

**Town of Boone
Public Hearing
6:00 PM, Sep. 27, 2021
Remote Meeting via WebEx**

Public Comment: (Remote): Individuals who wish to address Council remotely can do so through WebEx either online or by phone. If you wish to provide public comment remotely, please email Town Manager, John A. Ward III at john.ward@townofboone.net or call in at [828-406-5563](tel:828-406-5563) and you will be provided with an invite to the meeting. All registrations must be completed by 12:30 PM on the day of the meeting. Staff will moderate the WebEx session to ensure all participants have an opportunity to address Council.

Watch: Anyone who wants to watch the meeting, but not address Council, should view the meeting using this link: <https://townofboone.viebit.com/?folder=ALL>

I. Call to Order of Town Council

II. Call to Order of Planning Commission

III. Approval of Public Hearing Minutes by Town Council and Planning Commission

July 26, 2021 Public Hearing Minutes

IV. Case PL05007-081221 SLD II, LLC - General Use Zoning Map Amendment

Case PL05007-081221 Application Information

Case PL05007-081221 Staff Report

V. Downtown Planning Projects

Downtown Planning Projects Preface

<https://www.townofboonedowntownplanningprojects.com/>

Downtown Planning Projects Staff Reports Preface

Part 1: Cases PL03370-112019 & PL05025-082321 B1 Downtown Expansion UDO

Text and General Use Zoning Map Amendments

Cases PL03370-112019 & PL05025-082321 B1 Downtown
Expansion Staff Report

Part 2: Cases PL05043-083121 & PL05063-090921 Downtown Boone Historic District

Overlay UDO Text and General Use Zoning Map Amendments

Cases PL05043-083121 & PL05063-090921 Downtown Boone
Historic District Overlay Staff Report

Downtown Planning Project Exhibits

Exhibit 1 Public Input Press Release

Exhibit 2 Public Input Summary (May 2021)

Exhibit 3 Downtown Boone Planning Projects ArcGIS StoryMaps booklet

Exhibit 4 B1-Downtown Expansion Project Area Boundary Map

Exhibit 5 B1-Downtown Expansion - Existing Zoning Map

Exhibit 6 B1-Downtown Expansion - Proposed Zoning Map

Exhibit 7 Comprehensive Architectural Survey of Downtown Boone, NC

Exhibit 8 NC State Historic Preservation Office (SHPO) Review Response

Exhibit 9 Downtown Boone Local Historic District Project Area Map

Exhibit 10 Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, NC

Exhibit 11 Downtown Boone Local Historic District Project Area with Existing Zoning Map

Exhibit 12 Appendix D: Downtown Boone Local Historic District Design Standards and Handbook

Exhibit 13 Downtown Boone Local Historic District Project with Proposed B1 Downtown Expansion Project

VI. Adjournment of Town Council

VII. Planning Commission Meeting

VIII. Public Comment

IX. Approval of Planning Commission Minutes

July 26, 2021 Planning Commission Meeting Minutes

August 23, 2021 Planning Commission Meeting Minutes

X. Planning Commission Consideration of Cases Heard at Public Hearing

XI. Other Matters

XII. Adjournment of Planning Commission

**PUBLIC HEARING MINUTES
MONDAY, JULY 26, 2021, 6:00 PM
VIA WEBEX SOFTWARE**

COUNCIL MEMBERS: Rennie Brantz-Mayor, Virginia Roseman, Nancy LaPlaca, Dustin Hicks, and Connie Ulmer (joined at 6:37 pm)

PLANNING COMMISSION MEMBERS: Elizabeth Shay-Chair, Eric Plaag-Vice-Chair, Chris Behrend, John Tippet, Amanda Halbert, and Smith Warren

HISTORIC PRESERVATION COMMISSION MEMBERS: Bettie Bond-Vice-Chair and Chuck Watkins

PLANNING STAFF PRESENT: Jane Shook-Director of Planning and Inspections and Brenda Henson-Board Secretary

OTHER TOWN STAFF AND REPRESENTATIVES PRESENT: John Ward-Town Manager and Allison Meade-Town Attorney

OTHER ATTENDEES/PARTICIPANTS VIA WEBEX: Brian Williams, Deron Geouque, John Muter, and Chelsea Garrett

Ms. Shook noted that the case for A&R Mountain Properties had been withdrawn. She also announced that the Historic Preservation Commission would be sitting in for the public hearing of the Blue Ridge Tourist Court case.

Council Member Roseman asked if she should recuse herself from the Watauga County Courthouse case because she participated as a Board of Adjustment member during the approval of the variances for the roof. Ms. Shook replied that she would consult Ms. Meade, and the topic would be discussed during the meeting.

Call to Order

Mayor Brantz called the Town Council to order at 6:13 pm, and Chair Shay called the Planning Commission to order at 6:14 pm for the Public Hearing/Planning Commission meeting held via WebEx.

Approval of Meeting Minutes

Council Member Roseman made a motion to approve the May 24, 2021 Public Hearing minutes. The motion was seconded by Council Member LaPlaca.

Vote: Aye – All
Nay – None

The motion passed.

Commission Member Behrend motion to approve the May 24, 2021 Public Hearing minutes. The motion was seconded by Vice-Chair Plaag.

Vote: Aye – All
Nay – None

The motion passed.

Ms. Shook reviewed the general guidelines for each case presented at the Public Hearing.

Case PL04893-070721 & PL04894-070721 Blue Ridge Tourist Court – Historic Landmark Designation

Blue Ridge Tourist Court, LLC has filed Local Historic Landmark Applications to designate the properties at 560/574 Old East King Street, Watauga County PIN: 2910-89-5295-000 (Case PL04893-070721) and at

187/191 Cecil Miller Road, Watauga County PIN: 2910-89-7127-000 (Case PL04894-070721) as a Local Historic Landmark.

Historic landmark designation is processed as an amendment to the Town's official Zoning Map (similar to a general use zoning map amendment).

Vice-Chair Plaag recused himself from this case because he was the historic preservation consultant for the project and had assisted Brian Williams in preparing some of the materials before the boards.

Ms. Shook outlined the request as it was presented in the meeting packet.

Mr. Williams provided a brief history of the Blue Ridge Tourist Court, noting that the property was purchased by Estel Wagner in 1949 or 1950. Shortly thereafter, Mr. Wagner built the main building of the Tourist Court and it housed seven rooms, four of which were connecting rooms. He also built the office at the same time. Mr. Williams stated that not long after those buildings were built, Mr. Wagner built what he had been referring to as the annex. Mr. Williamson noted that there used to be a pool on the property, but it had been removed. He stated there was also a small garage apartment, built around 1951 or 1952, and a motel building, built around 1953.

Mr. Williams stated he was pursuing a Local Historic Landmark designation as well as a National Register of Historic Places listing. He explained that he was pursuing the National Register listing based on two of four criteria. Criterion A was an entertainment and recreation site, and criterion B was a local person of historic significance. Mr. Williams stated that Estel Wagner, in addition to building the Blue Ridge Tourist Court, was also pivotal in the creation of the Horn in the West, he served on the board of the Boone Golf Course for 40 years, he built The Cabana Motel/Scottish Inn, he built the building that currently houses Jimmy John's, and he was believed to be the first licensed real estate broker in Boone.

Mr. Williams felt the most beautiful building on the property was the office. He stated he thought it was made with granite and was a solidly built little building. He noted there had been a fire in the annex building at some point. Mr. Williams stated that most of the original windows in the building were still intact and would be restored, while others would have to be replaced. He stated there was a basement underneath one of the units that used to house the boilers for the property. Mr. Williams stated he was considering putting the chimney back up.

Mr. Williamson stated he was trying to work through the sign ordinance to see if it was possible to recreate the sign and put it back up under the current guidelines. He noted that the garage apartment was built for folks who were staying a little bit longer term.

Mayor Brantz asked Mr. Williams what attracted him to this property. Mr. Williams replied that for around a year he had been trying to save the old Edmiston farmhouse beside the hospital, and when it was torn down, he was pretty devastated. He stated he started looking for older properties that were available that felt financially viable to save.

Council Member Ulmer joined the meeting at 6:37 pm.

Ms. Shook noted that she did not receive any requests to participate under public comment for this case.

Planning Commission Chair Shay stated she was delighted by this project and enjoyed reading the report and looking at the photos. She asked how different the interior configuration of the rooms would be and how the Tourist Court would function. Mr. Williams stated that the National Register process did not dictate exactly what happened to the interior. He explained that he was applying for historic rehabilitation tax credits throughout this process, and that carried with it stricter guidelines. Mr. Williams stated his intent was to have fairly historically appropriate finishes and design. He noted that he could not go into the main Tourist Court building and blow out all the interior walls and make it into an open concept office space. Mr. Williams explained that the rooms and bathrooms would maintain the same shape with the

exception of one ADA room. He noted that the National Park Service allowed a little bit of leeway for changes, particularly in bathrooms. Mr. Williams stated he planned to put a small kitchenette in each unit with 50's style cabinetry and as many vintage details as possible. He stated they planned to operate as more of an Airbnb operation than a traditional motel where there would have been someone sitting in the office all day. Mr. Williams stated that the office would house a stacked washer and dryer for the tenants to use, and they hoped to conceal an icemaker in an old wooden desk. He stated they planned to have a handful of washers and dryers in the basement for the cleaning crew to use.

Historic Preservation Commission Vice-Chair Bond stated that the very first night they came to Boone in 1971 they stayed in the Boone Trail Motel where it was two people, one bed. She stated that the bedspreads were chenille. Mr. Williams stated they were going to try to get chenille bedspreads. Vice-Chair Bond noted that Boone was becoming 150 years old this year and felt this project could be a really interesting chapter about the development of tourism in the very recent past of our 150 years.

Council Member Roseman asked Mr. Williams when he estimated the project would be completed, wondering if it would be completed in time for the Boone 150 celebration. Mr. Williams replied that they were shooting for wintertime to get the Tourist Court, the annex, and the office completed, and the motel would probably not be ready until the spring of next year. He added that they were trying to determine whether or not to utilize the upper motel building as another extension of the motel operation or as townhomes/condos for sale, maintaining the same interior layout with a retro feel.

Council Member LaPlaca noted the beautiful wood shown in some of the photos and asked if many of the rooms had that wood paneling. Mr. Williams replied that the office had the wood paneling in it, but it was not in very good shape. He stated that one room in the original Tourist Court building had that wood in it, and it was still intact. Mr. Williams stated that the other six rooms in the main Tourist Court building were stucco over the block, and were subsequently covered with really thin, poor quality paneling.

Council Member Roseman asked how the historic destination would affect the nearby home. Ms. Shook responded that the historic designation should have no impact on the house. She stated that the only properties impacted by this designation were the properties that were the subject of the request. Council Member Roseman asked if the historic designation would create a positive or negative valuation for neighboring structures. Ms. Shook redirected the question to Eric Plaag. Mr. Plaag stated that either a District or a Landmark designation tended to have a net positive impact on property values over both the short and long term. He noted that there had been dozens of studies done over the last 20 years on this topic, and they consistently showed that either things were neutral or there was a positive impact.

Mr. Williams stated he had spoken with the owners of the nearby home, and they were very happy to see the project occurring. He noted that he spoke with the homeowner about the Local Landmark designation and the National Register listing and offered to include them in that process, but they did not wish to be included in the listing process.

With no further comment, Mayor Brantz closed the public hearing for this case at 6:55 pm.

Historic Preservation Commission Vice-Chair Bond and Commission Member Watkins left the meeting at 6:56 pm.

Planning Commission Vice-Chair Plaag rejoined the meeting at 6:56 pm.

Case PL04797-060921 Watauga County Courthouse – Conditional District Zoning Map Amendment

John Muter, on behalf of Watauga County, has filed a Conditional District Zoning Map Amendment Application to rezone 842 West King Street (Watauga County Courthouse) from B1 Central Business to Conditional District B1 Central Business for a site specific approval for Use 5.16 Government Facility.

