Historic Preservation Commission

Regular Meeting

~ Agenda ~

,
http://www.townofboone.net/

Jane Shook
828-268-6960

Tuesday, June 11, 2019 **3:00 PMPlanning and Inspections Conference Room**

I. Call to Order

II. Adoption of Agenda

III. Approval of Minutes

May 14, 2019 Meeting Minutes

IV. Dan'l Boone Gardens

V. Survey and District Designation Submittal

VI. Boone Cemetery Parking

VII. Turner House

VIII. Other Matters by Commission Members or Staff

IX. Adjournment

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MAY 14, 2019
3:00 P.M.

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

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

Others Present: Ms. Lane Weiss, Downtown Boone Development Coordinator

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Call to Order

Chairperson Eric Plaag called the meeting of the Boone Historic Preservation Commission, held in the Planning & Inspections upstairs conference room located at 680 West King Street, to order at 3:03 p.m.

Adoption of Agenda

Vice-Chairperson Pollitt made a motion, seconded by Member Pearman to adopt the agenda as presented.

Vote:

Aye – All
Nay – None
The motion passed.

Approval of Minutes

Member Watkins made a motion, seconded by Vice-Chairperson Pollitt to approve the April 9, 2019 meeting minutes as amended.

Vote:

Aye – ALL
Nay – None
The motion passed.

Turner House Update

Chairperson Plaag explained that he attended the May 7, 2019 County Commissioners meeting as authorized by the Council and the Historic Preservation Commission to present to the County Commissioners information from the Town to discuss a possible way to preserve the Turner House and to address the County's parking concerns. He informed the HPC that Mr. Deron Geouque, County Manager pointed out at the Commissioners meeting that he had contacted the Town of Boone regarding the possible swap of property in the Downtown area.

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Chairperson Plaag pointed out to the County Commissioners that he was not aware of these communications and he explained that the request that he was asking may seem redundant to what the County Commissioners were trying to do. He said the County Commissioners indicated that they are interested in discussing with the Town representatives about said topic. Chairperson Plaag said that Mr. John Ward, Boone Town Manager responded to the County Commissioners and recommended to Council that Mayor Rennie Brantz, Mayor Pro-Tem Loretta Clawson, Chairperson Eric Plaag and himself be appointed as a delegation to meet with the County Commissioners to discuss their parking concerns in the Downtown area and at the same time discuss ways to try to preserve the Turner House. He said that Council approved this recommendation at their May 2019 meeting.

Chairperson Plaag said there are concerns from the Town regarding a possibility of a property swap. He pointed out that about 80 percent of the Town leased parking was for employees in the Downtown businesses is in the Queen Street parking lot. He noted that the Council has already prioritized more parking for Downtown employees and their businesses.

Motion and Vote:
Member Bond made a motion, seconded by Member Pearman for the HPC to authorize HPC Member Brantz, HPC Member Clawson and Chairperson Plaag to go with Mr. John Ward, Boone Town Manager to meet the mandate established by Council regarding the County's parking concerns and preserving the Turner House.

Vote:
Aye – All
Nay – None
The motion passed.

Discussion ensued on other HPC members attending the County Commissioners meeting. Member Bond asked if other HPC members should be included in this meeting. Chairperson Plaag explained that he felt that he was included because of his historical knowledge. He suggested waiting until the June 2019 Council meeting to modify the inclusion of other HPC members and to ask for Council's approval on it.

Discussion ensued on the parking issues of the University. Member Watkins talked about the University needing to address their own parking issues which is what is causing some of the Downtown Boone parking issues. Chairperson Plaag talked about a proposed parking structure at the base of Appalachian Street that would replace the Raley Hall parking lot. He said the flooding issues would need to be addressed and it has also been proposed to daylight the creek at this location.

Linville River Railway 100th Anniversary Celebration Event
Chairperson Plaag began discussion on said event that occurred on the first Friday, May 3, 2019 at the Watauga County Library. He said there was a good turnout for the event and for the children's event held at the library. He showed his appreciation to the Planning and Inspections

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Department and to the Cultural Resources Department for their work at the event. After the presentation there was a short walking tour to the Doc Watson statute on the corner of W. King Street and Depot Street where Chairperson Plaag talked about such topics as the Town's streetscape from 1918 to 1925.

