance under a projecting, three-sided marquee, with an octagonal, ornately trimmed ticket booth standing as an island at the center of this entrance area. Flanking the entrance were two storefronts, one housing a radio shop (east) and the other holding a sandwich shop (west). A brick, two-story, secondary element set to the east provided interior staircase access to doctors' offices and an apartment on the second floor as well as an apartment located on the second floor of WT0596. A 1950 fire badly damaged the original interior and resulted in a new barrel-vault ceiling instead of the original that featured stepped trays descending toward the stage. The marquee was removed in late 1977 and the balcony area enclosed in 1982 to create a twin cinema. Following the close of the theater in 2007, the building was stripped entirely of its remaining exterior elements, then fell into bankruptcy. Beginning in 2012, a grassroots community organization worked diligently to rehabilitate the theater, recreating the original appearance of its north

elevation main façade and marquee, for which the theater won the 2018 North Carolina Main Street award for Best Façade Rehabilitation Project. Additional improvements included the reopening of original balcony, an expanded stage house, and a new, stage-left wing addition. Interior work was completed in October 2019, at which time the theater reopened for movies and live performances.

WT0846 Northwestern Bank (1960)—CH
567 West King Street (2900-88-5833-000)

The site of several residential properties and an inn from the late 1800s until 1959, the present building is an excellent example of 1960s infill along King Street that often replaced architecture dating to before Boone's commercial boom that began about 1919. The architectural firm of O'Cain and Brackett designed this two-story, brick, commercial block building with basement that was completed in 1960 by the Greene Construction Company to house the new offices of Boone's primary banking institution of the period. While mostly brick, the north (main) elevation featured a thick stack of what may have been crab orchard stone—a popular local treatment—along the east third of the elevation, while a drive-thru teller booth was available at the basement level on the west side of the building. Today, the crab orchard stone veneer is gone, and a large, arched, one-story, brick arcade dating to the early 1980s obscures the lower half of the north elevation. While most of the original window piercings and the original entrance configuration survive, actual windows appear to be updates of earlier treatments. The building is now home to the town offices for the Town of Boone. Numerous relics of the original bank operation's interior, including the vault, built-in customer tables, and the drive-thru, still survive. The remainder of the large western part of the parcel extends all the way to Howard Street and serves as a surface parking lot.

WT0847 John W. Hodges Building (1940)—CH
587 West King Street (2900-88-4868-000)

Walter C. Greene served as the contractor on this two-story, commercial block building erected in 1940 for John W. Hodges. Early tenants included the Gateway Café, the Sanitary Barber Shop, and Charlie's Bowling Center in the basement. Apartments were available on the second floor. In its original configuration, the building featured an L-shaped, sidewalk staircase descending to the basement level from the front of the building. A 1970 fire completely gutted the building, and for years, a rough parging covered the east wall to hide scorch marks around the original window openings. Sometime after this fire, one owner created a front-to-back arcade in the west storefront of the building, effectively destroying the original storefront configuration and creating new piercings in the east wall and a number of inappropriate architectural treatments on the north elevation. An interior staircase to the basement also replaced the sidewalk access, which was filled in. The present owner removed the east wall parging in 2019, revealing the original piercings of the east wall, most of which had been bricked in. Unfortunately, because of the prior application of inappropriate paints, this entire wall was repainted. While the

building retains its basic, original form, its current appearance bears only passing resemblance to the original building.

WT0848 J. L. Qualls Library Building (Circa 1941)—CH

593 West King Street (2900-88-4826-000)

This narrow, one-story, commercial block building with basement was constructed as an annex to the Qualls Block (WT0595) to the east in the early 1940s. In January 1944, the Watauga County Public Library moved from the courthouse to this site. No other prior tenant is known, and the library's stay ended in 1946. The building features a rowlock corbel band on its northern elevation that ties into a similar band on the Qualls Block, indicating the long-running association between the two buildings. The building's storefront configuration has changed repeatedly over the years, so that it bears little resemblance to its original configuration. Part of these changes were the result of the 1970 fire that nearly destroyed WT0847 to the east and heavily damaged this building. The building is an excellent example of early 1940s infill that occupied an alley initially present between WT0847 and WT0595.

WT0595 J. L. Qualls Block (1922)—CH, CA

603 West King Street (2900-88-4900-000)

Built in 1922 as one of three similarly designed, mixed-use properties constructed by the Poe and Triplett firm out of Lenoir as part of the "Watch Boone Grow" campaign, this two-story, commercial block building with basement features a central entrance to a staircase leading to the second-floor apartments, flanked by two storefront on either side, with pilaster divisions highlighting this central entrance. Raised stretchers serve as an unusual jigsaw trim around each of the second floor windows on this north elevation, giving them a pronounced appearance against the recessed plane of the much of the second floor façade. Early tenants included a hardware store and a restaurant, both run by J. L. Qualls, and a grocery store. The building also features a sidewalk staircase descending to basement shops below the west end of the building. From 1923 to 1952, the second floor was home to a hotel operation known mostly as the Carolina Hotel. A fire on Christmas Day 1952 gutted much of the building, after which the second floor was used for apartments and the upper façade of the north elevation was painted. Prior to the fire, the original storefront configurations had been altered several times, and the fire brought still another set of changes, so that the current storefront configurations and divisions bear little resemblance to the originals. Nevertheless, the building retains its original form and many of the pedestrian architectural flourishes that characterized the building as an anchor property for Boone's redevelopment beginning in the early 1920s. Renovations started in 2019 have revealed several of the 1950s-era storefront treatments, and the present owners continue to work on ways to recreate a more historical appearance for these shop spaces.

WT0594 Perry and Winkler Building (1929)—CH
605-607 West King Street (2900-88-3962-000)

Built on the site of the former Coffey Hotel annex known as “Brick Row,” this narrow, three-story, brick, commercial block building was completed in 1929. When originally built, interior access to the upper floor apartments was via a staircase located in the adjacent building to the west (WT0593). The first tenant appears to have been R. M. Green’s “The Music Store,” with several fashion stores and ultimately a beauty salon occupying the first floor space in the decades thereafter. The upper stories of the north elevation retain most of their original treatments, including a band of basketweave brick just below the parapet roofline, although window treatments appear to be modern replacements in original piercings. The first floor storefront, however, has been dramatically altered on several occasions over the years. The building is an excellent example of commercial construction during the later period of Boone’s first boom period of the 1920s.

WT0593 H. W. Horton Building (1929)—CH
611 West King Street (2900-88-3953-000)

Built on the site of the former Coffey Hotel annex known as “Brick Row,” this unusual, yellow brick and terracotta tile, two-story building with basement was completed in 1929 with first floor and mezzanine space devoted to Spainhours’ Department Store and twelve apartments on the second floor. Later tenants included several furniture stores and, later, a few five and dimes. The building’s north elevation originally featured a large cartouche between the two windows of the second floor, as well as a large, spanning, iron balcony just below these windows. Both have been removed. Original features that survive include stunted battlements at the upper corners of the north elevation, with a truncated shed roof composed of terracotta tiles spanning the area between the battlements and a frieze plate still emblazoned with “H. W. Horton Bldg.” just below this. Two of the familiar wagon wheel medallions typically seen on Winkler buildings also flank the frieze plate. A full course of wagon wheel medallions can also still be found just above the storefront configuration. The storefront configuration has been updated at least three times, most recently as part of a massive renovation begun in 2017. Unfortunately, this renovation also saw the addition of a rooftop bar and seating area that significantly detracts from the architectural integrity of the building’s original appearance.