The request for Conditional District approval is required pursuant to UDO Subsection 16.08.04(B)(2)(a) which states that the height of existing buildings may not be increased unless approved under the Conditional District Zoning Map Amendment Process. Watauga County is proposing to install a new pitched metal roof which will increase the height of the building, thus requiring a Conditional District Zoning Map Amendment.

The property owner is not proposing any other changes to the current use or any other physical modifications to the existing site other than the installation of the new roof.

Ms. Shook noted that the applicant had submitted site photos that were not attached to the meeting packet, and she had attached those to the digital version of the packet before the meeting.

Ms. Meade stated that Council Member Roseman had noted she was on the Board of Adjustment when an application for a variance for this roof came before the Board. Ms. Meade explained that a variance had to be obtained from the Board of Adjustment before this application for the zoning amendment could be brought before Town Council. She stated it was her view that there were no grounds for recusal for Council Member Roseman. Ms. Meade stated that the Board of Adjustment was quasi-judicial, and they were strictly and carefully limited by the quasi-judicial standards that apply to a Board of Adjustment hearing, whereas this particular hearing is a legislative decision before the Town Council and she saw no grounds for recusal. Ms. Meade suggested that the applicant be asked if they had any objection to Council Member Roseman hearing this case as a Council member. Ms. Garrett indicated they had no objections. Ms. Meade asked if there were any Council members who would like to raise any issue or objection to Council Member Roseman's participation in the hearing tonight. There were no objections by Council.

Ms. Shook presented the request as it was outlined in the meeting packet. She stated that the following variances were granted by the Board of Adjustment in January 2021:

1. Variance to UDO Subsection 16.08.04(A)(2) to exceed the maximum building height of 33' in the B1 Central Business District by up to 17' 8".
2. Variance to UDO Subsection 18.02.02(C)(1)(d) to modify historic features, materials, and spatial relationships that characterize the property to allow a pitched roof to be retrofitted over the existing flat roof; and
3. Variance to UDO Subsection 18.02.02(C)(2)(a) to modify acceptable historic building materials to allow a standing seam metal roof to be installed instead of using historic roofing materials.

Ms. Shook noted there was an error in the staff report on packet page 114 that indicated the use of the property was 11.26 Hospital when it should be use 5.16 Government Facility.

Ms. Garrett introduced Deron Geouque, County Manager, and John Muter from Muter Construction. Ms. Garrett noted that they were only asking to replace a roof on an existing building and go from a flat membrane roof to a pitched metal roof on the County Courthouse. She stated this would increase the height of the building and noted that the Board of Adjustment, through the variance process, had already contemplated everything they were asking for tonight. Ms. Garrett stated that recent changes to the UDO regarding historic preservation now required that if a historic building was going to increase or change, a zoning map amendment must be approved.

Ms. Garrett stated that the existing membrane roof had a number of leaks, and finding them with a membrane roof was difficult. She noted that once a membrane roof was of a certain age, it was necessary to either wholly replace it or risk having whatever the contents of the building were to be damaged.

Mr. Geouque stated that about 4-5 years ago, the County started discussing roof replacement for all of the County facilities and they determined that, based on the life that they could get out of a metal roof versus the membrane roof, they chose to go with converting all of their facilities to metal roof. He noted

there had been multiple leaks in the Courthouse, which was the central place for historical documents, and it was important to protect those documents and keep the Courthouse in the downtown area. Mr. Geouque stated you could see the HVAC units on top of the building, and the metal roof structure would allow them to conceal the HVAC units and would be more aesthetically pleasing. He stated that there had been discussions about potentially replacing the facade on the front of the building sometime in the future. Mr. Geouque explained that the siding was what he called Pebble Tec, which was basically concrete pebbles in panels that were attached to the Courthouse. He stated that they require constant maintenance and continue to leak, in addition to the issues with the roof, so they hoped to replace the exterior of the building sometime down the road. Mr. Geouque stated the County had one of the ugliest Courthouses in North Carolina, and they were trying to do what they could to improve it. He noted that they did an addition to the back of the Courthouse about 15 years ago, and it had a much better façade.

Ms. Garrett asked Mr. Muter, the owner and president of Muter Construction, to explain what he viewed as the benefit of retrofit metal roof installation. Mr. Muter stated that the process of taking a flat roof and making a sloped metal roof involved field building some iron above the existing roof for the metal roof panels. He felt it was a very efficient way to retrofit a roof. Mr. Muter noted there were two existing buildings in the same complex, the Administration building, and the building right behind it, that had the same color roofing and style as what they were proposing for the Courthouse. He stated the new roof system would be much more aesthetically pleasing from the Queen Street view than what was there now.

Ms. Garrett stated there were photos of different perspectives of the roof that were provided but she did not see them in the meeting packet. Ms. Shook replied that the only photos that were provided were included in the packet.

Ms. Garrett asked Mr. Muter if you would be able to see the new roof if you were standing on King Street. Mr. Muter replied that you would basically be looking straight up the face of the building and would not be able to see the roof from King Street. He felt the only angle that you would see the roof from would be Queen Street. Ms. Garrett asked Mr. Muter about the pitch of the roof. Mr. Muter replied that they were careful not to over pitch the roof and still be at the limit that they could bet the HVAC units in. Ms. Garrett asked if covering the units would have an effect on the efficiency. Mr. Muter felt the efficiency would be somewhat improved because there would be more conditioned air under roof, but what really extended the life of the units would be going from being out in the elements to being inside a covered area, creating less maintenance.

Ms. Garrett asked Mr. Muter how long he had been in the roofing business. He replied that he had been in the roofing business since 1978. Ms. Garrett asked Mr. Muter how long he had been installing standing seam metal roofs, and he replied that he had been installing them since 1998 or 1999. Ms. Garrett asked Mr. Muter if metal roofing was a new roofing material. Mr. Muter stated that when he first started roofing back in 1978, they repaired a lot of barn roofs that were metal. He stated that those older metal roofs were lasting 40-50 years. Mr. Muter added that today's standing seam roofs offered the ability to not have any exposed fasteners or washers and some roofs were lasting 60-70 years. Ms. Garrett asked if it was accurate that the life or the longevity of the standing seam metal roofs was closer to 60 years, and Mr. Muter stated that was correct.

Ms. Garrett asked, if approved, how quickly Muter Construction would be able to start installation. Mr. Muter stated they should be able to start within 30 days from the time they got a permit.

Ms. Garrett asked if there was anything about this retrofit roof installation that would affect the integrity of the building or any of the new materials on the façade. Mr. Muter replied that it would not affect the integrity of the building at all. Ms. Garrett asked if the new Courthouse roof would be identical to the roof on the County government building, and Mr. Muter stated they would be identical.

Ms. Garrett stated they were in a unique situation, having to ask for a zoning map amendment because they were increasing the height due to the installation of the pitched roof. She stated the building was 52 years old and was just in the historic category by two years. Ms. Garrett contended that putting a material on the roof that was associated with historic structures, such as metal, would be acceptable and would also address some very real and practical issues with maintenance and repairs and ensuring the protection of important documents inside. Ms. Garrett stated that if Council wanted to put some conditions on the approval regarding continued use by the County as a government building, they would be willing to discuss that. She noted that the Comprehensive Plan mentioned the importance of revitalizing the downtown, and the structures paying attention to maintenance and repairs and the historic character of buildings. Ms. Garrett felt the metal roof for the Courthouse would be compatible with the adjacent buildings and with the high country.

Ms. Shook wished to clarify that the variance for the material was that the Ordinance required the material to be historic to the building, the building right on the same block, or the block across the street. She noted that staff's research indicated metal was not a historical material, which was the reason a variance was necessary. Ms. Shook added that the site-specific approval would allow the increase in height and would also use 5.16 Government Facility.

Vice-Chair Plaag asked Ms. Garrett if she had any training or expertise in historic preservation, and she replied that she did not. Vice-Chair Plaag asked Mr. Muter if he had any training or expertise in historic preservation. Mr. Muter replied that he had done a number of historical projects, including historic tax credits projects. Vice-Chair Plaag asked Mr. Muter how he would describe the architectural style of this particular Courthouse. Mr. Muter stated he would call it confused because it was a mixture of materials and styles. He added that maybe you could call it modern. Vice-Chair Plaag asked Mr. Muter if he was familiar with the Brutalist Music Movement, and he replied that he was not. Vice-Chair Plaag stated the Courthouse was a pretty classic example of a Brutalist-style building.

Vice-Chair Plaag stated his understanding from the drawing that was submitted with the packet was that there would be a gable along the front roofline of the 1982 addition to the Courthouse. Mr. Muter replied that it would actually be a hipped roof. Vice-Chair Plaag asked Mr. Muter if it would be true that the gable showing the angled plains of the roof would be visible from King Street. Mr. Muter replied that he thought it would. Vice-Chair Plaag noted that the current height of the Courthouse was approximately 33', and it would be an additional 17' 8" to the top of the gable, an increase in height of approximately 54%. Vice-Chair Plaag asked Mr. Muter if he had seen a lot of Brutalist buildings that had gabled fronts. Mr. Muter replied that he had retrofitted some but was not sure they were originally built that way.

Vice-Chair Plaag stated that the drawing that was submitted seemed to show what looked like a window wall over the entrance that was not there now and asked if that was something that was contemplated with this work. Mr. Muter stated that all of his work would be associated with the roof.

Vice-Chair Plaag stated that the plan in the packet seemed to indicate two separate gabled roof sections; the front-facing part, and then an additional section that would extend out to the outer edges of the original Courthouse section, which was a tiered section. Mr. Muter stated that was. Vice-Chair Plaag asked if it was really a double gable roof or a hip roof, and was there a hip at the rear. Mr. Muter replied that they were planning a hip at the rear as well as the front because of issues with the HVAC units. Vice-Chair Plaag stated that the drawing that was submitted showed a 6:12 slope over the original Courthouse and a 4:12 slope over the front addition from 1982. He asked Mr. Muter if that was accurate. Mr. Muter stated that was accurate.

Vice-Chair Plaag asked Mr. Muter if an engineering study was conducted to determine whether either the addition or the Courthouse or both could handle the weight of this large metal roof structure that was being proposed for a building that was not designed to carry that. Mr. Muter replied that an engineering

study had been done. Vice-Chair Plaag asked Mr. Muter how he to vent the HVAC and other mechanicals from the roof. Mr. Muter explained that they used louvers that come off of the roof to bring the air in. Mr. Muter noted they did the same thing on the Administration building next door. Vice-Chair Plaag stated the drawing that was submitted did not show that as part of the roof structure and asked if the drawing in the packet was not an accurate representation of what the plan actually entailed. Mr. Muter stated he thought the drawing was accurate. Vice-Chair Plaag noted that the drawing was shown in profile from the front façade, and there was no example of the louvers, which were essentially dormers, shown in the profile. He asked where they would be located and why they were not shown on the plan. Mr. Muter stated he thought the architect did not show them for clarity purposes.

Vice-Chair Plaag stated the cost for this project was estimated at \$835,000, and the standing seam metal roof was supposed to last 60 years. Vice-Chair Plaag stated that he did a survey of various roofing companies that do standing seam metal roofs today and found that, for our area, the actual industry standard for the type of standing seam metal roof that was being proposed was a lifespan of between 30 to 50 years, given our climate. Mr. Muter replied that he thought the roof should last 50 to 60 years because of the finish and thickness of the metal. Vice-Chair Plaag noted that Mr. Muter's testimony to the Board of Adjustments was that a replacement membrane roof would last only 15 years. He asked Mr. Muter if it was true that the current industry standard for an EPDM membrane roof was 25 to 30 years. Mr. Muter responded that his company did not install EPDM roofs very often and felt that most of what they were seeing today was PVC and TPO roofs. Vice-Chair asked if there was a cost estimate provided to the County to replace the current membrane roof with an EPDM or other type of membrane roof. Mr. Muter stated that his company did not provide a quote for a membrane roof replacement.