Junaluska Community Marker Application

Chairperson Plaag began discussion on this agenda item by saying that there was previous dialog that occurred between himself and Ms. Sue Keefe regarding the marker. He explained that as he reviewed the draft marker application, he could see that the things he and Ms. Keefe communicated about were not addressed because he had not shared with the HPC a copy of his comments to Ms. Keefe, however, he had reviewed his comments to Ms. Keefe at a previous HPC meeting.

After the HPC reviewed the draft marker application that had been revised by Vice-Chairperson Pollitt and Member Bond, it was the consensus of the HPC to re-write the draft application (permanently attached). The following proposed changes were made at this meeting to be incorporated into the re-write of the draft application:

- beginning on page one of the draft in the third paragraph Chairperson Plaag agreed that we should find out where the enslaved Africans came from
- regarding the http://michaelchardy.blogspot Chairperson Plaag noted that he prefers to go directly to the original source rather than a blog spot for information, he said the 1851 and 1860 slave schedule information is available
- Chairperson Plaag asked about the reference on page one to (Keefe, 2019) and he thought it was a circular reference and he wondered if it came from Ms. Keefe's book
- on page two of the draft in the second paragraph Ms. Keefe talked about the John and Ellington Cousins and Chairperson Plaag read aloud his comments to Ms. Keefe on regarding this topic, he suggested removing the first half of the second paragraph and pointed out that the 1880-1899 dates were not correct based on historical images and he suggested adding historic images and deeds of the area that show who owned the property because these things would help to make the argument for the first cluster in that area and he said he could write about the historic images
- in the third paragraph of page two Chairperson Plaag read his response to Ms. Keefe regarding the sentence with 1942 Frazier Horton
- Chairperson Plaag said on page two the first sentence in the fourth paragraph is not accurate regarding the residents clustered on the hillside north of Boone on the slopes of Howard's Knob
- Chairperson Plaag suggested on page three in the second paragraph to remove the word "both" and contextualize the third sentence and add a citation for clarity
- Chairperson Plaag suggested on page three to revise the first sentence in paragraph two "by what date"
- Chairperson Plaag suggested on page three in the second sentence of paragraph two to be careful with the use of the word "segregated" between white and black, he noted

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that he was not aware of such a school in Junaluska and suggested to cite "migration" in the first sentence

- Chairperson Plaag on page three in the second sentence of the third paragraph he said it is a good opportunity to add as early as the 1920's the construction of white neighborhoods immediately adjacent to the southern most cluster of black homes which created gentrification pressure
- Chairperson Plaag suggested on page three in the last sentence of the third paragraph to remove the apostrophe from the word "its"
- Chairperson Plaag on page four suggested converting the citations with the most important part being a page citation
- Chairperson Plaag was concerned on page four with the first sentence of paragraph two being noted without a citation regarding the Boone Mennonite Brethren Church, and he said he would like to see some evidence of the claim that the congregation was established in 1911
- Chairperson Plaag suggested adding a footnote regarding the construction date of the chapel because the deed was not conveyed until 1919.

Ms. Weiss left the meeting around 3:50 p.m.

Discussion ensued on black people living in other locations in the Town of Boone. Chairperson Plaag suggested including that black people lived in other areas of Boone other than the Junaluska Community.

Discussion ensued on commemorating the Boone Mennonite Church. Chairperson Plaag pointed out the possibility of the commemoration creating issues for the Town because of the church being a religious site. Ms. Turner agreed that this could potentially be an issue for the Town.

Discussion ensued on asking the members of the Junaluska Heritage Association to help with the proposed marker application. Chairperson Plaag approved utilizing some of the information that Ms. Keefe has provided for the marker application. He suggested that the HPC address the draft marker application without using Ms. Keefe's perspective and revise it from scratch.

It was the consensus of the HPC to have a special HPC meeting for the purpose of the re-write of the draft marker application. Chairperson Plaag said he would email the HPC some suggested meeting dates for late June of 2019 for the special HPC meeting.

Historic Context on Phase One Survey Review

Chairperson Plaag read aloud the draft section of the Historic Design Guidelines and Handbook called "Post-War Boom: Boone's Warehouse District, 1944-1950. Chairperson Plaag made approximately seven proposed changes that can be seen in the attached draft (permanently attached).

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Discussion ensued on the old dairy building located across from the former bus depot. Member Bond asked if it was mentioned in the draft document. Chairperson Plaag said that he could add it to the draft document.

Discussion ensued on the old hospital located at Founders Hall at Appalachian State University. Vice-Chairperson Pollitt asked if the old hospital property could be added to the draft document that was discussed at the last meeting. Chairperson Plaag said he could add it to the draft document.