WT0849 Boone Drug Company Building (1921)—CH
617 West King Street (2900-88-3947-000)

The first of the Triplett and Poe buildings constructed in the downtown area as part of the early 1920s “Watch Boone Grow” campaign, this two-story, brick, commercial block building with basement was constructed as the new home for the Boone Drug Company, although Davidson’s Department Store initially occupied the west storefront. By 1923, however, Boone Drug was in the west storefront while the local

A&P occupied the east storefront. Doctor offices were located on the second floor. Like its other Triplett and Poe counterparts, the north elevation of this building featured a central entrance to the second floor staircase flanked on either side by pilasters that allowed for a slightly recessed façade plane around the second floor windows, effectively creating the appearance of two bays to match the separate storefronts below. The building has seen countless treatments applied to its north elevation since then, including the current “mountain village” treatment with wooden awning covering the sidewalk. It is believed that most of the original brick and perhaps even the original leaded glass clerestory windows surviving underneath. An addition completed between 1964 and 1976 to the south elevation greatly expanded the building’s footprint. While little of the building’s original façade is visible today, the building remains an excellent candidate for façade rehabilitation that might uncover original architectural treatments.

WT0592 Hamby and Winkler Building (1937)—CH
627 West King Street (2900-99-2997-000)

Roby and Grady Greer had this red brick, three-story, commercial block building with a full basement constructed on the former site of the Critcher (Coffey) Hotel in 1937. The original, first floor tenant was the A&P Grocery (moving here from WT0849 to the east), which remained there until 1960, while apartments were available on the upper floors. Few early images of the building survive, but the original storefront configuration is known to have differed from the one found today. The upper stories of the north elevation, however, appear to look similar to what must have been the original appearance, including the four limestone, wagon wheel medallions separately spaced in a frieze plate just below the parapet roofline. A “mountain village,” shed-style porch roof was added over the sidewalk probably during the 1970s or 1980s, and its presence obscures some of the original façade, including any original leaded glass, clerestory windows that may still survive underneath this treatment. An addition completed after 1964 closed the gap between this building and WT0889. The building remains an excellent candidate for façade rehabilitation that might uncover original architectural treatments. It is also an excellent example of downtown revitalization during the late Depression boom period in Boone.

WT0850 Belk-White Department Store Building (1937, addition 1941)—CH
631 West King Street (2900-89-2081-000)

Edward Miller and B. G. Teams constructed this one-story, commercial block building with mezzanine and full basement specifically for use by the Belk-White Department Store, which moved here from across the street in 1937. Of note was the inclusion of a steel frame to support the building, apparently to support a second floor that was never added. The original storefront featured double entrances, as are found today, but a veneer brick veneer. A large addition was completed at the rear of the building in 1941, while a 1944 fire caused extensive damage to the interior, requiring a significant remodel that altered the mezzanine configuration. In 1951, B.

G. Teams returned to the building to change the masonry veneer to “Virginia green stone,” add a cable-hung awning, and stucco the veneer above the cable-hung awning. Subsequent alterations have modified the upper façade over the years. The building is an excellent example of downtown revitalization during the late Depression boom period in Boone.

WT0851 Crest Five and Ten Cent Store Building (1936, Expanded 1940)—CH
641 West King Street (2900-89-2034-000, shared parcel with WT0852)

Following the 1936 demolition of the Critcher (Coffey) Hotel that originally occupied this site, Roby T. and H. G. Greer built a one-story, brick filling station with basement at this site, which soon included a café operation in its interior. Just four years later, the Greers had contractor Ed Jenkins expand the footprint, constructing a new, brick, one-story, commercial block building with mezzanine and basement around the original brick service station; evidence of this approach is still clearly visible on the west elevation. Their new tenant, Crest Five and Ten Cent Store, also added a gorgeous façade of black and red structural glass. This treatment was removed in the early 1960s. A later reworking of the northern elevation saw the addition of a large, shed-style, “mountain village,” wooden awning, probably during the 1970s or 1980s. The building is another excellent example of downtown revitalization during the late Depression boom period in Boone. It is also an excellent candidate for façade rehabilitation that might uncover original architectural treatments beneath the current materials.

East side of Depot Street between West King Street and Howard Street

WT0852 R. T. Greer Building (Circa 1947)—CH
127 South Depot Street (2900-89-2034-000, shared parcel with WT0851)

Often assumed to be part of WT0851 to the north, the R. T. Greer building is a two-story brick building facing Depot Street that was apparently conceived as a distinct building erected sometime between 1941 and 1947. No tenants prior to 1947 have been identified, but that year, the ground floor was occupied by a men’s fashion store. This ground-floor space was eventually divided into two distinct storefronts by 1951. The mezzanine and second floor levels presumably provided additional backstock space for the Crest Store. Pedestrian in appearance, the building is nevertheless an example of infill completed during the post-war boom period.

WT0603 Cook-Nichols Motor Company Building Annex (Circa 1942)—CH
139 Depot Street (2900-88-2928-000, shared parcel with WT0893)

The Cook-Nichols Motor Company building was an impressive, native stone, one story automobile dealership and garage that originally occupied the land immediately to the south. The north wall of the original main building abuts the south wall of the extant annex building, which was completed circa 1942, probably as an annex space that Earl D. Cook quickly sold. After changing hands several times

in the early 1940s, the larger Cook-Nichols building became the base of Winkler Motor Company's operations for the better part of four decades. In 1996, a fire completely gutted the main building, and most of what remained was demolished to create the current climbing tower courtyard to the south of the annex. The narrow, one-story, native stone annex building, which was separately deeded and sandwiched between the main Cook-Nichols building and WT0852, survived the fire. At first, the annex space served as a Red Cross Canteen room, then later as several small retail operations even after Winkler purchased the space in 1951. While the original stonework façade is intact, the storefront configuration has clearly been updated.

WT0893 Winkler Motor Company Building #2 (1950)—CH

139 Depot Street (2900-88-2928-000, shared parcel with WT0603)

Local builder Pete Hagaman served as the contractor on this one-story, brick commercial block building with Art Moderne influences located at the northeast corner of Howard and Depot Streets. Originally built as a showroom for the large Winkler Motor Company operation, the building features unusual, rounded corners at the southeast and southwest ends of the building. Original window piercings remain, although most are either bricked in or were replaced with glass block in the late 1980s and again updated after 1996. Additional piercings have been made in the north wall adjoining the old Cook-Nichols Motor Company building to facilitate access from what is now the north courtyard into the showroom building. A two-story addition clad in board and batten adjoins the east elevation and dates to after 1996.

West side of Depot Street between West King Street and Howard Street

Vacant lot south of WT0589—VL

(2900-89-0096-000)

Vacant since the early 1920s, this lot was once home to the first three of Watauga County's early jail buildings and may possess some archaeological potential. It is presently used as a paved parking lot.

WT0605 Watauga Motor Company Building (1920)—CH

140 South Depot Street (2900-89-0070-000)

Completed by 1920 by the McGhee Brothers, this two-story, gable-roofed, brick building with a prominent, stepped east parapet is one of the first constructed in downtown Boone using bricks and other construction materials imported via the East Tennessee and Western North Carolina Railroad, which served Boone from late 1918 until August 1940. Purpose built as a garage, it housed a parade of various automotive concerns until the mid-1930s, when the building officially became home to Boone's Town (sometimes City) Hall, serving in that role until 1962. It has housed various commercial uses since then. A large, two-story addition joined the west

elevation about 1977, at which time several salvaged architectural elements from other buildings were appended to the second floor exterior. Original piercings remain evident, although some have been either bricked in or altered using modern materials.

Vacant lot south of WT0605—VL
(2900-88-0947-000)

Vacant since 1920, this narrow strip between the Howard Street right of way and WT0605 is paved and presently used for parking for WT0605.