Vice Chair Plaag asked Mr. Muter if the County explored the option of installing a new, low pitch roof that would be hidden behind a low parapet that would have been along the King Street elevation of the building, which would allow for some additional pitch to the building but might have as large a profile as the front gable that was proposed. Mr. Muter stated they did not talk about that option and noted that the HVAC units would have to be put on top of the low-sloped metal. Vice-Chair Plaag asked Mr. Muter what he would estimate the cost difference to be between doing a lower pitch metal roof and reinstalling the membrane roof. Mr. Muter stated he was unsure but estimated it would be a 5-10% maximum savings. Vice-Chair Plaag asked Mr. Muter if he was saying that a significantly lower pitched roof and reinstallation of the HVAC units behind the parapet wall on the front elevation would allow them to utilize the existing front surface materials of the building by building them up slightly and hiding a much lower pitched roof behind that for between 5 and 10% less than the estimated project cost for what was proposed. Mr. Muter stated he estimated based on using metal panels and asked Vice-Chair Plaag if he meant an estimate using existing or similar materials. Vice-Chair Plaag stated it would need to be a compatible material. Mr. Muter felt that he would need to have a better idea of the type of material in order to provide a good comparison.

Vice-Chair Plaag asked how old the current membrane roof was. Mr. Geouque replied that the current membrane was at least 20 years old. Mr. Geouque stated he had worked for the County for 20 years, and the roof had leaked numerous times during that period. Vice-Chair Plaag stated that the argument before the BOA was that the roof replacement constituted a hardship. He noted that the County had a 20-year roof that Mr. Muter said had a lifespan of 15 to 20 years, and that it was leaking and needed replaced. Vice-Chair Plaag felt this was just general maintenance to help maintain a building, not a hardship. Mr. Geouque stated there had been floods of water in the building to the point where it got into the fire alarm systems, and they had to be replaced. Mr. Geouque felt it was not just general maintenance, noting they had had extensive leaks and a tremendous amount of issues with the Courthouse, especially during heavy rains. Vice-Chair Plaag stated that if you have a membrane roof on your building and you know that the life expectancy is only 15 to 20 years, a reasonable property owner would foresee that they were going

to have to replace that roof within 15 to 20 years. Mr. Geouque stated that they look at the difference between the membrane roofs and the metal roofs and decided that they would get more life expectancy out of the metal roofs. Mr. Geouque mentioned the low pitch roof and stated that the low pitch would not allow the HVAC units to be concealed, which would not help with the overall maintenance and upkeep of those units.

Council Member LaPlaca asked what the pitch of the roof would be. Mr. Muter replied that the pitch in the front would be 4:12, and it would be a little steeper in the back. Council Member LaPlaca asked why they were trying to keep a lower pitch. Mr. Muter stated that the higher the pitch, the higher the cost. He noted they also did not want to waste space in the roof structure.

Council Member LaPlaca stated it was good to hear that the HVAC equipment would be protected. She noted that when there are south-facing roofs, we really should think about solar. Council Member LaPlaca stated that, sooner or later, we were going to have a heat event, and we were going to need cooling centers. She stated she could totally appreciate historic preservation, but if we did not do something to preserve the future, we were really missing the boat. Vice-Chair Plaag stated that the proposed angled pitches of the roof would face to the east and west, not south, so the opportunity for solar on the Courthouse might be best on a flat roof. Council Member LaPlaca stated that western exposure was fine. Vice-Chair Plaag stated if you left the membrane roof, you would have the opportunity to install a solar array on top of the flat roof that would not be visible from the street level and that would capture a greater amount of solar energy than arrays that were facing east or west.

Ms. Garrett asked Mr. Muter asked what happened to membrane roofs when they were removed. Mr. Muter replied that they would leave the membrane roof on the Courthouse, but in other situations where you are replacing the roof and removing the membrane, the membrane and the insulation underneath would go to the landfill. Ms. Garrett asked what happened to metal roofs that were removed. Mr. Muter stated that the metal was salvageable and there was value in it.

Council Member Roseman asked if some type of solar panels could be included on the pitched roof that would be valuable to produce energy for the Courthouse. Mr. Muter replied that there was a solar array that went between the standing seams and a company out of Raleigh sold and installed them. He stated they were flat panels that were very thin and self-adhere to the metal roofing.

Ms. Garrett asked if there were any organizations, committees, or boards that could look into projects like a public/private partnership, if the roof were to be identified as suitable or appropriate for solar. Mr. Geouque felt that could be possible. Mr. Geouque stated the County had been working to get a solar farm put out at the landfill. He noted that both the Town and the County were also looking at purchasing some sustainable energy through New River Light & Power, which may be a little bit of an additional expense, but would allow both the Town and the County to invest in sustainable energy. Mr. Geouque stated that the County would always be open to solar projects. He added that the back of the Courthouse was rock, the front of the Courthouse was Pebble Tec, and the side of the Courthouse was brick, so there were various looks to the building.

Ms. Garrett referred to Vice-Chair Plaag's comment that replacement of the roof was just repair and maintenance and not necessarily a hardship. She then noted Mr. Geouque's statement that the roof had leaked since he had been at the County Manager's office for 20 years. Ms. Garrett stated it was not like the roof was fine and had no issues, but it had instead been leaking for the duration of that time. Ms. Garrett asked Mr. Geouque to describe what happened with the fire system. Mr. Geouque replied that when the roof leaked, it shorted out some of the fire alarm system, and it had to be replaced on the upper level. He noted it was difficult to shut down the Courthouse at any time for renovations. Mr. Geouque added that the more penetrations you put on a roof, the more likely you were to have leaks, whether it was a membrane or a metal roof.

Ms. Garrett shared before and after photos of the Courthouse from several different perspectives that showed the proposed roof. Ms. Garrett noted that the photo from the west side of the building on King Street showed the roof attached, and from that angle and part of King Street you would not be able to see the pitching of the new roof. She stated there was no gable on the front King Street side and noted it would be a hip roof and look more like a pyramid. Ms. Garrett then showed before and after photos from the east side of the building on King Street close to the corner of King Street and Water Street, noting it would be difficult to see the pitching of the roof from that angle. The next photos she presented were from the back of the Administration building on Queen Street, noting that you would be able to see the roof from this location.

Ms. Garrett stated her understanding was that the height was measured from the sidewalk on the King Street side up to the point of the roof. She noted that the building was substantially stepped back, so it was a scaled 17' and not a straight up 17'. Ms. Garrett asked Mr. Muter, because it was stepped back to the peak of the roof, how far back from the front of the building it was. Mr. Muter estimated it would be about 15'.

Ms. Garrett then shared before and after photos from King Street taken closer to the top of the crest of the hill on Queen Street looking down on the Courthouse and Administration building. She stated she thought the County had done a good job of keeping the roof pitch as low as possible so it would be less visible.

Council Member Hicks asked why there were so many flat roofs in this area to begin with when there was so much snow and rain. Vice-Chair Plaag replied that, in reality, there were not very many flat roofs in the area. He stated that a flat roof was not very functional, if it was truly flat. Vice-Chair Plaag stated that, in this particular case, a very low pitch roof would have water flowing away from some center line on that flat roof to a series of drains that were arranged on the roof. He noted that this was a pretty common thing to do with buildings that were designed from the 1870's until probably the late 20th century because it was cheap. Vice-Chair Plaag stated that flat roofs and mechanicals could be hidden behind a parapet to make an attractive appearance from street level without having to do that with expensive roofing elements.

Council Member LaPlaca mentioned Mr. Muter's reference to thin solar panels and stated she thought he was talking about Thin-Film. She stated that the reason the County would not put solar on that roof was because the rules were so awful. Council Member LaPlaca explained that you must sell every single solar kilowatt-hour to New River Light & Power for 3 cents, and you cannot use the electricity first. She felt that this was the reason there was no solar in Town. Council Member LaPlaca noted that the new Rec Center had a beautiful facility that would be a perfect place to put solar to heat the water, but the roof faced the wrong way.

Council Member Ulmer asked if solar had been considered when the County started planning to redo the Courthouse roof. Mr. Geouque replied that they did look at that and noted that, down the road, the Thin-Film solar panels could potentially be retrofitted. He stated that the County was spending a tremendous amount of money replacing all of their roofs now.

Council Member Roseman felt that most of the buildings on King Street and Queen Street were facing directions that did not take heating of the buildings into consideration. Vice-Chair Plaag stated that a good architect, in the past and today, should design buildings that take into consideration how the sun would affect the property.

Vice-Chair Plaag stated he was surprised by the before and after photos shown by Ms. Garrett that the roof was actually a pure metal or hipped roof that was going on top of the existing roof because the lone architectural drawing that was in the actual application clearly showed a gable front. He felt there was

the opportunity on the front hip to do some solar if the County wanted to. Vice-Chair Plaag stated that a pyramid roof or a hipped roof was inappropriate to the style of the building. He stated he was not as horrified as he was before this meeting because a gable front would have looked like somebody put a party hat on the Courthouse, which would be awful. Vice-Chair Plaag felt the hipped roof was not great architecturally, but it was less offensive than what he understood from the packet to be going on there. He asked Ms. Shook if her department understood this to be a gable front roof, or if her department understood this to be a hipped roof sloping back from the front facade. Ms. Shook replied that her understanding was that the roof would look like they did the photos that were shown to the Board, not utilizing the elevation that was shown. She noted that she did not handle the variance cases, but referred everyone to the photos that were presented to the Board of Adjustment, noting they were the same photos presented this evening by Ms. Garrett.

Vice-Chair Plaag asked if the applicant was willing to stipulate that the drawing contained in the packet was not an accurate representation of what the roof was supposed to look like and that the photos that were introduced tonight were a more accurate representation of what was planned for all three parts of the Courthouse. Ms. Garrett replied that they could stipulate that. She then asked Mr. Muter if he could confirm that that one drawing incorrectly depicted that the roof was gabled. Mr. Muter stated that it was an incorrect depiction.

Chair Shay wished to acknowledge Council Member LaPlaca's passionate statements and stated that she agreed with the sentiment. Chair Shay noted that no build date on the current membrane roof had been presented, so they did not know how far past its lifespan it was, other than the 20 years noted by Mr. Geouque. She also noted that there had been no estimate to replace the membrane roof. Ms. Garrett stated that was correct, noting the County chose not to replace the roof with another membrane roof but to do a metal retrofitted roof instead. Chair Shay stated that she understood the mechanicals were currently uncovered and that shortened the lifespan of the mechanicals. She asked if there was not a way to enclose the mechanicals on a membrane roof. Mr. Geouque replied that the better situation would be to have the HVAC units under the metal roof versus on top of the membrane or metal roof that would have to be penetrated. He stated that each time you penetrate the roof, you create more likelihood of leaks. Chair Shay asked about the different estimates of the lifespan of a metal roof, noting that 60-70 years was very different from 35-40 years. She asked what the guaranteed life of a metal roof was. Mr. Muter replied that the manufacturers would guarantee at least 30 years on the material alone, and they could purchase extended warranties beyond that.

Council Member LaPlaca stated that the beauty of Thin-Film with this roof was that there would be no penetrations. She stated it was very lightweight, and it would form to the shape of the roof. Council Member LaPlaca noted that it was not quite as energy-dense, and you needed more square area to get electricity, but it was still a great product. She stated there was no reason why New River Light & Power could not do a special rate for the County for that building. Council Member LaPlaca felt it would be a wonderful place to think about having a cooling center. Ms. Garrett asked who they would talk with at New River Light & Power about solar panel installation. Council Member LaPlaca stated they would need to talk to Ed Miller, and he could give the County a special rate.

Vice-Chair Plaag stated from the photos it appeared the roof was anchored at the front by maybe 6-8 clamps that kind of set down on the roof with a little bit of an airway underneath. He asked what the roof was wind tested to. Mr. Muter replied it was wind tested up to 130 miles per hour and would be anchored to bar joists or concrete and tied together with purlins.

Ms. Garrett stated she saw in the Board of Adjustment meeting minutes that Mr. Muter testified that the pitched roof would cost 1 ½ to 2 times more than replacing the membrane.