Chairperson Plaag explained that the HPC now has a completed draft survey report that can be submitted to the Town and to the State. He said he contacted Ms. Annie McDonald, Preservation Specialist at the North Carolina Department of Cultural Resources office in Asheville, North Carolina about moving the timeline up. He also asked her if it was possible to submit a district designation report at the same time as the draft survey report. She said that both can be submitted at the same time as long as it meets all of the requirements of the local district reports. She suggested for Chairperson Plaag to review the Local Landmark Report document to see how to submit the report (permanently attached).

Ms. Turner had previously explained that the Town Attorney had expressed a desire to review the draft survey report before it is sent to Council for their review. Chairperson Plaag noted that the HPC has not been given direction from the Council to send the draft survey report to the Town Attorney to review first before it is sent to Council for their review.

Chairperson Plaag suggested that the HPC send both reports to Council and recommend their acceptance of the draft survey report to be sent to the State for review; and at the same time begin the process of considering the designation recommended by the designation report. He confirmed that these are two separate processes. He suggested being very careful about how the district designation report is presented and he noted that this is possibly where the Town Attorneys may show concern.

Chairperson Plaag recommended that the HPC submit the district designation report to Council with the recommendation that it go through the public hearing process. He said he needs the HPC to make a recommendation for him to make edits and submit the draft report to Council for their review and their permission to send it on to the State Historic Preservation office.

First Motion and Vote:
Vice-Chairperson Pollitt made a motion, seconded by Member Bond to recommend that Chairperson Plaag make the edits to the draft district designation report and submit it to Council along with the individual descriptions of properties and all photos for their review and to authorization to send the draft report to the State Historic Preservation Commission office.

Vote:

Aye – All
Nay – None

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The motion passed.

Ms. Turner noted that June 7, 2019 is the Council's agenda deadline date.

Chairperson Plaag reviewed the Survey Results and Recommendations handout (permanently attached). He began reading on page two of the document. He pointed out in the last sentence in paragraph two that the boundary referred to in this paragraph has since been changed by the Community Appearance Commission. He said the CAC has recommended to have one single historic district which includes all of Howard Street. He said that he agreed with their recommendation. He asked the HPC if they agreed with this recommendation or would they prefer to push for the boundary of Appalachian Street, Queen Street, Rivers Street and Water Street plus the Smithey's building on the south side of King Street. He asked the HPC if they were content with the boundary he just explained, or would they rather see just King Street in it.

Second Motion and Vote:
Vice-Chairperson Pollitt made a motion, seconded by Member Pearman to authorize Chairperson Plaag to prepare a district designation report that would recommend specifically the boundary that includes Appalachian Street, Queen Street, Rivers Street and Water Street plus the Smithey's building on the south side of King Street to send to Council for their review and discussion of the public information process for sending the report to the State for their review.

Vote:
Aye – All
Nay – None
The motion passed.

Other Matters by Commission Members or Staff
Chairperson Plaag explained that the Council reviewed the UDO Article 4.16 at their May 2019 meeting and they directed the Town Attorney to redraft the language.

Ms. Turner explained that the HPC needs additional board training before they can review a Certificate of Appropriateness application. Ms. Turner said she would work on setting up the training.

Chairperson Plaag suggested to add the following topics to the HPC June Agenda: Dan'l Boone Gardens Update, Boone Cemetery Parking, Turner House Update and Survey and District Designation Submittal

Vice-Chairperson Pollitt and Member Pearman left the meeting at approximately 5:15 p.m.

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Chairperson Plaag suggested the following topics for the June 11, 2019 HPC meeting agenda: Dan'l Boone Gardens Update, Survey and District Designation Submittal, Boone Cemetery Parking and Turner House Update.

Chairperson Plaag noted that the HPC would add the review of the Historic Design Guidelines and Handbook to their July 2019 agenda.

Adjournment

With no other matters to discuss, Member Watkins made a motion, seconded by Member Bond to adjourn the meeting at 5:22 p.m.

Vote:

Aye – All
Nay – None
The motion passed.

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Eric Plaag, Chairperson **Marlene Crosby, Board Secretary**

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Draft 4/25/2019

Bettie Bond/Phoebe Pollitt

APPLICATION FOR TOWN OF BOONE HISTORICAL MARKER FOR JUNALUSKA

This document applies for a historical marker for the historically African American community/neighborhood of Junaluska. The neighborhood's distinctive and continuing history and identity warrants recognition.