South side of West King Street between Depot Street and Burrell Street

WT0590 Watauga County Bank Building (1923)—CA, CH
659 West King Street (2900-89-1191-000)

Clarence B. Kearfott (1884-1977) designed this Neoclassical, two-story, brick, commercial vault building with basement as part of a major project that also involved WT0589, which wraps this building from the west to the south. The building was composed of “Johnson City shale brick and Indian limestone,” according to news reports, and included terrazzo and marble flooring as well as fixtures of marble and mahogany in the banking room. The vault, which has 21-inch thick walls, still survives. The McGhee Brothers and W. B. Hodges completed the contracting work in 1923. Original tenants aside from the Watauga County Bank included attorneys Linney and Coffey, Dr. Mc. G. Anders (a surgeon), the offices of the W. H. Gragg Lumber Company, and the Agency Atlantic Life Insurance Company, all in the second floor offices, while J. M. Bauguss, a photographer, and W. M. Hodges, a barber, occupied space in the basement. The building features four-course Flemish cross bond, with two painted, limestone pilasters giving the appearance of Tuscan columns on the main, north elevation. A Tuscan-order cornice band wraps the entire north and east elevations, with a limestone frieze above this on the north elevation. A large, tiered band of tan brick functioning as a second cornice also wraps the building. The parapets are raised at the corners and capped with stones, while the north elevation features a clipped gable parapet with a shield-shaped cartouche inscribed with the building’s start of construction year. A rounded arch surrounded the original entrance, which had a triangular, pedimented entry with flanking sidelights. Double, wooden doors with an unusual, leaded glass transom with triangular, sunburst lights filled the entrance pediment. Sadly, the entirety of this entrance configuration was converted to three plate glass windows sometime between 1965 and 1988. Still present on the north elevation, however, are a slightly pronounced, diagonal, basketweave brick pattern between the first and second floors, as well as a dominating, four-part, wood frame, Diocletian window on the second floor. While many of the windows now feature vinyl replacements, the building nevertheless retains much of its integrity and remains one of the architectural anchors of the downtown district.

WT0589 Boone Hardware/Farmer's Hardware Block (1923)—CH
661 West King Street (2900-89-1049-000, 2900-89-1113-000)

This large, brick, two-story commercial block originally included three separately deeded spaces. It was completed in 1923 based on a design by Clarence Kearfott (1884-1977) that was part of a tandem project with WT0590, with WT0589 wrapping WT0590 to the south and west. The McGhee Brothers and W. B. Hodges were the principal contractors. Articles at the time emphasized the use of “Johnson City shale brick and Indian limestone” on the exterior. Four-course, Flemish cross bond was the prevailing masonry pattern. The main, West King Street elevation originally presented three distinct storefronts, with a single entrance splitting the space between the second and third storefronts from the east to provide access to the second floor. Reading from east to west, original first-floor tenants included Boone Hardware Company, T. Hill Farthing Department Store, and the new US Post Office for Boone. Second floor tenants included the Watauga Lodge, A. F. & A. M., No. 273, over the Farthing Department Store, with offices for Brown and Bingham (attorneys) and H. H. Greene, secretary of the Watauga Building and Loan Association, over the post office. When first built, the north elevation presented a uniform appearance, with storefronts spanned by stout, leaded glass, clerestory windows and a spanning limestone band between the first and second floors that served as a sill for the second floor windows. Rowlock bands capped by a basketweave pattern, an inverted sawtooth, “drip,” corbel band in relief, and a limestone cornice cap led to a wide parapet coped in limestone. Storefront configurations changed overtime, of course, but the most jarring of these was the decision in 1965 to entirely remove the north elevation façade of the two west sections of the building, replacing it with a mishmash of tan, multicolored brick and structural panels, along with a corner window wall treatment at the northwest end of the building. This treatment was removed entirely in 2019, with Bill Dixon (Appalachian Architecture) designing a new façade that mimics and continues many of the original features of the north elevation while also employing sufficient differences to make the new construction distinct from the surviving elements at the east end of the façade. Many of the façade elements found on the north elevation can also be found on the east wall of the building at the south end of WT0590. Several additions in the twentieth century were made to the rear of the middle and west sections to bring the south elevation façade plane essentially flush with the south elevation of the east section of the building. Also of note is a geodetic benchmark—apparently the only one in downtown Boone—that was placed on the east elevation of the building in 1933, proclaiming the elevation to be 3,233.602 feet. This is noteworthy, as the elevation of Boone has frequently been reported to be 3,333 feet, based on a very early elevation reading taken near the 1905 courthouse, along with a bit of creative reporting by a local newspaperman.

Public alley leading from King Street to Boone Creek—VL

This alley is mentioned frequently in deed records of the twentieth century as the alley linking King Street to the icehouse (no longer extant) at Boone Creek.

WT0588 Frank A. Linney Block (1925)—CA, CH

681-697 West King Street (2900-89-0165-000, 2900-89-0148-000, 2900-89-0220-000, 2900-89-0201-000)

This two-story, brick, commercial block is one of the architectural anchors of the downtown district and consists of four separately deeded sections comprising five first floor storefronts facing West King Street. Located on the site of the old Blair Hotel and a portion of W. L. Bryan's lands, the business block was likely completed in January 1925 as one of the major projects of the "Watch Boone Grow" campaign. Original tenants included the Boone Trail Café in the east storefront, Walker's Jewelry in the west storefront, the Moretz Furniture Store in the middle west section, and the Boone Clothing Store in the middle east section. Original second floor office tenants included the offices of Dr. J. M. Hodges and Dr. J. C. Farthing. In its original configuration, the five storefronts—each of which differed slightly in configuration details—generally contained a recessed central entrance flanked by shop windows with bulkheads. Spanning, leaded glass, clerestory windows covered all of these shop entrances. While three of these five storefronts have been altered over time, all of these clerestory windows are believed to survive. A "mountain village," shed roof porch that was likely installed in the 1980s presently obscures the clerestory window of the east shop. Previous tenants of the next shop to the west beautifully restored their façade in 2013, preserving the original clerestory window in the process. The next two storefronts to the west retain their clerestory windows as well, although the current shed roof treatment obscures them; both windows can be seen from inside the shops. The glass of the clerestory window in the west shop is not original, but it nevertheless retains its original proportions, as does the storefront configuration as a whole. Single door entrances between the first and second shops from the east, as well as the fourth and fifth shops, provide staircase access to the second floor offices/apartments. Also of note is the quadruple tier corbel band crossing all four sections of the building. Most of the original, wooden, second floor windows of the north elevation also survive. Perhaps the most jarring change is the inversion of the second and third storefronts from the east, although thoughtful rehabilitation could easily restore the original storefront appearances. At some point in time, the entire north elevation was also painted, but the restoration of the second storefront from the east illustrates that this paint can be successfully removed. Indeed, this entire commercial block is probably one of the best opportunities for successful façade restoration in the entire downtown area. Other notable changes include a 1940 concrete block and brick addition to the rear of the second section from the east, as well as a mid-1940s brick addition to the rear of the east section. A large, wooden, second-story deck was also added to the rear of the west section at an unknown date, probably after the mid-1980s.

WT0858 Pastime Theatre Building (1924)—CH

703 West King Street (2900-79-9273-000)

When originally built by local contractor W. B. Hodges for A. E. Hamby and W. R. Winkler in 1924, the two-story, brick Pastime Theatre building featured a stunning array of three rounded arch entries into a cavernous arcade, each arch set off with corbel-collared brick impost columns. The theater building was Boone's first dedicated building for films, which until then had been shown in the 1905 courthouse, but the Pastime also featured a vast array of live performances on its relatively small stage. With the opening of the Appalachian Theatre in 1938, however, the Pastime became a second-run theater and until 1948 was the only theater that allowed Black patrons, who were relegated to the balcony via a staircase located in the arcade area. The theater finally closed in 1959, and in 1960, the building's new owner covered the entirety of the north elevation with rectangular, concrete panels adhered to the original brick surface and enclosed all three arched openings, leaving one to host a jewelry store window and the other to serve as a metal-framed entrance to the building. Careful analysis of the exterior, however, has revealed that almost all of the original façade details, save for the brick, half moon feature that once sat atop the north elevation parapet, still survive beneath the current façade treatment. Indeed, the Pastime Theatre is one of Boone's most promising candidates for façade restoration.

WT0859 Boone Electric Company Building (1926)—CH

707 West King Street (2900-79-9288-000)

Construction on this one-story, commercial block building and its neighbor to the west (WT0860), located on the site of the old Bryan Cottage, was likely completed in 1926, when the building housed its original tenant, the Boone Electric Company. The building originally featured a brick façade tied into WT0860, with a triple corbel band and an ornate pattern of three soldiers to three recessed, stacked runners, suggesting a dentil band. The storefront feature a single entry flanked by shop windows, as well as a spanning, leaded glass, clerestory window over the entire storefront. While the storefront configuration changed over time, perhaps the most startling change came in the early 1960s, when the present crab orchard stone veneer was applied to the north elevation and the storefront configuration altered once again to a window wall design, which has since been modified yet again. While some original brick may survive underneath this treatment, little of the original appearance of this building remains evident.