Ms. Shook noted that no one had signed up for public comment on this case. She reminded everyone of the need to discuss any potential conditions that may apply during the public hearing portion of the meeting. Ms. Shook directed everyone to the three standard conditions listed in the meeting packet as follows:

1. Where there is a conflict between the application information and the plans (plan received June 15, 2021) the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed development made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.
4. List any other conditions...

Vice-Chair Plaag stated he would like for the applicant to accept the condition that the final design for the roof would mimic and approximate the design shown in the after pictures that were presented to Town Council and Planning Commission for the first time tonight and that the design shown in the drawing by Bill Dixon was not representative of what the final appearance of this project would look like. Ms. Garrett agreed to that condition.

Ms. Shook asked if anyone had joined the meeting that would like to speak under public comment for this case, and there was no reply.

With nothing further, Mayor Brantz closed the public hearing for this case at 8:22 pm.

Adjournment of Town Council

Council Member LaPlaca made a motion to adjourn the Town Council at 8:22 pm. The motion was seconded by Council Member Ulmer.

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

Rennie Brantz, Mayor

Brenda Henson, Board Secretary

Elizabeth Shay, Planning Commission Chair

Continuation of Planning Commission Meeting

Chair Shay called for a break from 8:23 pm until 8:31 pm. She welcomed Smith Warren as the newest member of the Planning Commission. Commission Member Warren stated he was a sophomore at App

State and was looking forward to being a member of the Planning Commission. Commission Member Behrend wanted to let everyone know that Commission Member Warren was going to work for her.

Public Comment

Ms. Shook stated that no one had signed up for public comment.

Approval of Meeting Minutes

Commission Member Tippet made a motion to approve the April 5, 2021 Special Planning Commission meeting minutes and the May 24, 2021 Planning Commission meeting minutes. The motion was seconded by Commission Member Halbert.

Vote: Aye – All
Nay – None

The motion passed.

Case PL04893-070721 & PL04894-070721 Blue Ridge Tourist Court – Historic Landmark Designation

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

Historic landmark designation is processed as an amendment to the Town's official Zoning Map (similar to a general use zoning map amendment).

Vice-Chair Plaag recused himself from the case involving Blue Ridge Tourist Court.

Chair Shay commended the applicant for a really compelling and interesting case and the historic preservation consultant who wrote up such a nice analysis. She stated she really enjoyed reading it.

Commission Member Warren asked Mr. Williams what he planned to do with the Tourist Court after the restoration was complete. Ms. Shook explained that the public hearing was closed, and discussion should occur during the public hearing while Town Council was still present.

Chair Shay noted that things like stormwater management and buffering vegetation were discussed. She asked if a traffic impact study would be required. Ms. Shook reminded everyone that tonight's request was for the designation of the properties as a Local Historic Landmark and noted that things like stormwater, buffers, and traffic would have been handled under the Conditional District approval that had already taken place. Chair Shay thanked Ms. Shook for the clarification.

Commission Member Behrend stated she had no problems with this request and thought it should be approved.

Ms. Shook noted that the motion and vote had been revised in the meeting packet. She stated that Planning Commission really only needed one motion and vote, and it would encompass all the things that the two votes they used to have would encompass. Ms. Shook stated that if Commission members did not like this change, they could revisit it later.

Motion and Vote: Chair Shay made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because they are consistent with:

Comprehensive Plan Policy 2.1.1 Economic Development

- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.

Comprehensive Plan Policy 2.3.2 Community Character

- 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.
- B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.
- C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.
- D. The destruction of significant architectural, historic, scenic, natural and archaeological resources in the planning area shall be discouraged.
- 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.

The Planning Commission recommends approval of the proposed amendment of the Town's Zoning map and believes approval to designate the properties as local historic landmarks is reasonable and in the public interest because it advances the Town's priorities in historic preservation and high country, small town character.

The motion was seconded by Commission Member Tippet.

Vote: Aye – All
 Nay – None
 Recused – 1 (Plaag)

Vice Chair Plaag rejoined the meeting.

Case PL04797-060921 Watauga County Courthouse – Conditional District Zoning Map Amendment

John Muter, on behalf of Watauga County, has filed a Conditional District Zoning Map Amendment Application to rezone 842 West King Street (Watauga County Courthouse) from B1 Central Business to Conditional District B1 Central Business for a site specific approval for Use 5.16 Government Facility.

The request for Conditional District approval is required pursuant to UDO Subsection 16.08.04(B)(2)(a) which states that the height of existing buildings may not be increased unless approved under the Conditional District Zoning Map Amendment Process. Watauga County is proposing to install a new pitched metal roof which will increase the height of the building, thus requiring a Conditional District Zoning Map Amendment.

The property owner is not proposing any other changes to the current use or any other physical modifications to the existing site other than the installation of the new roof.

Vice-Chair Plaag stated it would have been nice to know what they were actually proposing to do instead of getting a really bad architectural drawing that depicted something completely different. He stated he based nearly all of his questions on what appeared to him to be an absolute architectural atrocity. Vice-

Chair Plaag stated that what they were actually planning to do was substantially less offensive, even though it was still offensive in some ways, but it had much less of an adverse impact on the Courthouse in terms of its architectural style and its historic appearance than if they just put a party hat on it. Vice-Chair Plaag stated he hoped that the applicant and their counsel understood that his questioning was largely coming from a place of misunderstanding based on the information provided in the meeting packet. He noted that he had concerns and some objections to what was proposed, but it is substantially less horrifying than what he thought was being proposed.

Commission Member Tippetts stated he felt much better about the case based on the additional material that was presented. He admitted that he had never really looked at the Courthouse building as historic because, even though it was over 50 years old, it was just not a very attractive building. Commission Member Tippetts stated he understood they were in a bind due to the patching they have had to do for over 20 years. He noted that he liked the potential application of the very thin solar and hoped that tonight's discussion might prompt the County to look into the idea a little bit more.

Vice-Chair Plaag noted that during a Conditional District Zoning Map Amendment request was the time to ask specific things about the project. He pointed out that the only reason solar came up today was that Council Member LaPlaca mentioned it. Vice-Chair Plaag stated that no solar was proposed in this project, and the County had not committed to doing solar on the Courthouse. He stated, from his perspective, that was a topic that should not be part of Planning Commission's decision process on this particular application because there was no promise of it and no condition agreed to for it. Vice-Chair Plaag thought it was exciting that the opportunity was there but cautioned Commission members not to be swayed in their decision-making simply because that possibility existed.

Vice-Chair Plaag felt it was important to recognize that the historic standard that currently exists in the Ordinance was an attempt by the Town to essentially preserve the Downtown area until such time as a district could be established that had a more comprehensive way of looking at what was historic, what was contributing to the district, and what was not. He noted that the Courthouse was part of the proposed Downtown Historic District, but the Courthouse would not be a contributing building to the character of the district. This meant that the HPC decided, when evaluating various buildings Downtown, that the Courthouse building, as currently constructed, did not fit as a building that contributed to the significance of the district. Vice-Chair Plaag stated that the biggest reason was because it fell outside of the period of significance. He noted that the original part of the Courthouse was built in 1968, and the front was added in 1982, which was a substantial change to the original appearance of the building. Vice-Chair Plaag further explained that if a historic district was established, the HPC would look at what happened on non-contributing buildings because they wanted changes that were happening to be compatible with the character of the district. He stated that if the Downtown Historic District was established, the HPC would probably not approve this roof request. However, he noted that there were good reasons, when you have a historic district, to sometimes allow things to happen that would not be in keeping with the district. Vice-Chair Plaag provided the following example; You had a house that was built in 1982, it was in the middle of the Downtown Historic District, and it had been built with vinyl siding. Normally, vinyl siding was not a permitted material, but that was how the house was built. The house would be considered non-contributing to the district. Years later, the vinyl siding melted off the house and needed to be replaced, and you wanted to replace it with vinyl siding again. Vice-Chair Plaag stated it would be dumb to not allow vinyl siding on the house that originally had vinyl siding on it in 1982 because it was not a material compatible with a district. He stated that was the kind of thing that could be allowed for a non-contributing building in this limited instance. Vice-Chair Plaag expressed concern about setting a precedent by allowing a non-contributing building within the district to do things that were not appropriate to that building historically. He stated that the County tried to justify putting a metal roof on the Courthouse by saying there were two other County buildings right next door that also had metal roofs.

Vice-Chair Plaag stated he did not want to set that precedent, especially since they were on the verge of establishing a district Downtown. All of that said, Vice-Chair Plaag stated he was somewhat relieved to see that the design was much different from what it appeared to be in the meeting packet and felt this was probably the least offensive way of accomplishing the County's goal.

Commission Member Behrend asked if there was some way that they could make a suggestion that solar installation was not required but encouraged. Ms. Shook stated she had not looked at how solar worked with what was in the current Ordinance and was hesitant to have any condition related to solar. She noted that solar was not proposed as part of this project, and any conditions of approval had to be agreed upon by the applicant.

Ms. Shook stated that there was not a Downtown Historic District at this time, so there would be no precedent to set. She noted that a public hearing was scheduled next month regarding the adoption of a Downtown Historic District. Ms. Shook stated that three variances were granted by the Board of Adjustment regarding materials, features, and height and the height variance necessitated the Conditional District request. She felt that, as far as precedent, approval of one case did not necessarily mean there was a precedent set for the next case.

Ms. Garrett stated she did not mind, largely because of her own personal beliefs, that there be some kind of condition to at least show a good faith effort to explore the possibility of incorporating solar at the Courthouse. She stated she realized commitments like that were not necessarily enforceable, but they could show a good faith effort.

Ms. Shook felt that a lot more went into getting solar and making it a useful strategy than just checking the Ordinance and speaking with the power company. She stated that the time it would take for the County to actually move forward with solar would likely be a while, and by that time, the Downtown Historic District could be established, which would have different ramifications regarding solar. Ms. Shook again stated she was hesitant to ask the applicant to consider a condition on solar.

Vice-Chair Plaag asked if height within the B1 had some sort of provision for stepping back from the facade plain and an additional amount of rise being permitted. Ms. Shook replied that the primary and secondary height requirements applied in other zoning districts, but B1 only had a primary height requirement.

Chair Shay felt like there was a lot of squishiness in the characteristics that were presented for both replacing a membrane roof or building a metal roof. For example: was the lifespan of a membrane roof 10-15 years or 20-25 years, and; was the lifetime of a metal roof 30-35 years or 60-70 years. Chair Shay stated that the outer limits of both of those made a big difference, and they did not really have firm numbers either. She noted she was not completely confident of the sight-line views from King Street and that they had been represented as they would actually see them standing on King Street. Chair Shay stated it was mentioned that an engineering analysis was done on whether the building could support the weight of a new roof and asked if that was on file somewhere. She felt like the parameters had been laid out, but there were a lot of details that could have been provided.

Ms. Shook stated, in response to the engineering report, that the report would not be required until they obtained a building permit and was not something staff would normally require as part of the Conditional District process.

Vice-Chair Plaag stated it was conceivable that the membrane roof that was on the Courthouse was the original membrane roof, and it had been patched and patched for 53 years. He stated it was also possible that the original roof made it 20 some years and was replaced around the time of the addition to the Courthouse in the 80's. Vice-Chair Plaag noted that both of those scenarios were speculative. He stated he kind of bristled at the idea that this was a hardship of some sort because the County should have been prepared to replace the roof given the life span of the membrane roof. Vice-Chair Plaag stated that one

of the presentations in the Board of Adjustment cases was that there was a prior administration when the roof was put on. He felt that claiming the current administration for the County was a separate applicant from the prior administration was a bunch of hogwash, and he was not swayed at all by that logic.

Ms. Shook stated that the Board of Adjustment's decision regarding the variances was done and, while she did not think the Planning Commission could completely disengage the BOA's decision from their decision, she encouraged them to stick to the issue at hand.

Chair Shay stated she agreed with Vice-Chair Plaag in that she did not find the County's argument to the Board of Adjustment compelling. She felt there were other reasons they could have argued for hardship. Ms. Shook stated it was the responsibility of the BOA to determine hardship. She asked, for clarity, if Commission members were reviewing the Board of Adjustment's decision to grant the variance or if they were saying that the overall hardship regarding the membrane roof versus the pitched roof did not sway them towards allowing the roof to go higher.