Contrary to the common belief that Appalachia has been a white-only enclave in a multi-racial country, African Americans have lived in the southern mountains since the 1700s. Though few in numbers, African Americans have made significant contributions to western North Carolina. Historically, Watauga County was not a melting pot, but might be better conceptualized as a picture with interlocking pieces. Many African Americans lived on the piece that was once referred to as "the mountain" or "the "hill" and today as the Junaluska Community.

At the close of the American Revolution, some of Watauga County's first permanent white settlers brought enslaved Africans with them from **(where ???).** Other settlers purchased slaves after their arrival in the county. The 1850 census lists 39 slaveholders and a total of 129 enslaved people in Watauga County (Olsen 1984). By 1860, those numbers had decreased. In that year 30 men and one woman owned 104 enslaved people. (http://michaelchardy.blogspot.com/2011/01/slaves-in-camp.html). The two largest slave holders, John Whittington and Jordan Councill, each owned eleven slaves. The largest slave populations in both 1850 and 1860 resided in the Boone Township. In addition to enslaved African Americans, free blacks also lived in Watauga County before the Civil War. The 1850 Watauga County census lists 29 free black residents. Following Emancipation, the 1870 census reveals 210 African Americans were living in the county, making up 4% of the total population. Over half of these people resided in Boone Township. By 1890, 431 African Americans lived in Watauga County (Keefe, 2019). The African American population of Boone has fluctuated between 200-500 residents for most of the first half of the twentieth century, increasing especially after 1970 with the growth of Appalachian State University and a doubling of the county's entire population between 1970 and 2010.

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The people of Junaluska do not speak much about their slavery past. "History is sensitive and painful," says local Junaluska resident Sandra Hagler. "Blacks don't want to remember those things" (Hagler 1989). Most if not all, Junaluska residents trace their ancestry to enslaved people who lived in in Watauga County and its immediate environs. This is evident in the surnames shared by many African American Junaluskans and white county slaveholders listed in the 1850 and 1860 censuses, including Councill, Horton, Whittington, Folk, Hatton, Shearer, and Moore (Olson 1984).

John Preston Arthur (1915) is the first historian to mention African American Boone residents by name. Arthur indicates that John and Ellington Cousins (also known as Cuzzens), moved into the area from Forsyth County in the 1850s. Ellington bought an acre of land on Blackburn Branch (now Depot Street) where he built a house, which marks the founding of a designated African American neighborhood. According to a recent architectural survey of Junaluska, the oldest standing house in the neighborhood (at the corner of Depot and North Streets) dates to 1880-1899, providing further evidence that the community began to take form in the nineteenth century (Margrif 2012).

Residents suggest that the land where Junaluska is located was originally owned by Jordan Councill, Jr., a claim supported by the fact that the community lies just north of the main street in town between the county courthouse (built on land donated by Councill after the county's formation in 1849) and the historic site of Councill's store. Frazier Horton (1942) wrote that in the decades around the turn of the twentieth century, many African American men in Boone worked as farmers and sharecroppers for the Councills, Coffeys, and other landowners on the foothills north of the town of Boone. Some of these men were able to buy the parcels of land they worked outright while others were allowed to clear land and keep a portion of it. In any event, most Junaluska residents became landowners and home owners, a fact that remains true in the community today. In fact, land ownership has been critical to the survival of Junaluska as an ethnic community. Most families had enough room for house gardens, chicken coops and hogs.

Junaluska residents clustered on the hillside north of Boone on the slopes of Howard's Knob. The community eventually [by when] covered several blocks, including North Depot

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Street, North Street, Tremont Street, Church Street, and Church Street Extension. Other households were built higher up the mountainside along Junaluska Road. Horton (1942) By the 1940s, the community extended from Queen Street to the top of Howard's Knob. The eastern boundary has consistently been Water Street and the western boundary, Junaluska Road.

In addition to homes, [by what date?] Junaluska Community members owned businesses including grocery stores, a barbershop, a club for teens, a boardinghouse, and a social club called The Chocolate Bar. A two-room segregated school served the children living in the Junaluska community from the turn of the twentieth century until a consolidated school serving all of the county's African American students opened in 1962. A community baseball team played against both teams in nearby counties and a team composed of African American prisoners housed in a local facility. Baptist, Methodist, Mennonite and Pentecostal churches served community residents over the years.