WT0860 W. S. Goodnight Building (1926)—CH

711 West King Street (2900-79-9244-000)

Construction on this one-story, commercial block building and its neighbor to the east (WT0859), located on the site of the old Bryan Cottage, was likely completed in 1926, when the building housed its original tenant, J. T. Miller's "electric shoe shop." The building, which was slightly wider than WT0859, originally featured a brick façade tied into WT0859, with a triple corbel band and an ornate pattern of three soldiers to three recessed, stacked runners, suggesting a dentil band. The storefront feature a single entry flanked by shop windows, as well as a spanning, leaded glass,

clerestory window over the entire storefront. Storefront configurations changed over time, but the most jarring of these came in 1970, when the new owners completely revamped the north elevation to create a westernized, mountain village appearance, complete with a hitching post in front of the metal-framed, window wall storefront. The entire storefront was also covered with a hipped roof, wooden awning with sawtooth wooden trim and wooden shingles, all of which is appended to the upper portion of the original façade, which appears to have been covered with plastic panels trimmed in metal. As a result of ongoing decay of the wooden elements of this storefront, the present owners elected in 2019 to replace the wooden elements with a copy, rather than restoring any aspect of the original appearance of the building.

WT0861 D. L. Wilcox Building (1939)—CH
713 West King Street (2900-79-9238-000)

Walter C. Greene constructed this one-story, brick commercial block building with basement for D. L. Wilcox in 1939, shortly after which the Boone Tire and Bargain Store, run by Wilcox and Cecil Miller, open in the building. The original north elevation featured sturdy pilasters at the east and west corners, each capped with triple-tier corbel collars, between which was a large, recessed frieze band. The storefront featured a recessed double entrance with flanking shop windows. A five-light, clerestory window band surmounted the entire storefront. For a time during beginning in the early 1950s, the brick elements were covered with structural glass and the frieze panel filled with a marble slab. This configuration appears to have survived for decades, at least into the early 1970s. At some point thereafter, the storefront bulkheads were parged with textured concrete and the rest of the north elevation was clad in a wooden, board and batten treatment, while a hipped roof, wooden-shingled awning was placed directly above the double door entry. Curiously the window and door opening proportions appear to be as they were originally. Indeed, the original brick elements, including possibly the spanning clerestory window, are believed to survive beneath the current treatment, making this property an outstanding candidate for façade rehabilitation and restoration.

WT0862 Boone Fire Department Complex (Circa 1986)—NC
721-729 West King Street (2900-79-8391-000)

While this property is believed to have incorporated portions of the 1939 Sinclair Service Station that stood on this site until 1962, when it became the new home of Boone's Town Hall, additions completed circa 1986 as part of the conversion of the property to the Boone Fire Department have completely obscured or destroyed any significant remaining elements of the Sinclair building. Of note is that the Town of Boone has scheduled removal of the massive colonnade spanning part of the north elevation and stretching onto WT0863 to the west as a result of ongoing maintenance issues.

WT0863 Newton Brothers Department Store (1946)—CH

737 West King Street (2900-79-8334-000)

B. G. Teams and Company completed this two-story, brick, commercial block building in 1946 to serve as the new home for Newton Brothers Department Store. Originally clad in sky blue structural glass, this treatment was covered—probably sometime after 1984, when the fire department colonnade was extended in front of the building—with a brick veneer. The original structural glass does appear to survive behind this however, as the edge of both the brick veneer and the structural glass can be seen from portions of both the west and east elevations of the building. This veneer also covered double, steel, casement windows that were proportionately spaced on the upper part of the north elevation. Its original storefront consisted of an inverted central entrance with flanking shop windows that angled back to the façade plane. This entrance configuration appears to have been obliterated by the installation of the veneer and a squared-up, first floor façade that features a centered, window wall entrance in a metal frame. Of particular note is the surviving ghost advertisement for Newton's on the upper portion of the east elevation. The building remains an excellent candidate for façade rehabilitation and restoration, given the planned removal of the colonnade from the front of the building.

WT0864 Hi-Land Cleaners Building (1934)—CA, CH

743 West King Street (2900-79-8316-000)

Built Lloyd Robbins in tandem with WT0865 to the west in 1934, the separately deeded space of this one-story, brick, commercial block building with basement was originally home to the Hi-Land Dry Cleaners. While the north elevation of both buildings originally presented a unified appearance, the two parts were actually built separately for different owners. The east storefront had a recessed, central entry flanked by large shop windows and brick bulkheads, along with a spanning, five-light, clerestory window. A triple-tier corbel also ran the length of the north façade just below the concrete coping of the parapet roofline. This configuration appears to have survived until the early 1960s, when the storefront was reworked to its present configuration, featuring an inverted, angled window wall of plate glass in an aluminum frame, leading to a slightly recessed, single, aluminum door entry. At this same time, the entire north elevation was clad in crab orchard stone, which today stands as one of the finest surviving executions of this popular early 1960s treatment in the downtown area.

WT0865 C. M. Critcher Building (1934)—CH

747 West King Street (2900-79-8447-000, parcel shared with WT0585 to the west)

Built Lloyd Robbins in tandem with WT0864 to the east in 1934, the separately deeded space of this one-story, brick, commercial block building with basement was originally home to the New River Light and Power Company, with Smithey's renting out the basement for potato storage. While the north elevation of both buildings originally presented a unified appearance, the two parts were actually built

separately for different owners. The east storefront had a recessed, central entry flanked by large shop windows and brick bulkheads, along with a spanning, five-light, clerestory window. A triple-tier corbel also ran the length of the north façade just below the concrete coping of the parapet roofline. In 1945, local contractor W. C. Greene completed a large addition at the rear of the building, and in 1963, a fire swept through the basement, causing significant damage and subsequent renovations that obscured or removed many original elements of the storefront. Shortly thereafter, the Rivers Printing Company, headquartered in the building to the west (WT0585) took over this building as an additional office area, at which time the interiors of the two buildings were connected. Portions of the original brickwork may survive under the current veneer and storefront treatment applied to the building in more recent renovations during the late 2010s.

WT0585 Rivers Printing Company Building (1937)—CA, CH

747 West King Street (2900-79-8447-000, parcel shared with WT0865 to the west)

E. A. Poe designed this unusual, two-story building with basement, employing what was described as “a distinctive type of architecture.” Using a combination of granite, brick, and steel, B. G. Teams constructed this building in 1937 explicitly for use by the Rivers Printing Company, publishers of the *Watauga Democrat*, with the second floor space reserved for apartments. The original north elevation appeared much as it does today, except that original wooden windows have been replaced with metal ones. The building was clearly designed to evoke the Georgian Revival Style, as is evident in its parapeted east and west rooflines and prominent, faux, end chimney stacks. The north elevation features an irregularly cut stone veneer on the first floor, while the second floor is clad in brick, and the interplay of these two materials creates the appearance of quoins at the northeast and northwest corners. Door openings of the first floor have also been modified from their original appearance. As part of renovations completed in 2017-18, three double window bays on the west elevation have been opened back up after being bricked in for decades. A large, wooden deck with a metal-framed roof was added to the rear of the building at an unknown date. The building is an outstanding example of late 1930s replacement architecture, given that the building sits on the original site of the *Watauga Democrat*’s original home, a two-story brick building that was demolished in 1925 for a short-lived, one-story brick building at this site. That second building was demolished in 1937 for the present building.

Vacant lot west of WT0585—VL

No street address (2900-79-7562-000)

Once the site of the Rivers Old Home Place (originally built by Jordan Council, Jr., in the 1850s), this parking lot served WT0866 to the south from 1960 until 2019. The site is now under development consideration for a downtown hotel.