Vice-Chair Plaag replied that he was responding to the case presented by Ms. Garrett, because, in essence, she presented her Board of Adjustment case to Planning Commission and Town Council. He stated that part of the discussion was that the height adjustment was necessary to facilitate a solution, and that was not the responsibility of Ms. Garrett's client, Watauga County. Vice-Chair Plaag stated what he was saying was that replacing the roof was the responsibility of the County as part of maintaining a building, and, while he was referencing things that were said in the BOA, he was only doing that because they were also said in the presentation of the case tonight. He stated he was not trying to litigate something that had already been litigated, but was responding to the case that was presented to them and the reasoning for it. Ms. Shook stated she understood and just wanted to make sure it was clear for the record.

Chair Shay stated she knew Brutalist architecture and was reassured by the newer image of the building that was presented during the meeting.

Commission Member Behrend stated that the roof they were proposing, once they found out exactly what it was, made a lot more sense for the future because it would last longer. She noted that the fact that the roof could allow for solar in the future was a positive.

Chair Shay stated she appreciated the applicant's comments that they would be happy to consider solar even though it was not necessarily a part of this request and felt they should try to look for ways to make it happen.

Commission Member Behrend stated she was not thinking of solar on the membrane because attaching it would cause more damage to the membrane itself.

Motion and Vote:

Commission Member Tippet made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because they are consistent with:

Comprehensive Plan Policy 2.1.5 Downtown

- 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.

Comprehensive Plan Policy 2.3.2 Community Character

- 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.

- 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.

The Planning Commission recommends approval of the proposed amendment of the Town's Zoning map and believes approval to rezone the property Conditional District B1 Central Business is reasonable and in the public interest because the new roof structure seems to be the most logical way to protect the public facilities and records of Watauga County. The following conditions apply:

1. Where there is a conflict between the application information and the plans (plan received June 15, 2021) the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed development made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

The motion was seconded by Commission Member Behrend, who wished to amend the motion to add to condition #2 that the applicant explore the use of solar applications to the roof structure. Commission Member Tippet accepted the amendment.

Ms. Shook reminded Commission members of the condition that the applicant agreed to during the public hearing that the final design would mimic the photo elevations shown from the Board of Adjustment packet and that the building elevation drawing was not representative of the actual roof.

Vice-Chair Plaag wished to amend the motion to include as condition #4 that the final design would mimic the photo elevations shown from the Board of Adjustment packet and that the building elevation drawing was not representative of the actual roof. Commission Members Tippet and Behrend accepted the amendment.

Vote: Aye – 5
Nay – 1 (Plaag)

The motion passed.

Unified Development Ordinance Update

Ms. Shook stated that the changes that Planning Commission heard at their last public hearing were approved by Town Council. She noted that the new UDO was now online and was effective on July 1, 2021. Ms. Shook asked Commission members to let staff know if they would like a printed copy of the new UDO.

Vice-Chair Plaag asked if Commission members needed to keep or return the blue binders containing non-conforming parcels that they were given almost two years ago. Ms. Shook asked everyone to hold on to those binders because that task was still on Planning & Inspections' work plan.

Discussion of Commission Chair and Vice-Chair

Ms. Shook directed Commission members to the Chair and Vice-Chair application located in the meeting packet. She stated that anyone who wished to seek the office of Chair or Vice-Chair would need to submit their application prior to the next meeting, which would be held in person. Those applications would be placed in the next meeting packet and the Planning Commission would review the applications and make

a recommendation to Council and Council would then appoint the Chair and Vice-Chair. Ms. Shook noted that the Chair and Vice-Chair positions were one-year positions. Chair Shay asked what happened if nobody put in an application for Chair or Vice-Chair. Ms. Shook replied that Council still had the authority to appoint a Chair and Vice-Chair.

Other Matters

Ms. Shook reminded everyone that there would be a special public hearing on the Downtown Planning Projects next month on August 23. She stated that signs should start going up through the Downtown area next week as part of the Town's notification to meet State law requirements.

Chair Shay asked what it would take to make Council change their mind about going to in-person meetings. She felt that the next month of epidemiology was going to be very bad. Ms. Shook stated she could only give Commissioners the guidance that Council had given. She stated she would forward any concerns to John Ward, Town Manager, who could then communicate those concerns to Town Council. Ms. Shook explained that Town Council made a decision for all boards, including themselves, to start meeting in person beginning in August. Ms. Shook asked how many Commission members were concerned about in-person meetings based on the current trajectory. All members indicated they were concerned.

Adjournment of Planning Commission

Vice-Chair Plaag made a motion to adjourn the meeting at 9:28 pm. The motion was seconded by Commission Member Tippet.

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

Elizabeth Shay, Planning Commission Chair

Brenda Henson, Board Secretary

General Use Zoning Map Amendment Application

Town of Boone Planning & Inspections Department

680 W. King Street, Suite C ♦ Boone, North Carolina 28607

Phone (828) 268-6960 ♦ Fax (828) 268-6961 ♦ Email: planning@townofboone.net ♦ www.townofboone.net



A. Required to be Submitted at Time of Application

Notes: It is recommended that applicants schedule a meeting with Planning & Inspections Staff prior to application submittal.

Failure to provide the info required on this application may delay the review and scheduling of the requested hearing.

- ☐ Property Owner Authorization for all property included in the request. See Section D.
- ☒ Deed(s) of all property to be included in the request,
- ☒ Both a digital and a hard copy of a written metes and bound legal description with accompanying survey map for a request that would rezone only a portion of a tax parcel or requests for multiple zoning districts.
- ☒ Permit Fee (See Planning & Inspections Fee Schedule)

Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

B. Property Information

Street Address:

140 Marich Lane

Watauga County Parcel Identification Number:

2911-60-4136-000

Existing Zoning District(s): R-1/R-3

Proposed Zoning District(s): R-3

Adjacent Land Uses:

N: R-3 Multifamily

E: B-3 undeveloped

S: B-3 undeveloped

W: R-3 Multifamily

Are there any existing variances or special use permits granted to the property?

☐ Yes ☐ No ☒ Unknown

If yes, describe: N/A

Total Land Area: 1.449 Acres

C. Property Owner Information

Name:

SLD II, LLC

Complete Mailing Address (Street, City, Zip):

1515 W. Cornwallis Dr. Suite 204 Greensboro NC

Phone Number:

336 312 3434

Email Address:

fabpartners@hotmail.com 27408

Preferred Method of Contact for Written/Response Documents (select one): ☐ Mail or ☐ Email

D. Applicant Signature and Property Owner Authorization

By signing this form you are certifying that this application and any attached information are accurate. Failure to provide accurate information or failure to provide any requested information may result in delays to permit processing.

SLD II, LLC
Property Owner (Print)

Randy Dixon
Property Owner (Signature)
Randy Dixon

8/12/21
Date

Official Use Only				
Permit Name:				
Permit Number:				
Date:	Fee:	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number: _____	Paid By:

Official Use Only - Hearing/Decision Information

Public Hearing Meeting Date: _____

PC Meeting Date: _____

TC Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No If yes, date request sent to GIS: _____

S:\FORMS\PI_Forms_Current\Planning Forms\GenUseZMapAmend_07012019.docx

BK 2208 PG 614 - 617 (4) DOC# 709334
This Document eRecorded: 07/29/2021 11:54:37 AM
Fee: \$26.00 Tax: \$2,600.00
Watauga County, North Carolina
Amy J. Shook, REGISTER OF DEEDS

Excise Tax: \$2,600.00

Mail after recording to: DEAL, MOSELEY & SMITH, BOONE, NC 28607

PREPARED BY: JAMES M. DEAL, JR. (ST)
DEAL, MOSELEY & SMITH, LLP
ATTORNEYS AT LAW,
P. O. BOX 311
BOONE, NC 28607 Tel (828) 264-4734

Brief Description for the Index: 1.448 acres
PIN: 2911-60-4136-000

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 29th day of July, 2021, by and between,

MILTON STEPHEN GREENE, JR. (Single)

GRANTOR;

and ,

SLD II, LLC, a North Carolina Limited Liability Company

of 1515 W. Cornwallis Drive, Suite 204, Greensboro, NC 27408

GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

submitted electronically by "Di Santi, Watson, Capua, Wilson & Garrett, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Watauga County Register of Deeds.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in the NEW RIVER TOWNSHIP, WATAUGA COUNTY, NORTH CAROLINA, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

The property hereinabove described was acquired by Grantor in Book of Records 1890, Page 161, Watauga County, North Carolina Public Registry.

A map showing the above described property is recorded in Plat Book 25, Page 278 Watauga County, North Carolina Public Registry.

All or a portion of the property herein conveyed __includes or _X_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Subject to any and all ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state or Federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction or development of the subject property, including existing violations of said laws, ordinances or regulations.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing the day and year first above written.

Milton Stephen Greene, Jr. (SEAL)
Milton Stephen Greene, Jr.

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA COUNTY OF WATAUGA

I, a Notary Public of the County and State aforesaid, certify that MILTON STEPHEN GREENE, JR., Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 29 day of July, 2021.

Shannon Taylor
Shannon Taylor Notary Public
Notary's Printed or Typed Name

My Commission Expires: 3-16-25



SCHEDULE "A"

BEING all of Tract B, containing 1.449 acres as shown on that certain plat entitled "Combination/Recombination Survey for Skyline Terrace" dated August 4, 2016 and recorded in Plat Book 25, at Page 278, Watauga County, North Carolina Public Registry, to which plat reference is hereby made for a more complete description.

Also conveyed herewith is that certain 20 foot right of way from Perkinsville Drive along Marich Lane to Tract B, containing 1.449 acres, as shown on the plat recorded in Plat Book 25, at Page 278, Watauga County, North Carolina Public Registry and as reserved in Deed recorded in Book of Records 1873, at Page 755, Watauga County Registry.

This conveyance is subject to that certain Temporary Construction Easement recorded in Book of Records 1873, at Page 760, Watauga County Registry.

Further subject to that certain Scrivener's Affidavit recorded in Book of Records 1924, Page 547, Watauga County Registry, to which reference is hereby made.

1480 US Highway 421 South - Boone, NC 28607
(828) 264-0290 - www.aplsc.net

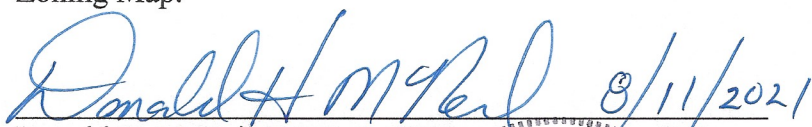
August 11th, 2021

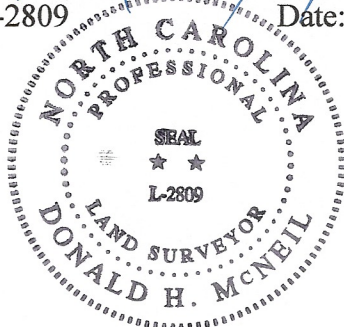
Job No. 21176

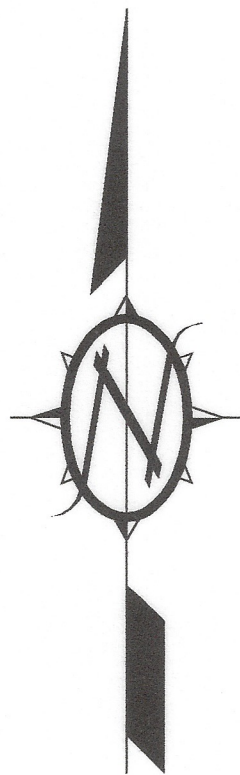
Town of Boone, New River Township
Watauga County, North Carolina

Re: Re-Zoning Description for SLD II, LLC
Portion of Book of Records 2208 at page 614