Many African American communities have disappeared in recent times as the result of various policies and processes. Rural black communities shrank with segregated school consolidation prior to the Civil Rights Act (1964) which caused migration to urban centers. Out-migration to escape Jim Crow laws reduced the African American population in the South generally. Government-funded urban renewal projects razed blighted housing areas; moreover, gentrification of urban residential neighborhoods in the twenty-first century continues to erase African American communities. Boone's Junaluska neighborhood is experiencing similar threats to its' status as one of the oldest African American communities in western North Carolina.

Another relatively unique feature about Junaluska is that it is the home to one of the largest black Mennonite Brethren churches in northwest North Carolina. In 1894 Emily Prudden, Protestant missionary and educator from Connecticut who was working in North Carolina, purchased property in Elk Park, Avery County, NC, and built a school and orphanage for black children (Ostwalt &Pollitt, 1993). In 1900, Prudden "sent a call westward" to recruit Christian teachers who would be supported by their home churches to come teach at the school. Krimmer Mennonites from Kansas responded to Prudden's call by sending Henry and Elizabeth Wiebe in 1903 to Elk Park. For the following decade, the Wiebes operated the Salem Mennonite Mission School and Orphanage, with assistance from the Mennonite Conference. The Salem School and Orphanage closed in 1912, and the Mennonites changed their mission from schools to

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establishing churches in black communities in the region. Over the next decade, white Krimmer Mennonite missionary families built thirteen churches, one in Tennessee and 12 in western North Carolina in Avery, Caldwell, Watauga, and Wilkes counties. (Bechler 1986).

Boone Mennonite Brethren Church (BMBC) has always been the largest and most active in the North Carolina District. The congregation was established in 1911. Members met in private homes until the chapel was built on Church Street in 1918. Mennonite missionaries trained and ordained many black preachers, including four from Boone: Rev. Rockford Hatton, Rev. Ronda Horton, Rev. Coy Williams, and Rev. Morris Hatton (son of Rockford). Over the years, the church has worked to become independent and self-sufficient, and as a result, Junaluska residents have always considered it "their" church.

Establishing an historical marker for Junaluska will be a fitting way for Boone to recognize this neighborhood and help preserve its persistent people and unique culture.

Suggested inscription:

FRONT SIDE OF MARKER

JUNALUSKA

African Americans have lived in the Junaluska neighborhood since the mid-nineteenth century, and most residents trace their ancestry to enslaved people held in Watauga County and its environs. After Emancipation, many black families farmed, eventually buying their own land and starting their own businesses. By the 1940s, the community extended from Queen Street to the top of Howard's Knob. Junaluska remains one of the oldest continuously occupied African American communities in western North Carolina.

BACK SIDE OF MARKER

The Junaluska Community is home to the Boone Mennonite Brethren Church, founded in 1911 by Krimmer Mennonite immigrants from Russia. Despite opposition from some local whites, Krimmer Mennonite missionaries and local African American congregants built a church in 1918. In addition, four black men from Boone were ordained as Krimmer Mennonite preachers. The Boone church is one of the largest black Mennonite Brethren church in the region and one of the few remaining in the United States.

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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), ~~build~~ built by W. C. 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 building on Depot Street, but when that fell through, construction on this concrete block building 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.

Add: on Howard St.

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.

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). 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.

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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 ~~the~~ 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.

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. 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.

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

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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.

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.

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.

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Other downtown buildings erected during this boom period included the brick and concrete block Chapell and Myrtle Wilson Apartments (WT0831, circa 1945) in the Hippy 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 Hippy Hill vicinity.

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 from 1950 on 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. 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-Vue—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 on the outskirts of town. Urban sprawl, such as it was, had finally come to Boone.

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 the north side of King Street, which dated back to 1899. 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 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

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moved from its quarters in the Hamby and Winkler Building into a brand new supermarket (WT0866) 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). 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 block building (WT0840) at the southwest corner of Appalachian and King Streets on a lot long used for 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.

Similar infill activity also occurred elsewhere along King Street. In 1959, Wade E. Brown built an unusual, side-gabled, brick veneered, Colonial Revival, new law office building (WT0812) 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), also 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, 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.

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Mixed-use, apartment construction also continued on the east end of town in the Hippy 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.

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.

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Local Landmark Reports

Pursuant to NC GS 160A-400.5 and 400.6, North Carolina law provides for a straightforward but multi-step procedure for designation of historic landmarks at the local level.