West side of Burrell Street between West King Street and Rivers Street

WT0067 Watauga County Jail (1889)—CA, CH

142 South Water Street (now Burrell Street) (2900-79-5419-000)

Originally completed in 1889 by William Stephens (1870-1945) of Mayesville, Kentucky, the Watauga County Jail was the fourth jail building to serve Watauga County and is Boone's only surviving local government building from the nineteenth century. Like many small-town jails of the period, this building was actually a mixed-use space, with both floors of the rear half of the building being used for jail purposes and the front half set aside for the residence of the jailer and his family. The building continued in service as a jail until 1927, when a new jail building was constructed behind the 1905 courthouse. Thereafter, it served as an apartment house, a private residence, and a fraternity house before being converted into a restaurant on the first floor with apartments on the second floor. The building is a classic example of a Folk Victorian home adapted to rural institutional needs. Originally T-shaped in design, with a hipped roof, two-story main block that resembles an I-house and a hipped roof, two-story, rear extension, the building is constructed from red brick that Stephenson kilned on site. Sturdy brick pilasters separate the three main bays of the front façade and are present at the corner, with the main (east) elevation terminating in a quadruple-tier, English bond, corbelled cornice that is interrupted at irregular intervals by brick brackets. Stunted brackets are centered on the pilasters, while a pair of elongated brackets frames each window opening of the second floor. A second, alternating corbel line separates the first and second floors but is today mostly obscured by the front porch, which is a reworking of a front porch extant on this building as early as 1905, when the first known photo of the building was taken. This porch has been altered on several occasions and is now enclosed (using salvaged material from a 1920s Blowing Rock home) for additional dining. All windows in the building appear to be original with covering storms. Window openings in the rear section appear to be later additions from after the section's use as a jail. A porch was also added to the south wall of the rear section by 1928 and is now enclosed. While the interior has been much altered over the years, important elements from its use as a jail still survive, including the steel doorjamb and lintel of the doorway leading into one of the first floor jail cells and an abundance of graffiti in the jail area that was uncovered in 1986. This building was added to the North Carolina State Historic Preservation Office's Study List in 1984 and is presently under consideration by the Boone Historic Preservation Commission for listing as a Local Historic Landmark and in the National Register of Historic Places.

South Side of West King Street between Burrell Street and Smithey's Department Store

WT0878 Sebastian Building (additions in 1947 and circa 1967)—CH

805 West King Street (2900-79-5599-000)

Originally the site of the Lovill Law Office, this lot became home to Reverend G. W. Sebastian's one-story, brick-veneered, commercial block building with basement in 1931. The new building, which occupied only the northeastern portion of this lot,

was sufficiently large to accommodate two storefronts facing King Street. The original appearance of the north elevations of these storefronts is not documented. Original tenants are not known either, but after a handful of farm-related businesses in the mid-1930s, the building found its footing as the home to a car dealership, Boone Motor Sales, in 1936. During this period, the old Lovill Law Office stood immediately to the west, having been moved there prior to construction. In 1947, W. R. Winkler, who by that time owned the property and operated Watauga Sales and Service there, completed an addition to the west, with the Lovill Law Office moving south on the lot so that it faced what is now Burrell Street. In 1961, a large fire gutted the original east portion of the property but did not significantly damage the west annex. Sometime between 1964 and 1972 (probably about 1967), Winkler demolished the Lovill Law Office and completed the third, brick and concrete block portion of the building to the rear of the two buildings facing King Street. At some point before 1997, the entire north elevation was then parged and a large, tri-sectioned awning was added to the façade of both buildings. In 2010, local architect David Patrick Moses again redesigned the north elevation for the present tenant. The present piercings of the north elevation bear little resemblance to earlier iterations, and while it is possible that portions of the original facades survive behind the present cultured stone and weatherboard design, there has also been a vast loss of original material. The building nevertheless represents the changing history and uses of downtown buildings from Boone's boom period, including the use of infill to expand extant businesses.

WT0879 Boone Body Shop (1940)—CH
815 West King Street (2900-79-5675-000)

Previously the site of the Boone Methodist Episcopal Church until 1920, this property became the site of Ernest Sims's new, one-story, brick and brick tile, commercial block building housing the Boone Body Shop in 1940, which remained here through at least 1962. A few oblique views of the building's early façade suggest that it featured a brick veneer, and based on curb cuts that survived until 2020, a garage bay set to the east end of the north elevation. Sometime after 1963, the north elevation was drastically transformed into an out-of-character assemblage of cultured stone walls, plate glass windows, and boxy, parged towers that rose above the conventional roofline. Fortunately, this treatment was removed in 2019, removing that much of the original running bond brickwork survived on the upper portion of the façade, framed by pilaster towers at the outer edges of the building that rose above the roofline. These towers also appear to have been a later addition. The 2019 renovations also created a new, recessed storefront system of squared rubble, natural stone veneer framing a central, recessed, wooden door entrance. Large plate glass windows with stone sills flank the entry. A flat, metal, cable-hung awning now spaces the entire entrance. While these storefront features are ahistorical and without precedent, they are nevertheless more in keeping with the general appearance of the district than what persisted from the 1960s until the late 2010s.

WT0880 Wyke's Grocery Building (1940)—CH
819 West King Street (2900-79-5636-000)

Originally the site of C. A. Ellis's store run out of the old Methodist Church building in the 1920s, this building was constructed in 1940 for the Watauga Building and Loan and quickly became the home of a grocery store run by D. P. Wyke. As with most buildings on this stretch of the south side of King Street, few photos survive to document the appearance of the main façade. The one-story, brick building with basement is known to have featured a fairly conventional storefront with spanning, divided clerestory windows and a double entry in a recessed alcove flanked by shop windows. The original brick portion of the upper part of the façade, including a spanning soldier course, as well as the parapet roof's terracotta coping, still survive. The present, window wall storefront configuration also appears to retain the original proportions, although it is clearly a modern replacement. A spanning run of paneling in a board and batten pattern fills the clerestory window space, although the original windows may survive underneath. The building is an excellent example of new construction replacing outdated and demolished structures during Boone's second boom period.

WT0881 King Street Grocery Building (1938)—CH
825 West King Street (2900-79-5628-000)

J. E. Clay constructed this one-story, brick, commercial block building in 1938 to house his new business, King Street Grocery, which he operated with W. M. Cook. Because only a few oblique views of the north elevation have been found, details about the original appearance of the north elevation are scant. One thing that is certain is that the present parapet roofline is identical to that seen in late 1940s image. What is in question is whether the present multicolored brick is the original or a veneer placed over the original brick. Based on the design of WT0880 to the east, which dates from the same period, the original storefront configuration likely consisted of a central, recessed entrance with flanking shop windows. The present door and window configurations are clearly not original, though, suggesting that many original façade elements, if not the original storefront configuration, may survive under the present veneer, thus making the building a good candidate for façade rehabilitation. The current building features a recessed main entrance with a brick surround and paneled wooden door, with a metal-framed sidelight to the west of the door. Tiles one might normally associate with a fast food restaurant cover the alcove area of the recessed entrance. The building is nevertheless a good example of infill construction during Boone's second boom period.

WT0882 Modern Appliance Company Building (1959)—CH
827 West King Street (2900-79-5609-000)

Walter Lovill South erected this one-story, concrete block, commercial block building with basement in 1959 on land that had remained vacant for decades between WT0881 to the east and WT0883 to the west. It is an excellent example of

late infill in the downtown district. It also features a fine example of the crab orchard stone veneer treatment that was applied to several new and renovated buildings in the downtown district between 1959 and 1965. The building was constructed specifically for its first tenant, the Modern Appliance Company. While the present storefront appears to occupy the original opening, it's clear that the solid, paneled, wooden door with a prominent wood surround and the triple bay of metal-frame plate glass windows are not the original storefront configuration. Wood paneling underneath the present awning fills what may have once been a wide, clerestory window that spanned the entire storefront. It is not known if this window survives beneath the paneling.