A portion of the lands conveyed to SLD II, LLC by deed recorded in Book of Records 2208 at page 614 of the Watauga County Public Registry being shown on the Town of Boone GIS maps as Zoned R1, Single Family Residential as lying along the southern side of Marich Lane as surveyed by Donald H. McNeil, P.L.S., L-2809, survey no. 21176, dated August 10th, 2021 as BEGINNING on and existing PK nail in Marich Lane, the northeast corner of the conveyed to SLD II, LLC by deed recorded in Book of Records 2152 at page 749 (P.B. 28 at page 73), being located South 77 degrees 38 minutes 05 seconds East 129.42 feet from an existing steel spike at the intersection of Marich Lane with Clawson Street; thence with a line near the southern edge of Marich Lane the following seven bearings and distances: (1) South 73 degrees 50 minutes 35 seconds East 52.61 feet to a point; (2) South 73 degrees 20 minutes 30 seconds East 41.77 feet to a point; (3) South 79 degrees 22 minutes 50 seconds East 15.39 feet to a point; (4) North 89 degrees 01 minutes 45 seconds East 18.59 feet to a point; (5) North 73 degrees 32 minutes 25 seconds East 14.46 feet to a point; (6) North 61 degrees 01 minutes 55 seconds East 20.17 feet to a point; and (7) North 47 degrees 47 minutes 35 seconds East 18.29 feet to a point in the Lane; thence leaving Marich Lane, South 59 degrees 53 minutes 00 seconds East 9.93 feet to an existing 5/8 inch rebar, a corner in the western line of the lands conveyed to SLD II, LLC by deed recorded in Book of Records 2166 at page 194 (P.B. 28 at page 117), said rebar being located South 39 degrees 09 minutes 40 seconds West 100.03 feet from an existing 5/8 inch rebar; thence with the western line of the lands of SLD II, LLC, South 41 degrees 07 minutes 50 seconds West 80.23 feet to an existing 1 inch pipe, the northern corner of the lands conveyed to SLD II, LLC by deed recorded in Book of Records 2137 at page 655 (P.B. 28 at page 12); thence with the western line of said lands, South 41 degrees 12 minutes 10 seconds West 79.71 feet to an existing 1 inch pipe at the eastern corner of the lands conveyed to SLD II, LLC by deed recorded in Book of Records 2152 at page 749 (P.B. 28 at page 73); thence with the line of said lands, North 84 degrees 39 minutes 45 seconds West, passing an existing 5/8 inch rebar on line at 95.35 feet, a total distance of 123.84 feet to an existing 1/2 inch conduit pipe; thence continuing with the lands of SLD II, LLC, North 23 degrees 20 minutes 00 seconds East 122.84 feet to an existing 5/8 inch rebar; thence North 26 degrees 19 minutes 50 seconds East 4.52 feet to the BEGINNING and covering an area of 0.374 acre as calculated by the coordinate geometry method and having bearings relative to the plat recorded in Plat Book 25 at page 278 and all distances being horizontal measurements. The intention of this description is to encompass all the area shown as Zoned R1 on the Town of Boone GIS Zoning Map.


Donald H. McNeil, P.L.S. L-2809 Date: 8/11/2021



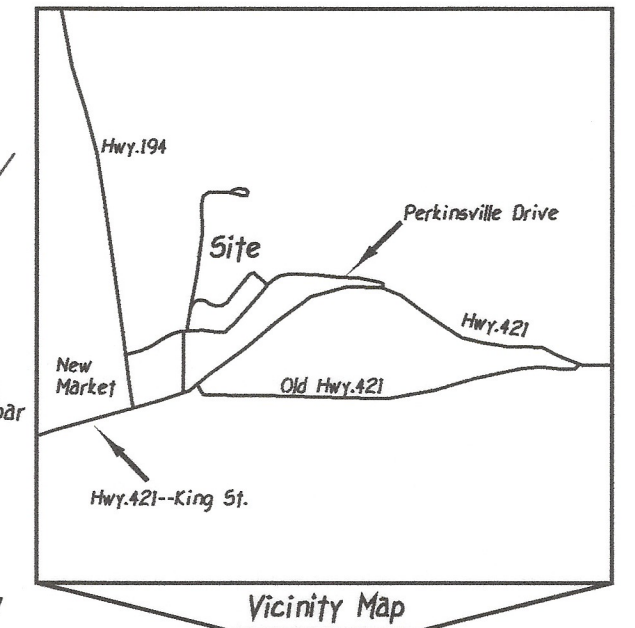


Zoning Line Calls

- L-1: 573°50'35"E 52.61'
- L-2: 573°20'30"E 41.77'
- L-3: 579°22'50"E 15.39'
- L-4: N89°01'45"E 10.59'
- L-5: N73°32'25"E 14.46'
- L-6: N61°01'55"E 20.17'
- L-7: N47°47'35"E 10.29'
- L-8: S59°53'00"E 9.93'

Wačuga Green Associates Limited Partnership
Book of Records 1744 at page 723
Plat Book 24 at page 44

Skyline Terrace Apartments, LLC
Book of Records 1873 at page 755
Plat Book 25 at page 278



Legend

- (Corner Descriptions)
- Existing Iron Pins
 - Monument Set
 - ⊙ Control Monument
 - 5/8" Steel Rod Set
 - Calculated Point
 - ⊕ Fire Hydrant
 - ⊙ Power Pole
 - ⊕ Gate Valve
 - ⊙ Sewer Man Hole
 - ⊙ Telephone Man Hole
 - ⊙ Water Meter
 - Boundary Lines
 - Boundary Lines (adjoining)

Notes:

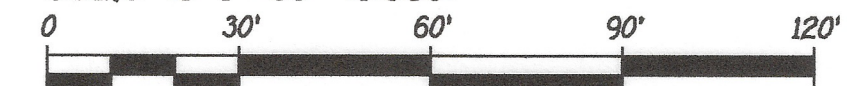
1. This is a boundary and as-built survey of the lands conveyed to SLD II, LLC by deed recorded in Book of Records 2208 at page 614 and shown in plat recorded in Plat Book 25 at page 278 of the Wačuga County Public Registry.
2. Bearings are relative to the plat recorded in Plat Book 25 at page 278 and have been rounded to the nearest five seconds.
3. All distances are horizontal measurements and the area has been calculated by the coordinate geometry method.
4. The ratio of precision of the unadjusted field traverse is not more than 1:10,000 and has been adjusted by least squares (StarNet) method.
5. These parcels are located in a Zone X, area outside the 0.2% annual chance of flooding, flood area per the North Carolina Floodplain Mapping Program.
6. This plat is to identify the Town of Boone Zone R1 zoning area.

Boundary & As-Built Survey For SLD II, LLC

Town of Boone -- New River Township
Wačuga County -- North Carolina

August 10, 2021

Scale is 1"=30' (1:360)



SURVEYOR'S CERTIFICATE

I, Donald H. McNeil, certify that this plat was drawn under my supervision from an actual survey made under my supervision. (deed description recorded in Book 2208, page 614, etc.) to the fact that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2208, page 614, that the ratio of precision as calculated is 1:10,000. That this plat was prepared in accordance with G.S. 47-30 as amended, and that this survey is of existing parcels of land and does not create a new street or change an existing street. Witness my original signature, registration number and seal this 11th day of August, A.D., 2021.

Donald H. McNeil

P.L.S., L-2809

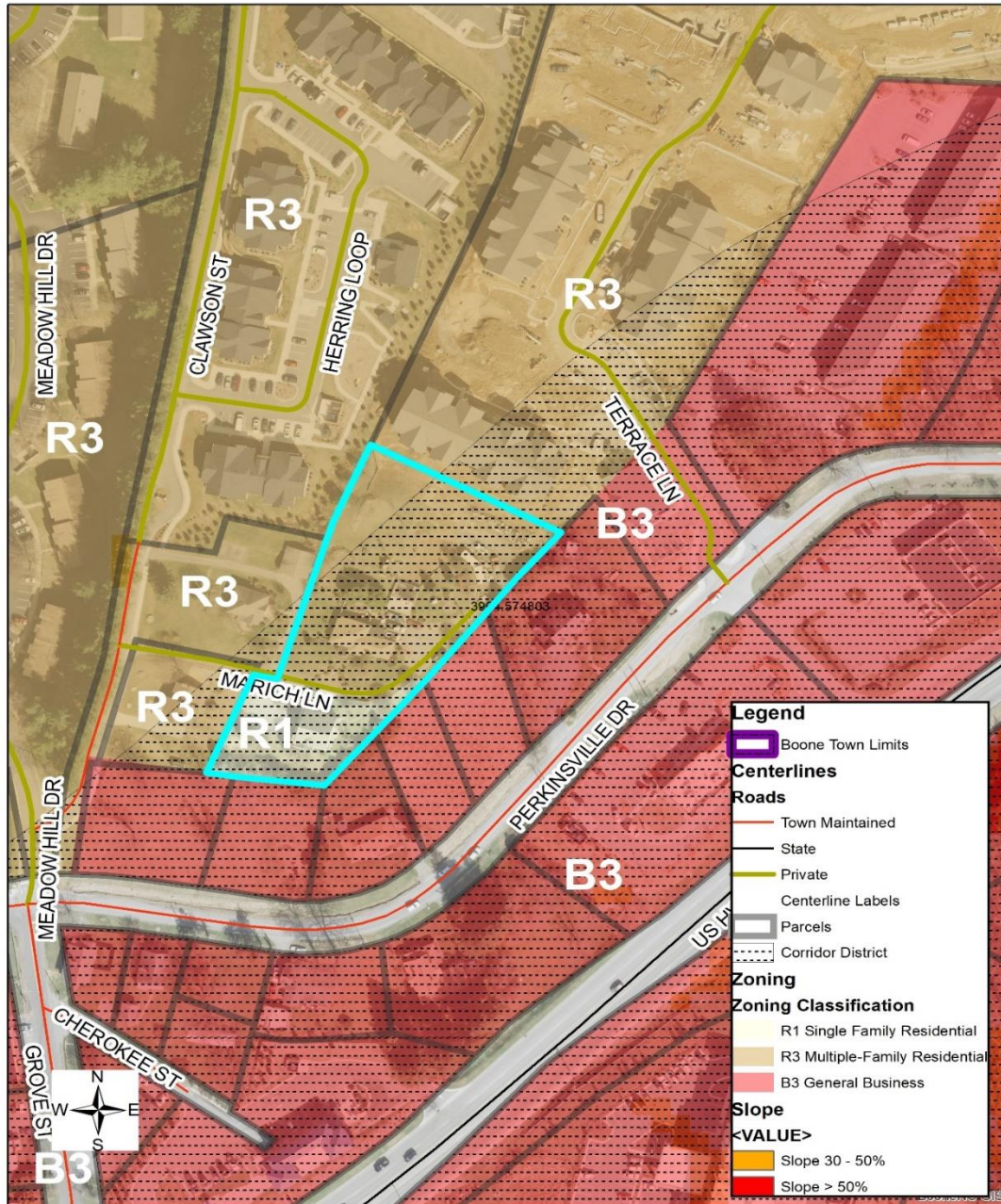


Appalachian Professional Land Surveyors & Consultants, PA: C-2398
1480 US Highway 421 South / Boone, North Carolina 28607 / (828) 264-0290

Job No. 21176-A

STAFF REPORT
PUBLIC HEARING
SEPTEMBER 27, 2021

CASE PL05007-081221 140/141 MARICH LANE GENERAL USE ZONING MAP AMENDMENT



Requests

SLD II, LLC has requested a General Use Zoning Map Amendment to rezone the R1 Single-Family Residential portion of 140 and 141 Marich Lane (Watauga County PIN: 2911-60-4136-000) to R3 Multiple-Family Residential. Please note, this property is currently split zoned with a portion of the property zoned R1 Single-Family and a portion zoned R3 Multiple-Family.

History

08-20-2020: Town Council approved the general use rezoning of 146 Clawson Street from R1 Single-Family to R3 Multiple-Family and the rezoning of 170 Clawson Street from MH Manufactured Home to R3 Multiple-Family.

Staff Note: These are adjacent parcels to 140/141 Marich Lane. Rezoning of these parcels left 140/141 Marich Lane as the only R1 Single-Family zoned in the immediate adjacent area.