The state enabling legislation requires that *before* recommending designation of a historic landmark to the local governing board, a local preservation commission must find that the property in question meets two criteria: first, that it is **significant** and, second, that it retains **integrity**. Because these can be variable terms, there has to be some way of explaining why a property is "significant" and how it has "integrity." Thus, the legislation specifically requires a report or study, based on objective evidence and research, to be done examining each potential landmark *before* the local governing authority designates a landmark:

- **NC G.S. 160A-400.5.** *No property shall be recommended for designation as a historic landmark unless it is deemed and found by the preservation commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling and/or association* [emphasis added].

- **NC G.S. 160A-400.6(2).** *The preservation commission shall make or cause to be made an investigation and report on the historic, architectural, prehistorical, educational or cultural significance of each building, structure, site, area or object proposed for designation or acquisition. Such investigation and report shall be forwarded to the [State Historic Preservation Office].*

- **NC G.S. 160A-400.6(3).** *The [State Historic Preservation Office] shall… be given an opportunity to review and comment upon the substance and effect of the designation of any landmark…. Any comments shall be provided in writing. If the [State Historic Preservation Office] does not submit its comments or recommendation in connection with any designation within 30 days following receipt… of the investigation and report of the commission, the commission and any city or county governing board shall be relieved of any responsibility to consider such comments.*

The landmark report should help justify and explain to the general public why the local governing authority's decision to landmark any property as "historic" is appropriate and defensible. Ultimately, the decision to landmark rests in the hands of the local governing authority, but the report should inform both the general public as well as the local governing authority as to why a property is properly designated a "historic landmark". The report also serves as a baseline for the preservation commission's evaluation of certificate of appropriateness applications for the property. While the report is sent to both the State Historic Preservation Office (HPO) and the Office of State Archaeology (via the HPO) for review and comment, the report is required for the benefit of the public, the local governing authority, and the preservation commission.

SIGNIFICANCE AND INTEGRITY

Even though a property's value as a historic resource may seem obvious, the required report sets forth what is known about the property and explains how it meets the statutory criteria for significance and integrity. Because it is both a public record and documented history of the property, a landmark report

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must substantially inform and explain why a particular property is worthy of preferential taxation treatment by the local government.

A report must spell out the property's significance and integrity with specific details. When you say a property is **significant**, or important, you have to say why and how. Most of the time, significant properties are those that are fifty or more years old, although considerable age is not necessarily equated with significance. A property can be significant because it is associated with an important historic event (e.g., a house used as a hospital during the Civil War), or because it is associated with an important historic person (e.g., an office associated with the community's first doctor), or because it is architecturally distinctive (e.g., an Italianate house or a mill house), or because it holds or may hold important archaeological information (e.g., the site of railroad repair shops now vanished) – or for a combination of these things. One claim of significance usually is sufficient.

The significance claim should be thought of as an argument "making a case" for designation based on evidence. It must be clearly stated and supported by an evaluation of the property's integrity. **Integrity** is the extent to which the building looks like it did during the period in which it gained significance. In other words, a property can be said to have integrity if its historic importance can be seen or experienced, rather than imagined. To qualify for designation, a property generally should show integrity in most or all of these six aspects: design, setting, workmanship, materials, feeling, and association. (See pp. 47-48 of *Handbook for Historic Preservation Commissions in North Carolina* for an explanation of the aspects of integrity.) In particular, integrity of feeling or association alone is not sufficient, because these are more subjective qualities. Generally, a property retains integrity if it has not been substantially altered and if it is not severely deteriorated or dilapidated.

The integrity criterion gives you the opportunity to explain all the ways in which the property may or may not have been altered over time and how these changes have affected its integrity – specificity is *strongly* encouraged. For instance, if you say a house is important because it is a Federal-era house, then the report must show whether or not it is recognizable as such.

- Some changes can be considered to have attained historic status in and of themselves – for example an 1820s house, which has had its carriage shed demolished and replaced by an auto garage in 1920, or its back porch give way to a 1950 addition. These changes are not original to the house but do represent different historical periods and thus might contribute to an understanding of the property's significance. A change is likely to diminish integrity if it did not occur within the property's period of significance.
- However, some changes detract from integrity because they destroy, damage, or conceal authentic features or elements from historic periods – such as replacement siding, windows, and roofs; or the enclosure of open porches; or the removal of architectural features. These changes must be acknowledged and accounted for in this section. In the case of our Federal-era house, the architectural elements that define it as Federal should be apparent – even if a casual observer could not identify it as "Federal." A Federal-era house that has had its windows and doors replaced or reconfigured, that has had its siding altered, or that has had porches or wings added may no longer look enough like a Federal-era house to make landmark designation appropriate – no matter how historic it might be!