WT0883 Edmisten Building (1946)—CH
831 West King Street (2900-79-4747-000)

D. M. Edmisten, Sr., D. M. Edmisten, Jr., and Crate P. Teague had this two-story, brick, commercial block building with mezzanine and basement constructed in 1946 to house the Edmisten Furinture Company. While the first floor, mezzanine, and basement supported the furniture business, the second floor offered apartments that housed, among others, Dr. Gale F. Bare, a local chiropractor. The building appears to have always featured a portico between the storefront and the four brick columns at the façade plane. The storefront, however, is clearly a modern, window wall replacement for whatever originally existed here, which is not well documented. The second floor stairwell can be accessed through a doorway in the window wall at the northwest corner of the building. A ghost advertisement, possibly for Magnavox, still survives on the west elevation at the northwest corner. The first floor of the west elevation has been substantially altered since the 1960s, and most recently in 2016, through a series of additions designed to provide expanded business space. None of these additions are particularly in keeping with the character of the original architecture. A vast parking lot sits to the west of the building.

Alleyway providing access to rear of WT0584 and adjacent properties
No street address or parcel number

WT0584 Smithey's Department Store (1941)—CH
877 West King Street (2900-79-1891-000)

This one-story, trapezoidal, concrete block, commercial block building with mezzanine and basement was completed in 1941 as a new store for N. B. Smithey (1880-1953), proprietor of a regional chain known as Smithey's Department Store, thus replacing an old frame store building located at the other end of King Street near the present site of the Boone Bagelry. The building's façade along King Street was advertised as having "a new and improved type of concrete block, which has a glazed face, and which at a distance strong resembles while marble. This material is believed to survive beneath the current brick veneer that was added around 1980. The brick veneer also covered at least nine window piercings that previously existed

on the east elevation of the building. The current, aluminum-frame, storefront window wall and door configuration of the north elevation was also established sometime during the 1980s, possibly following the pattern of the original storefront arrangement. Vertical panels, possibly of asbestos, cover the parapet walls of the north elevation, apparently obscuring more of the original concrete block. The building, representing the expansion of Boone's downtown district during the town's second boom period, is an excellent candidate for façade rehabilitation.

North side of Howard Street between Appalachian Street and Depot Street

WT0845 Chapell Wilson/B. G. Teams House (ca. 1937, garage 1963)—CH
363 Howard Street (2900-88-6538-000)

Chapell Wilson had this one and a half-story, front-gabled, frame house built about 1937 using materials salvaged from the Boone Episcopal Church that originally occupied the land just to the north. B. G. Teams purchased the property in 1945 and added the rear, concrete block garage about 1963. The house is a fairly late example of continued residential infill in the downtown business district. A former porch on the home has been enclosed, and the house is clad in textured vinyl weatherboard that obscures the original siding.

WT600 Winkler Motor Company Building #1 (1946)—CA, CH
277 Howard Street (2900-88-3868-000)

W. R. Winkler had this large, two-story, brick commercial building with a barrel-vaulted roof constructed in 1946 as an addition to his growing Winkler Motor Company empire in downtown Boone. Constructed as a showroom, the interior features a ramp leading from the ground floor showroom to a second floor car storage area that held up to 75 vehicles, as well as exposed iron trusses and cross-braced rafters that are still extant. The building's exterior also features the limestone, wagon wheel medallions commonly found on Boone buildings with a Winkler association. Window piercings of the second floor appear to be original, although the original windows have been abandoned for vinyl replacement windows. The first floor piercings are not well documented by historic photos, but available evidence suggests that the current fixed light windows are not original.

WT0889 Winkler Motor Company Building #2 (Circa 1947)—CH
267 Howard Street (2900-88-2953-000)

Built as the third building for the Winkler Motor Company about 1947, this brick, two-story, commercial block building also features the familiar, Winkler-associated, wagon wheel medallions found elsewhere in downtown Boone. A one-story, first floor extension, also of brick, was added to the south no later than 1950 and features unusual, clipped corners on its south elevation. A garage bay on the original portion of the building remains intact, and most window piercings appear to be original to the building, even if framing materials likely changed from wood to metal over time.

The building is a classic example of the Howard Street development that occurred in the 1940s and 1950s.

South side of Howard Street between Appalachian Street and Depot Street

WT0855 Goodnight Brothers Building (1944)—CH

274 Howard Street (2900-88-2673-000)

W. C. Greene, a local contractor, erected this one-story, concrete block, commercial building with basement for the Goodnight Brothers produce operation in 1944. It is a classic example of the more pedestrian and functional architecture that was commonplace along Howard Street during the building boom of the 1940s and 1950s. Additional buildings, added between 1958 and the 1980s, previously stood to the east, but these did not add significantly to the historical integrity of the site and were demolished in 2018. The east part of the lot remains vacant. The extant building has seen changes over time, primarily involving window and loading dock alterations, but retains its general, original form and materials.

WT0856 Christian Tin Shop Building (1948)—CH

268 Howard Street (2900-88-1786-000)

Henry Christian had this one-story, brick and concrete block, commercial block building with basement built to serve his tin shop, and it was likely completed in 1948. Like WT0855 to the east, it was for many years a good example of functional architecture built to serve various industrial, automotive, and agricultural trades along Howard Street during the 1940s and 1950s. The building features a brick veneer on its north (primary) elevation that ties into the front elevation of WT0857 to the west, suggesting slightly more sophistication than some of the other Howard Street architecture of the same period. After 1956, the building saw a variety of tenants until the 2010s, when Griff Gilbert, a mental health counselor, acquired the property and completed dramatic alterations that changed the original storefront configuration and added a rooftop lounge feature and a solar array. While these changes diminished the architectural integrity of the property, the building nevertheless remains a good example of a commercial building erected during Howard Street's boom.

WT0857 Wilson's Feed Store Building (1948)—CH

260 Howard Street (2900-88-1759-000)

Probably built at the same time as WT0856 to the east, this one-story, brick and concrete block, commercial block building was another example of functional architecture built to serve an agricultural purpose (Ivey Wilson's feed business) during the Howard Street boom period of the 1940s and 1950s. The building features a brick veneer on its north (primary) elevation that ties into the front elevation of WT0856, suggesting slightly more sophistication than some of the other

Howard Street architecture of the same period. Long home to Miller's Salvage, the building does not appear to be substantially altered from its original configuration.

Vacant lot immediately west of WT0857—VL
(2900-88-1868-000)

East Side of Depot Street from Howard Street to Rivers Street

Vacant lot immediately south of WT0855, WT0856, and WT0857—VL
(2900-88-1701-000)

Once the site of Hillside Dairy Products from about 1943 to the late 1950s, the lot has been vacant and used as a parking lot for many years.

Jimmy Smith Park—VL
(2900-88-0710-000)

Used as a parking area for the Boone Bus Depot during the 1950s and 1960s, this lot is now home to Jimmy Smith Park, a Town of Boone pocket park that is home to several monuments, including the "1940 Flood Ends Boone Train Service" historical marker erected in 2018.

West Side of Depot Street from Howard Street to Rivers Street

WT0871 P. W. Moretz Building (1946)—CH
158 South Depot Street (2900-88-0879-000)

This two-story, brick, commercial block building with pronounced parapets and Mission Style influences at the southwest corner of Howard and Depot Streets is substantially altered from its original appearance. Originally built for P. W. Moretz in 1946 as a filling station and grocery operated by J. M. Moretz, the building was one story in height with gas pumps located at the rear of the property (along Howard Street). The building was home to a rapidly shifting assortment of tenants, all in keeping with the industrial, agricultural, and automotive operations that were common to Howard and South Depot Streets during the 1940s and 1950s. A second story was added sometime between 1963 and 1972, and the building went through a host of bizarre architectural styles and forms in the ensuing decades. Finally, Crae Morton purchased the building and had it remodeled to its present appearance, which is largely out of character with the original architecture of the Howard Street boom period of the 1940s and 1950s.