Zoning Analysis

Property Owner: SLD II, LLC
Address: 140 & 141 Marich Lane
Watauga County PIN: 2911-60-4136-000
Use: 2 single-family dwellings
Size: .374 acre zoned R1 (entire parcel is 1.449 acres)
Jurisdiction: Town of Boone
Access: Marich Lane (Private)
Viewshed: No
Watershed: No
Corridor District: Yes (partial)
Special Flood Hazard: No
Steep Slope: No
Existing Zoning: R1 Single-Family & R3 Multiple-Family
Proposed Zoning: R3 Multiple-Family

Adjacent Zoning/Land Use

	Adjacent Zoning	Adjacent Land Use (Watauga Co. Tax Data)
North	R3	Multi-family (Skyline Terrace)
East	R3 Multi-Family Residential	Vacant and Single-Family
South	B3 General Business	Vacant and Single-Family
West	R3 Multi-Family	Single-Family

Note: All of the surrounding parcels are owned by the same owner.

Excerpt of ARTICLE 14 ZONING DISTRICT REGULATIONS

...

14.01.03 Split Zone:

- A. When a development is proposed on land with more than one zoning classification, the elements of the development, including but not limited to parking, recreation and storage, must be located on those portions of the development with zoning designations

which allows the use as a principal use or is otherwise specifically authorized. Notwithstanding this prohibition all portions of the site may be used to satisfy the requirements of Section 16.01 unless otherwise prohibited.

- B.** Where a lot is located in more than one zoning district, the appropriate land use intensity ratios shall be applied individually to each portion of the gross land area located within the different districts.

...

14.05 R1 Single-Family Residential District

- 14.05.01** The R1 Single Family Residential District is established to provide a low-density living area consisting only of single-family dwelling units and other related uses necessary for a sound neighborhood. The regulations for this district are designed to stabilize and encourage a comfortable, healthy, safe, aesthetically pleasing and pleasant living environment for family life that promotes peaceful quiet enjoyment sheltered from incompatible and disruptive activities that properly belong in nonresidential districts.

...

14.10 R3 Multiple-Family Residential District

- 14.10.01** The R3 Multiple-Family Residential District is established to provide a high density area consisting of three or more dwelling units per lot plus limited service use. The regulations for this district are intended to secure for the persons who reside there a comfortable, healthy, safe, aesthetically pleasing and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts.

...

Excerpt of UDO Sections 14.05 & 14.10 and Appendix B Comparative Tables

...

Table of Principal Uses

Use #	Specific Use	R1	R3	Reference
1.01	Single-Family Dwelling	P		
1.06	Duplex (one duplex building per lot)		P	
1.07	Duplex (more than one duplex building per lot)		L	15.03
1.08	Townhouse (up to 30 bedrooms)		L ^{T50}	15.03
1.09	Townhouse (31-100 bedrooms)		L ^{T75}	15.03
1.10	Townhouse (> 100 bedrooms)		L ¹²⁵	15.03
1.11	Multi-Family Dwelling (up to 30 bedrooms)		L ^{T125}	15.03
1.12	Multi-Family Dwelling (31-100 bedrooms)		L ^{T200}	15.03

Use #	Specific Use	R1	R3	Reference
1.13	Multi-Family Dwelling (> 100 bedrooms)		L ^{T300}	15.03
1.17	Adult Living Community		P ^{T300}	
2.01	Family Care Home	L	L	15.06
2.06	Fraternity or Sorority Dwelling		S ^{T300}	15.09
2.07	Boarding House		L	15.10
3.01	Home for Survivors of Domestic Violence	L		15.18
3.02	Shelter for Homeless, Category 1		L ^{T50}	15.12
3.03	Shelter for Homeless, Category 2		L ^{T300}	15.12
3.04	Bed and Breakfast, Category 1	S ^{T50}		15.13
3.05	Bed and Breakfast, Category 2			15.13
3.06	Vacation Rental		L ^{T75}	15.21
4.04	Cemetery	P	P	
5.02	Government Neighborhood Cultural Facility, Indoor Activity Only	S		
5.04	Recreation Facility, Category 1		P	
5.05	Recreation Facility, Category 2	P		
5.06	Recreation Facility, Category 3	S	P	
5.07	Event Venue, Category 1		P	
5.08	Event Venue, Category 2		S	
5.12	Police Substation	P		
5.13	Utility Facility, Town	L		15.16
5.14	Utility Facility, Government, Neighborhood	L	P	15.16
5.15	Utility Facility, Government, Regional		L	15.16
5.16	Government Facility		L	
6.01	Utility Facility, Neighborhood	L	L	15.16
6.02	Utility Facility, Regional			15.16
7.01	Small Wireless Collocation	L	L	15.18
7.02	Wireless Facility Collocation on Existing Wireless Support Structure or Utility Pole	L	L	15.17
7.03	Stealth Wireless Facility Attached to Existing Building or Structure	L	L	15.17

Use #	Specific Use	R1	R3	Reference
7.04	Non-stealth Wireless Facility Attached to Existing Building or Structure			15.17
7.05	Non-stealth Wireless Facility Collocation on Electrical Transmission Towers	L	L	15.17
7.06	Stealth Wireless Support Structure	S/L	L	15.17
7.07	Non-stealth Wireless Support Structure		L	15.17
7.10	Emergency Response Communication Antenna	P	P	
8.01	Religious Assembly, Category 1	P	P	
8.02	Religious Assembly, Category 2	p ^{T125}	p ^{T125}	
10.01	Child Daycare, Large		L	15.19
10.03	Adult Daycare, Large		L	15.19
13.01	Garden, Community	L		15.29
13.02	Garden, Residential	L		15.30
13.09	Forestry	L	L	15.31
15.02	Parking Structure		L ^{T125}	15.40

...

Zoning District	Minimum Gross Land Area	Minimum Lot Width	Minimum Street Frontage	Minimum Livability Space Ratio* (LSR)	Minimum Setbacks	
					Street	Interior
R1	8,000 sq. ft.	70 ft.	56 ft.	.53	20 ft.	14 ft.
R3	20,000 sq. ft.	80 ft.	64 ft.	.40	20 ft.	13 ft.

...

Building Height

Zone	Height Limitation
R1	3 stories/40'; accessory structures may not exceed 25'
R3	3 stories

...

14.03.07 Building Height

- A. The height of a building shall be the vertical distance measured from the average elevation of the finished grade at the primary façade of the building to the highest point of the building except as provided herein.
- B. “Stories” as used herein refers to the number of heated, habitable floors above grade at the primary facade. Where both stories and heights are listed, the building can have no more than the listed number of stories, and also may not exceed the specified height in feet.
- C. Secondary Height: If expressly allowed, the height limitation may range between the primary height limitation to the secondary height limitation (which is the maximum for the district), subject to the provisions below:
 - 1. For each foot the height of the structure exceeds the primary height limitation, the boundary lot setback applicable to the entire structure shall increase by one foot (1’).
 - 2. For each story which exceeds the primary height limitation, the boundary lot setback applicable to the entire structure shall increase by 11 feet (11’).
 - 3. In no case shall the height of a structure exceed the secondary height limitation established for the district.

...

2006 Comprehensive Plan Analysis

1.1 OVERALL OBJECTIVES FOR THE BOONE COMPREHENSIVE PLAN (p. 15):

The following objectives, which have not been listed in any particular order of importance, are deliberately broad in scope and less specific than either a policy statement or an implementation action.

Economic Development: Acknowledge the area’s natural beauty, university, and medical center presence as the Town’s greatest assets for economic development and jobs creation. Treat them accordingly.

Community Appearance and Community Character: Blend the built environment with the natural, scenic, and historic character of a High Country small town. Especially discourage commercial strip development, cluttered signage, and “cheap” apartment buildings.

Open Space: Integrate open space and greenways into the urban fabric of the Town. Preserve the countryside by discouraging suburban sprawl. Avoid development in floodplains, on ridgetops, and on steep slopes.

Environmental Quality: Address and monitor growth factors and activities that contribute to water, air, light, and noise pollution.

Trees: Conserve existing trees and plant new trees, especially hardwoods.

Automobile Transportation: Maximize the efficiency of existing facilities, but not at the expense town and neighborhood character and livability. Build or expand transportation facilities and parking areas as needed, but with care. Work to reduce auto dependency, use, and congestion.

Bikeways: Implement the planned system of bikeways as a legitimate transportation alternative. Unify with greenways and other pedestrian facilities where possible.

Mass Transit: Enhance and support the mass transit system as an effective alternative to the congestion created by the individual automobile.

Pedestrian Movement: Encourage a system of sidewalks, paths, crosswalks and compact development patterns which make it easy to get around Boone on foot.

Infrastructure: Engage in long range planning for water and sewer systems, stormwater runoff, natural gas, and other utility systems. Place overhead utilities underground whenever feasible.

Public Safety: Maintain a high level of policing and fire protection and plan the expansion of public safety services to coincide with projected population increases and identified needs.

Energy and Waste: Reduce waste generation, and the consumption of energy and water. Develop area recycling programs to the fullest. Encourage an anti-litter consciousness among residents and visitors.

University: Emphasize cooperative planning among the Town, County, and University.

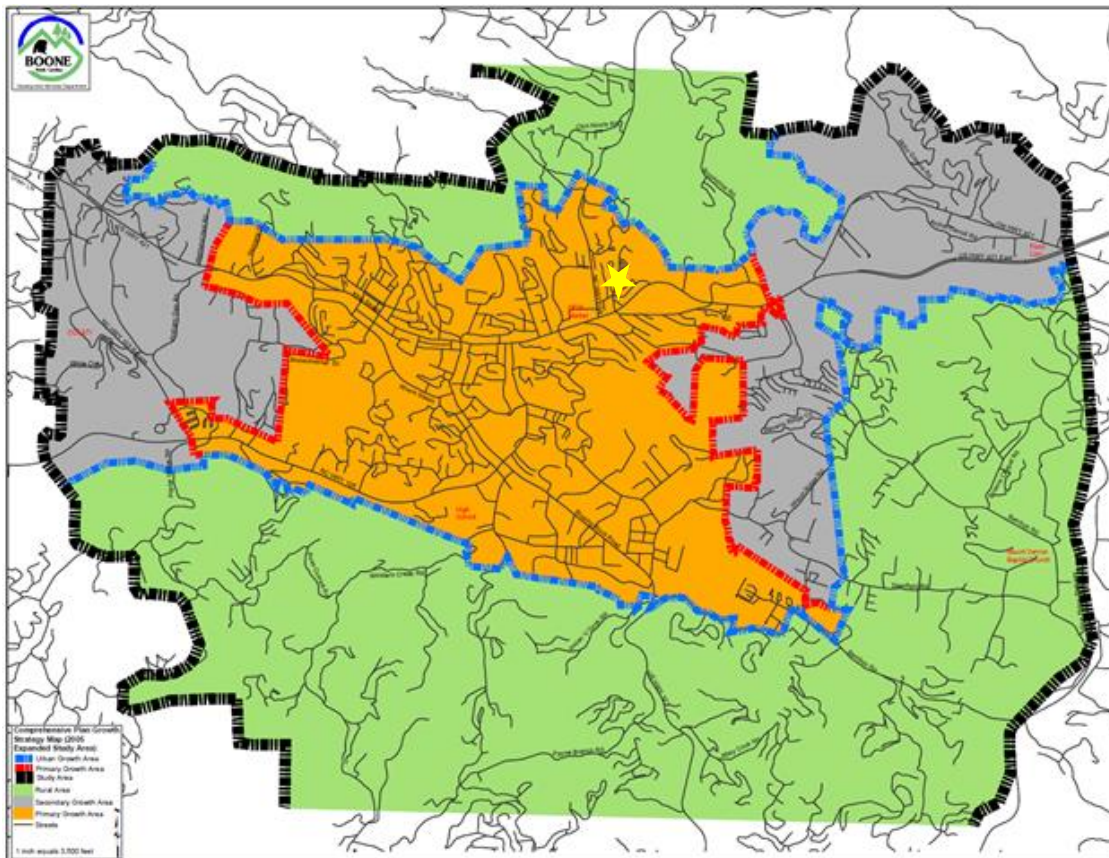
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

Recreation: Strive for additional public recreation facilities, especially sports fields, greenways and indoor recreation centers.