REPORT FORMAT

In order for the Historic Preservation Office to provide informed and worthwhile comments regarding the proposed designation, each report should contain all of the following information:

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I. General information

1. Common and Historical Property Names
2. Physical Address or Location
3. Tax Parcel Identification Number (PIN)
4. Current Owner(s) Name(s)
5. Current Owner(s) Mailing Address(es)
6. Appraised Value of the Property (a copy of the most recent tax card will suffice)

II. Abstract

1. A clear summary statement of the property's significance and degree of integrity in two to three sentences. Why are you proposing designation for this property?
2. A concise statement of what buildings and portion of land are to be included in the designation. Is it all of the legal parcel(s) historically and currently associated with the building)s) or only a portion? The land area included should be, at minimum, that which is historically associated with and which continues to provide historic context for, the building(s) for which designation is proposed.

III. Historic Background

1. A narrative of the property's history that focuses on points relevant to the significance and integrity criteria. A chain of title should not be included unless you are claiming that the property is significant for its association with a historically significant person – and then only those deeds directly related to that person.
2. Date(s) of original construction (use "circa" and a year if the exact year is unknown). The report may need a chain of title to help prove or substantiate the original construction date.
3. Date(s) of all additions and/or alterations (use "circa" and a year if the exact year is unknown)

IV. Assessment

1. A full description of the property's historical, prehistorical, architectural, and/or cultural importance (significance) for one or more of the following specific reasons:
   a. its association with a historic event
   b. its association with the life of a historically significant person
   c. its architectural style or its type of construction or engineering
   d. its archaeological potential
2. A complete architectural description of the property. For architecturally significant properties, the description should focus on the elements that define the building's design. For report preparers, commissions, or staff who are unfamiliar with this kind of technical

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writing, an outline for an architectural description may be found at http://www.hpo.ncdcr.gov/local/ArchitecturalDescriptionTemplate.pdf .

3. A description of any elements that contribute to the property's archaeological significance. A brief archaeological comment should be included in every report. If no known archaeological features are present at the current time, a statement to that effect will suffice.
4. A complete and thorough evaluation of the property's integrity of design, setting, workmanship, materials, feeling, and association, fully accounting for all alterations and changes to the property, including those which detract from or do not contribute to the property's significance.
5. A justification of the proposed boundaries of the designation.

V. Supporting documentation

1. Digital photographs that clearly show the overall property in its current condition

   a. At least 1 digital photograph of each elevation, to the extent they are visible or accessible; if an elevation is not visible, the report must explain why.
   b. At least 1 digital photograph of each interior feature proposed for designation; if interior features are not to be designated, photographs of interior spaces are encouraged for documentary purposes but are not required.
   c. Supporting photographs that illustrate architectural features, spatial relationships, orientation, size, scale, and texture, or which otherwise illustrate context
   d. Digital photographs should be submitted via email to the Local Government Program Coordinator or saved to a cd if a paper copy of the designation report is submitted

2. A sketch floor plan of the building(s). It does not have to be of "draftsman quality" or exactly to scale, but should clearly show arrangement of spaces and their relationship to one another. Floor plans may be drawn by hand with a ruler and legible printing or may be created with graphics or drafting software.
3. A site plan (preferably but not necessarily drawn to scale) showing:

   a. the property's location
   b. location of primary structures
   c. location of all outbuildings and appurtenant features (e.g., a well)
   d. major landscape and hardscape features such as large, ancient trees, driveways, and walkways
   e. the boundaries of the proposed designation.

4. Plat or tax map, including the tax appraised value of the property.

5. Any other information the local governing board deems necessary.

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VI. Bibliography/Source Citations

Note: If the property has been listed individually in the National Register of Historic Places, the National Register nomination might serve as the substance of the local designation report, either verbatim or re-formatted to meet the report guidelines set forth by the local commission (including a cover form required by the commission). If the property boundaries for the local designation are different from those for the National Register nomination or if there have been physical changes to the property since the nomination was written, the nomination may substantively serve as the designation report as long as an explanation of the different boundary and physical changes to the property are incorporated in the report. The usefulness of a nomination depends on when the property was listed and the amount and quality of information in the nomination. Nominations written prior to ca. 1990 might need to be augmented for the architectural description and/or the significance section of the designation report.