WT0887 Duncan Motor Company Building (1940)—CA, CH
164 South Depot Street (2900-88-0827-000)

Originally built for the Duncan Motor Company circa 1940, little is known about the construction of this one-story, native stone building, the east elevation of which is

composed of stacked rubble in a random pattern with pronounced mortar joints. Pronounced, stone pilasters frame the double-door entrance from Depot Street and are replicated at the north and south corners of the east elevation. The building also features a stunning, stepped parapet roofline with native stone coping, which was designed to shield any street view of the barrel vault roof. Early tenants included a series of automobile dealerships, none of which stayed for very long. A small, one-story annex addition to the north side of the building, positioned just west of WT0871, appears to have been erected about 1949, occupying the original gas pump area of WT0871. The original native stone building is an outstanding example of the use of native stone for automobile dealerships in the 1940s in Boone—a common treatment of the period—and is one of the earliest additions to the Depot Street/Howard Street area during its boom period. While its modern, mirrored glass windows detract from its overall appearance, this building offers perhaps the best original, surviving example of a native stone edifice on a commercial building in the district.

WT0604 Brendell's Garage Building #1 (1939)—CH

174 South Depot Street (2900-78-9884-000)

Originally built in 1939 for Ray Brendell's garage operation, this one-story, brick tile with brick veneer, commercial block building is another example of the commercial block and warehouse architecture common during the Howard and Depot Street boom period of the 1940s and early 1950s. Indeed, it was one of the first of these modern buildings constructed in this part of the district. Like its neighbor to the north, the main building features a barrel vault roof, which is hidden in this case by a flattened gable parapet. The veneer treatment also features unusual, projecting stringer courses in a one to five ratio with the rest of the running bond veneer, as well as frieze plates over the piercings of the east elevation. A narrow addition to the north elevation, probably dating to 1946, leads to the back of the main building as well as a two-story, concrete block, front-gabled, trapezoidal addition erected between 1963 and 1972, with the second floor of this rear building added after 1972. Minor changes and updates have affected the storefront configuration of the east elevation of the main building, but the main building nevertheless retains its original configuration of door and window openings.

WT0888 Rogers Radiator Shop (Circa 1959)—CH

184 South Depot Street (2900-78-9890-000)

Little is known about the construction of this building, which likely occurred shortly before August 1959, when Roger Colvard moved his radiator shop to this location. This one-story, concrete block building with a running bond, brick veneer is thus an excellent example of the late infill that occurred in the downtown area toward the end of the 1950s and into the early 1960s, as the building is sandwiched between Boone Creek to the south and WT0604 to the north. The building retains its original openings, although their function has changed over time; an old garage bay, for example, was converted before 1988 to accommodate a more conventional shop

window. Of particular note is the presence of original brick quoins at the southeast corner of the building—an unusually sophisticated detail for a functional automotive shop building.

WT0612 Boone Bus Station (1946)—CH

186 South Depot Street (2900-78-8875-000)

Completed in 1946 by W. G. Hartzog, a local contractor, this two-story, native stone building once featured a complex façade of stacked, squared rubble arranged in horizontal patterns with conventional, concave mortar joints. Indeed, the Boone Bus Depot was once one of the architectural jewels of downtown Boone and served as a prominent gateway to the downtown area from the south. In addition to the bus operations, the building also housed other retail establishments on the first floor and a roller rink on the second floor. Appalachian State University purchased the property in 2000, then demolished much of the building in 2011 as part of a conversion of the property to university-related functions. ASU initially intended to incorporate the stone façade into the new design, but planning requirements allegedly made this impossible. ASU then disassembled the east and south stone walls, promising to erect a courtyard curtain wall from the original materials that would mimic the original appearance. Unfortunately, detailed analysis indicates that these are not the original stones from the Boone Bus Station, nor does the present curtain wall replicate the original configuration of door and window openings, the original arrangement of stones, or the original mortar treatment. The current building on the site, located behind the curtain wall, houses the George G. Beasley Media Complex and was completed in 2013.

North side of Howard Street between South Depot Street and Burrell Street

Public alley leading from King Street to Boone Creek—VL

This alley is mentioned frequently in deed records of the twentieth century as the alley linking King Street to the icehouse (no longer extant) at Boone Creek.

WT0890 Roger Colvard Building (1957)—CH

199 Howard Street (2900-79-9058-000, shared with WT0870)

Roger Colvard had this one-story, concrete block, commercial block building with brick veneer constructed in 1957, after which he moved his Rogers Radiator Shop briefly to this location. It is a classic example, like its neighbor WT0870 to the immediate west, of late infill on long-vacant Howard Street lots during the late 1950s. The building was conjoined with WT0870 and the lots merged in 1982. While the storefront configuration appears to have been altered somewhat, the building generally retains its original appearance.

WT0870 Cook and Wagner Apartment Building (1959)—CH

199 Howard Street (2900-79-9058-000, shared with WT0890)

Estel Wagner had this two-story, concrete block, mixed-use building with a brick veneer constructed in 1959 for use as a realty and insurance office on the first floor and apartments on the second. It is a classic example, like its neighbor WT0890 to the immediate east, of late infill on long-vacant Howard Street lots during the late 1950s. The building was conjoined with WT0870 and the lots merged in 1982. Changes to the mortar in the bulkhead brick of the first floor suggest that this storefront configuration was altered over time.

WT0869 Boone Recreation Parlor (1927)—CH

No address, but located to the north of WT0870/WT0890 on intersecting alleys (2900-89-0103-000)

This metal-sided, front-gabled, one-story building dates to late 1927, when it was erected on land owned by Frank A. Linney. Its original purpose was unknown, but by 1935, subtle references referred to this building's back alley use as a "recreation parlor" and "bowling alley" for at least several years preceding. After 1940, the modest building was used as a galax market and, much later, as an art storage building. Continuing its long prioritization of function over form, the current building suggests the patchwork use of available, spare materials to maintain its exterior rather than a refined approach to architecture. Nevertheless, the building is a critical relic for understanding the development of Boone's downtown as well as the distinction between more permanent construction along King Street and the purely functional nature of Howard Street architecture during the 1920s and 1930s.

WT0868 Southeastern Motor Lines Terminal Building (1941)—CH

191 Howard Street (2900-79-9133-000)

This two-story, concrete block, warehouse building was completed in April 1941 as the home of Southeastern Motor Lines, a freight delivery service. Like many Howard Street buildings of the 1940s, it served a number of warehouse-related functions, later housing a feed store, a soda bottling plant, and a furniture production operation. The main, south elevation has been dramatically altered since the early 1950s, primarily to add apartment space to what was originally a one-story building. The south elevation also features parging over the concrete block and alterations to the original piercings of the first floor, although the garage bay to the west side of the building survives.

WT0867 Baker-Commack Hosiery Mills Building (1944)—CH

179 Howard Street (2900-79-8185-000)

Local contractor W. C. Greene completed this one-story, steel-frame, concrete block warehouse building in January 1944, when it housed the Baker-Commack Hosiery Mills as a wartime operation. It is another example of Howard Street manufacturing and warehouse architecture that emerged during the 1940s. Farmer's Hardware later acquired the building and used it as a building supply warehouse. The present

bracketed, shed-style awning and porch is a post-2000 addition that obscures much of the original south elevation, while parging has been applied to the concrete block. The present garage bay doors obliterated the original window configuration of the south elevation, so that the building bears little resemblance to its original appearance.

WT0892 Boone Tire and Bargain Store Warehouse (1944)—CH
161 Howard Street (2900-79-8147-000)

Previously grouped with WT0602 to the west, this two-story, concrete block building was built separately as the new warehouse for the Boone Tire and Bargain Store (WT0861), located directly north on King Street and connected to this building by a frame sky bridge (no longer extant) across the alley between the buildings. Farmer's Hardware took over the building as its own warehouse in 1947. The building was merged into the Wilcox Drug Company operations in 1971. As a result of this merger, this building and WT0602 were dramatically altered in 1985 to present a unified architectural appearance, eliminating many of the original features of the south elevation. Nevertheless, the building remains another example of warehouse architecture and function along Howard Street during the 1940s.

WT0602 Wilcox Drug Company Complex (1944, addition 1947)—CH
161 Howard Street (2900-79-7282-000)

The east portion of this complex was built in 1944 to serve as the new home of the Wilcox Drug Company, which had long been in operation in a frame warehouse building on the south side of Howard Street. Contractor W. C. Greene erected the two-story, cinder block warehouse building, which served as the home for Wilcox Drug Company for decades and was once home to the largest US exporter of ginseng and other medicinals during the 1970s. In 1947, Wilcox Drug Company added the concrete block, two-story annex to the west, located on the old side of the Boone Wordworking warehouse. In 1985, a dramatic alteration of both buildings and WT0892 to the east resulted in the present configuration of the south elevation, which largely obscured the original appearance of the complex. Nevertheless, the building remains another example of warehouse architecture and function along Howard Street during the 1940s and remains significant for its association with Boone's twentieth century ginseng trade.

Vacant lot immediately north of WT0602—VL
(2900-79-7371-000)

Home for nearly fifty years to the frame building housing the Wilson Brothers and Vannoy painting operation, this lot was paved after the more than 100-year old building was demolished in 1990.

Public alley leading to east-west alley between Howard Street and King Street buildings (Rosalea Alley)—VL

(No parcel number)

Vacant lot immediately west of public alley leading to Rosalea Alley—VL
(2900-79-7377-000)

This vacant lot provides driveway access for businesses housed in WT0585 to the north.

Public alley west of WT0585 driveway—VL
(No parcel number)

WT0866 A&P Supermarket Building (1960)—VL (demolished 2019)
783 West King Street (old address, 2900-79-6480-000)

Completed in 1960 by the Quality Construction Company as the “ultra modern” home of A&P Supermarket, this building was subdivided into various businesses as part of a late 1990s renovation. The building was proposed for demolition in 2015 in favor of a four-story, mixed-use development scheme that was withdrawn in 2017. New plans call for a hotel on the site, which has yet to materialize, despite the demolition of the supermarket building in late 2019. The lot is presently vacant.

South side of Howard Street between South Depot Street and Burrell Street

WT0872 Moretz Upholstering Shop/Moretz Grocery Complex (1946)—CH
222 Howard Street (2900-88-0902-000, shared with WT0873)

In January 1946, H. L. Moretz opened the Moretz Upholstering Shop in the first building of this complex, a one-story, concrete block building with basement that abuts the rear or west elevation of WT0887 and sits behind (south of) the second building in the complex. P. W. Moretz erected the second building—also one story and concrete block—directly on Howard Street in 1950, where he opened and briefly operated the Moretz Grocery. While additions to the north and south elevations of the first building now obscure the original architectural treatments, there is photographic evidence suggesting that the Howard Street storefront configuration of the second building has been altered over the years. The buildings are another example of garage and low-end retail uses that were commonplace among Howard Street buildings erected in the 1940s and 1950s.

WT0873 Boone Candy Company Building (1946)—CH
216 Howard Street (2900-88-0902-000, shared with WT0872)

P. W. Moretz had this front-gabled, two-story, concrete block building with basement erected in 1946 to house the Boone Candy Company on the first floor and apartments on the second floor. Shortly thereafter, Luther Moretz operated a feed store out of the basement. It is believed that the Moretz Grocery Store in WT0872 expanded into the first floor of this building in 1952. The building originally

featured a flat roof with a low parapet facing Howard Street, but the gabled roof was added sometime between 1972 and 1997. No definitive, historic views of the main façade have been found, but there is no doubt that the present façade bears little resemblance to the original configuration. Nevertheless, the building is another example of a functional building housing a manufacturing concern erected during the 1940s in the Howard Street corridor, albeit with the mixed use of apartment space on the second floor.

Public alley leading from King Street to Boone Creek—VL

This alley is mentioned frequently in deed records of the twentieth century as the alley linking King Street to the icehouse (no longer extant) at Boone Creek.

WT0874 C. C. Wilcox Building (1964, addition circa 1985)—CH 208 Howard Street (2900-78-8997-000)

Erected in 1964 featuring a crab orchard stone veneer that was commonplace on downtown buildings erected between 1959 and 1965, this one-story, otherwise brick building replaced the original Wilcox Drug Company warehouse that had stood on this site for decades. Original tenants for the building are unknown, although the Chamber of Commerce occupied the building for nearly two decades starting in 1990, shortly after the addition of the rear portion of the building. A major renovation in 2017 removed the crab orchard stone veneer and replaced it with natural stone arranged as both squared and random rubble. The building is a classic example of early 1960s infill in the downtown core.

Vacant lot west of WT0874—VL 216 Howard Street (2900-79-8051-000)

This lot has been vacant since at least 1950 and is used for parking.

WT0875 Brendell's Garage Building #2 (1946)—CH 182 Howard Street (2900-79-8015-000)

J. R. Brendell completed this irregular, pentagonal, one-story, concrete block building with basement as the second location for his garage operation in 1946. With a first floor intended as a Hudson showroom and the basement as the actual garage area, the building suited Brendell for only a short period of time. Later tenants included a radiator shop and at least two other auto dealerships before 1955. A subsidiary of Appalachian State University, which now owns the building, completed substantial alterations to the north (main) elevation in 2017, changing the configuration of the garage bay and reopening the main window piercing to its original dimensions. The concrete block walls, remain parged, as they have been for decades. The building is another outstanding example of functional, automotive-related architecture in the Howard Street corridor during the 1940s.

WT0876 G. F. and Josie Critcher House (1940)—CH

This vernacular, one-story, side-gabled, frame house on a concrete block basement may seem out of place for the Howard Street corridor, but given that the historic W. L. Bryan House was moved from King Street to the lot immediately to the west of this house in 1938, just prior to this house's construction, may help explain this domestic architecture in the midst of what would become Howard Street's revamped warehouse area during the 1940s and 1950s. Completed in 1940, the building was likely intended as a small apartment house, not unlike several similar properties erected during this period just outside the district boundaries at the east end of Howard Street. It continues this function today and remains largely unchanged from its original appearance, save for parging over the concrete block foundation.

Vacant lot west of WT0876—VL (2900-79-7027-000)

Historically, this site has always been vacant, save for the W. L. Bryan House, which was moved to this lot from King Street in July 1938. It has been used as a parking lot since the Bryan House was demolished in the 1990s.

North side of Rivers Street between South Depot Street and Burrell Street

WT0877 Austin Tobacco Company Prize Room (1939)—CH 970 Rivers Street (2900-78-7965-000)

This two-story, wood-clad warehouse building with a partial concrete block foundation is one of the oldest surviving buildings from the warehouse area along Howard and Depot Streets, dating to the end of the period when wooden warehouses were common in this part of the district. Like many similar buildings of the period, it extends partially over Boone Creek, where concrete columns that were likely wooden piers when the building was first constructed support the structure above. Built in 1939 as the Austin Tobacco Company Prize Room, it is also the only surviving building in the district that was ever associated with Boone's once vigorous tobacco trade. After the August 1940 flood ended train service to Boone, various entities used the building for decades for fertilizer and pesticide storage and other similar purposes. It housed a country store in the late 1990s, then a restaurant beginning in 2000. Although the building is mostly unchanged from its original form, a rectangular, wooden addition was affixed to the southwest corner of the building in relatively recent years. Exterior wooden treatments have also been replaced in some cases by parging over an unknown material arranged in panels. Nevertheless, the building remains an excellent example of transitional construction between the pre-Depression era and the 1940s and 1950s Howard Street boom.

Vacant lot immediately west of WT0877—VL

(2900-78-7965-000)

Historically, this site has always been vacant, save for a garage outbuilding once associated with the W. L. Bryan House, which was moved to the next lot north from King Street in July 1938. It has been used as a parking lot since the Bryan House was demolished in the 1990s.

Vacant lot bounded by Rivers Street, Burrell Street, and Howard Street—VL
(2900-79-5183-000)

During the 1940s and 1950s, the southern portion of this lot was the site of lumber storage buildings, while the northern portion contained a one-story residence. In the 1960s, both features were removed in favor of a trailer park that remained here through at least the 1980s. Since then, the vacant lot has been reserved for parking.