SUBMITTAL. Please mail completed reports to:

Local Government Program
Attn: Local Landmarks Reports
North Carolina State Historic Preservation Office
4617 Mail Service Center
Raleigh, NC 27699-461

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Survey Results and Recommendations

The primary goal of this comprehensive survey of downtown Boone properties was to compile detailed information about all 131 survey properties that met the survey team's criteria for consideration. As with all comprehensive architectural surveys, though, there are long-term possibilities, the burden for which ultimately shifts to the property owners, the local municipality, and local preservation interests. Among these are National Register listing for individual properties and districts, as well as Local Historic Landmark and Local Historic District listings. While these projects can be undertaken by anyone with the desire and training to complete them, many municipalities have found that support from and completion of work by the historic preservation organization or commission toward securing such designations is often best and most efficient approach.

As of December 2018, the downtown Boone survey area contains a total of two properties that are presently listed in the National Register of Historic Places and still survive: the Jones House (WT0008) and the United States Post Office (Boone) (WT0049). A third property, the Daniel Boone Hotel (WT0006) was listed in 1982 but was demolished shortly thereafter. In addition, the Town of Boone has designated three resources as Local Historic Landmarks since this survey project started. These include the United States Post Office (Boone) (WT0049), the Frank A. Linney House (WT0582), and the Linney Law Office (WT0587).

Beyond these properties that have already been listed, several additional properties have been identified by the survey team as National Register-eligible in their present condition. First and most important among these is the Watauga County Jail (WT0067), which is presently Study Listed and stands out as the only nineteenth-century governmental building to survive in Watauga County. While minor changes over the past 129 years have modified the front porch and other aspects of the exterior appearance, the building nevertheless appears to be an outstanding candidate for National Register listing for its significance under Criterion A. Other candidates for National Register listing include the R. L. Clay House (WT0530, Criteria B and C), the Chapell Wilson House (WT0580, Criteria A, B, and C), the Frank A. Linney House (WT0582, Criteria A, B, and C), and the Linney Law Office (WT0587, Criteria A, B, and C). The principal investigator is already in discussions with the property owners and the NC SHPO about preparation of Study List applications for the Linney properties and a National Register nomination for the Watauga County Jail.

For all of the properties listed above, the survey team also recommends that the Town of Boone and its Historic Preservation Commission consider pursuing individual listing as Local Historic Landmarks. In the case of the R. L. Clay House, this property is owned by the Town of Boone, which should streamline its consideration. In addition to these properties, the John W. Hodges, Sr., House (WT0624) and the Boone Cemetery (WT0055), both lying just outside the survey area, also appear to be candidates for Local Historic Landmark designation.

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Furthermore, the Jones House (WT0008), which is already National Register-listed, would appear to be a relatively straightforward candidate for Local Historic Landmark designation, especially since it is also Town-owned.

- At the district level, the area bounded by Queen Street to the north, Appalachian Street to the east, Rivers Street to the south, and Water Street to the west has a particularly rich concentration of commercial buildings that illustrate Boone's transformation from a sleepy, county seat in 1918 to a bustling commercial center by the early 1960s. This concentration is most pronounced along West King Street from the Smithey's Department Store Building (WT0584) on the west end of town to the intersection of Appalachian Street and West King Street. This area also aligns most obviously with Boone's traditional downtown business district between the 1910s and the 1940s, and taken as a whole, the commercial resources located within this stretch retain an unusually high degree of integrity in terms of design and materials. While some of the individual resources may not retain sufficient integrity to be included as a contributing resources in a National Register District listing, at the very least, this area should be considered for Local Landmark District listing. Careful consideration should be paid to whether to treat the buildings along the West King Street corridor as a separate district from the warehouse-related properties along Howard and Depot Streets to the south, or whether to incorporate them into a singular district, given their ability to tell the story of Boone's changing downtown over the period from 1918 to 1964.

In addition, the cluster of residential properties found on what is traditionally known as "Hippy Hill," in the east part of the study area, is worthy of further study for consideration as a separate Local Historic District based on its history and residential characteristics. This additional study should include the possibility of including these resources with other residential resources found on nearby Wallace Circle, Orchard Street, and Grand Boulevard, which have yet to be surveyed in context to one another.

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