Neighborhoods: Ensure the livability of neighborhoods, especially through land use and traffic planning.

Public Involvement: Encourage active public involvement and volunteerism to expand the effectiveness of community planning and action.

1.2 GROWTH STRATEGY MAP (p. 17):



The portion of the property within the corporate limits is located within the Primary Growth area.

The Primary Growth Area is that portion of the urban growth area where urban level or facilities are already in place or can be provided most cost effectively. This is the area where near term growth and development is to be especially encouraged.

The Secondary Growth Area is that portion of the urban growth area where urban level services can be provided, but on a lower priority basis than in the primary growth area.

The Rural Area is that portion of the planning study area that is influenced by urban area growth forces, but within which urban level development should be strongly discouraged. Urban level services and associated development densities should not be planned for this area, except in case by case evaluations of major economic development projects.

Staff has reviewed land use and comprehensive plan policies, and listed those policies and actions which in staff's opinion have a bearing on the request. Council should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight.

2.1 Economy (page 21)

2.1.1 Economic Development

- A.** The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long term component of an economic development strategy.
 - A.1** Continue to evaluate and amend development regulations to help insure aesthetic quality in the area and preserve the natural beauty of the area.
 - A.2** Adopt analytically sound, technically based hillside development regulations to preserve natural beauty.
 - A.3** Support the Arts Council, Jones House, ASU and others in attracting quality cultural events to Boone.
 - A.4** Balance the benefits of economic development projects with special concern for environmental quality issues.
- B.** New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.
- C.** The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D.** Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
 - D.1** Evaluate development regulations for amendments providing flexibility in the renovation and redevelopment of existing structures and sites.
 - D.2** Urge the resolution of the clean-up process of the 482 State Farm Road site so as to render the building suitable for use as soon as possible.

- D.3** Pursue annually at least one joint public-private venture that will benefit the community at large.
- E.** The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.
 - E.1** Continue to look for ways to make development regulations and permit procedures more predictable and timely. Evaluate opportunities for administrative review and permit issuance for development projects which, due to their small size or relatively minor impacts, may not require review by a formal public commission or board.
- F.** New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.
- G.** The Town shall support the development of new business parks.
 - G.1** Identify suitable property for possible business park development.
- H.** The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
 - H.1** Assist business recruitment and expansion efforts by providing demographic and market data and development information to potential developers and business prospects. Direct such interested parties, by referral through the Economic Development Director, to identified locations in the community.
 - H.2** Include economic development as a specific point of discussion by the recently created Community Council.
 - H.3** Continue to support the Economic Development Commission as the lead economic development agency in the county. Continue to support and work with the Committee of 100, Chamber of Commerce, Tourism Development Authority, High Country Host, Broyhill Institute for Business Development, High Country Council of Governments, Caldwell Community College and Technical Institute, JobLink and others on issues of economic benefit to the whole community.
- I.** Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J.** Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
 - J.1** Encourage the growth of a student internship program between area businesses, ASU and Caldwell Community College and Technical Institute as a means of providing training for Boone area citizens.

J.2 Actively pursue workforce training through ASU and Caldwell Community College and Technical Institute to meet existing needs of current employers and make efforts to develop the skills necessary for higher paying jobs.

J.3 Support careers education programs in the public schools.

K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

K.1 Support local agencies and institutions efforts in the development of programs and services providing for the needs of the growing retiree population.

...

2.2 Infrastructure

2.2.2 Utilities (page 49)

A. Extensions of water and/or sewer services that could result in scattered, non-directed development and costly provision of other urban services shall be prohibited.

B. Water and sewer services shall be concentrated within the limits of a geographically defined Urban Growth Area. The Primary Growth Area shall receive first priority for the provision or enhancement of water and sewer services.

B.1 Continue to monitor water consumption at the Boone Water Treatment Plan with an eye toward planning for expansion of the facility when appropriate.

C. The Town shall consider the highest level of participation in the cost of providing water and sewer services within the Primary Growth Area with the next highest level of participation considered for the Secondary Growth Area.

D. Water and sewer services shall not be extended to properties in the Rural Area (outside the Urban Growth Area). Exceptions to this policy may include the provision of services to other local governments, cooperative agreements on major economic development initiatives, and extensions needed to address imminent public health problems or related environmental hazards.

D.1 Establish revised written water and sewer service extension policies consistent with the designated growth area on the Growth Strategy Map of this plan. Coordinate with the County in assessing water and sewer needs in the areas of the county that are already facing significant development pressures, and that are supportive of an organized, planned growth strategy.

E. The Town shall employ incentives to encourage a concentration of intense urban type development within the Urban Growth Area.

E.1 Establish an incentive program to encourage development within the Urban Growth Area.

F. Area-wide cooperation and support shall be sought in bringing in alternative utility services to the Boone Area.

F.1 Consider the establishment of an "Alternate Energy Commission" to address this and other energy issues on an on-going basis.

- G. Long range planning for a possible stormwater collection and treatment system shall be supported, including the development of financial and regulatory strategies.

G.1 Prepare a community-wide stormwater management strategy to address the future implementation of NPDES Phase II program requirements.

...

2.3 Community

2.3.2 Community Character (page 75)

- 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.

A.1 Conduct on-going assessments of critical locations in community deserving special attention by the zoning ordinance, in light of their high visibility, traffic impact, strategic location, or other unique features. Continue to encourage significant new public buildings and outdoor spaces to locate in these and other positions of visibility and strategic prominence. Encourage the private sector to do likewise.

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

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

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

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

C.1 Consider the placement of public art at appropriate locations in downtown, including murals.

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

D.1 Carefully scrutinize proposed road widening to ensure that such actions do not destroy community and neighborhood character.

D.2 Continue to support the Town's tree preservation standards. Evaluate the effectiveness of the tree regulations since their establishment and amend them as necessary.

- 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.

2.3.3 Housing & Neighborhoods (page 79)

- A. The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.

- A.1** As road widenings are proposed, carefully evaluate their potential impact on the integrity of residential areas, pedestrian-oriented commercial districts, and the ability of bicyclists and pedestrians to function in the affected area.
- A.2** Prepare at least two neighborhood plans, working closely with neighborhood residents, and incorporating the full range of neighborhood issues to include: land use, traffic, housing, neighborhood business services, infrastructure improvements, parks and recreation needs, crime and safety.
- A.3** Prepare a document readily accessible to the public that details residential zoning areas and the date on which each was implemented.
- A.4** Establish a planning and development policy that protects older established residential neighborhoods from the negative effects of adjacent commercial development.
- A.5** Establish a task force to determine how like communities successfully enforce their existing residential codes. Items requiring focused attention: Detailed analysis of implementation and enforcement. For example, penalties, personnel requirements, budget implications, long-term effect on town character and economic development.
- A.6** Implement a residential zoning enforcement policy based on the task force analysis above.
- B.** Street system designs which discourage through traffic on purely local streets while allowing for free circulation within the neighborhood shall be encouraged.
 - B.1** Update the Town's standards for subdivision street layouts, emphasizing circulation between neighborhoods and the ability of pedestrians and bicyclists to travel on back streets throughout the town.
 - B.2** To the extent federal and state funding programs will allow, seek and apply for at least one grant to provide for bicycle paths to connect residential areas with commercial and university districts.
- C.** Proposed residential development which would expose residents to harmful effects of incompatible development or to environmental hazards shall be prohibited.
 - C.1** Amend the zoning map and development regulations to prevent residential uses from locating adjacent to existing developments and other uses which may have characteristics which cannot be effectively mitigated.
- D.** Innovative and flexible land planning and development practices shall be encouraged to create livable developments which better safeguard land, water, energy and historic resources.
 - D.1** Continue to evaluate opportunities in the zoning ordinance for flexibly designed and located single-family and multi-family residential developments.
 - D.2** Establish ongoing relationships with ASU's departments of Geography and Planning, Appropriate Technology, and Sustainable Development to develop, enhance, and implement efforts toward creating affordable housing, appropriate infill development, neighborhood livability standards, and design standards for multi-family development. This should include attention to lighting, bike and pedestrian pathways, and federal, state, and local funding sources.

E. Factors in determining preferred locations for high density residential development shall include: close proximity to the university, employment or shopping centers; access to major thoroughfares and the transit system; the availability of public services and facilities; and compatibility with adjacent land uses.

E.1 Review the zoning ordinance for the appropriate placement of high density housing near urban activity centers that are coordinated with transit system stops.

F. The affordable housing needs of area residents, particularly elderly and low to moderate income residents, shall be recognized in Town policies and actions regarding residential development.

F.1 To the extent the federal and state funding programs will allow, seek and apply for at least one grant to provide for low to moderate income housing.

G. Compact, full service neighborhoods, offering opportunities for living, working, shopping, and gathering places, shall be encouraged in newly planned developments, as well as for redeveloping areas.

H. The overall housing unit density for proposed infill residential development or redevelopment should be compatible with the average density of existing areas.

...

Certificate of Mailing

I, Brenda Henson, certify that individual notices meeting the requirements of Article 9 of the Town of Boone UDO were placed in the mail (first class) on September 2, 2021.

/s/ Brenda Henson

Brenda Henson, Administrative Support Specialist

Certification of Posting

I, Darrell Pulliam, certify that the subject property was posted as required in Article 9, Subsection 9.03.03(B)(2) of the Town of Boone UDO on September 2, 2021.

/s/ Darrell Pulliam

Darrell Pulliam, Building Inspector

General Use Zoning Map Amendment Guidance

Pursuant to UDO Subsection 9.07.01, in deciding whether to adopt a proposed amendment to the UDO, the central issue before the Council is whether the proposed amendment advances the public health, safety, or welfare. All other issues are irrelevant, and all information related to other issues at the public hearing may be declared irrelevant by the Mayor and be excluded. In particular, when considering proposed general use map amendments, the Council shall not consider any representations made by the petitioner that if the change is granted the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Council shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification. The Council shall only consider the impact of the proposed change on the public at large.

PLANNING BOARD REPORT

Per NCGS 160A-387, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Town Council within 30 days of referral of the amendment to the Planning Board, or the Town Council may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Town Council bound by the recommendations, if any, of the Planning Board.

Per NCGS 160A-383, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council

Vote 1: The proposed amendment to the Town's zoning map ☐is OR ☐is not consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

Vote 2: The Planning Commission recommends ☐approval OR ☐denial of the proposed amendment to the Town's Zoning map and believes ☐approval OR ☐denial to rezone the portion of the property from R1 Single-Family to R3 Multiple-Family is reasonable and in the public interest because:

Note 2

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent.

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

TOWN COUNCIL ACTION

Per NCGS 160D-605, when adopting or rejecting any zoning text or map amendment, the Town Council shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment shall be required. A plan amendment and a zoning amendment may be considered concurrently. The plan consistency statement is not subject to judicial review. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the Town Council statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the action taken. When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the governing board statement on reasonableness may address the overall rezoning.

Ordinance PL05007-081221 Ordinance PL04797-060921

WHEREAS, pursuant to N.C. Gen. Stat. §160D-601, the Town may amend its zoning map after giving proper public notice and holding a public hearing; and

WHEREAS, the Planning Commission has received the request to amend the Official Zoning Map of the Town of Boone, North Carolina to rezone the parcel identified below to R3 Multiple-Family:

Address: 140 & 141 Marich Lane

Watauga County PIN: 2911-60-4136-000

Property Owner: SDL II, LLC

WHEREAS, in accordance with the procedures set forth in the Town of Boone Unified Development Ordinance, the Commission and Council met to consider the proposed amendment on September 27; and

WHEREAS, this Town Council has reviewed the written recommendations of the Town of Boone Planning Commission; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Article 9 of the Town of Boone Unified Development Ordinance, the Town of Boone duly advertised and held a public hearing to consider the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE BOONE TOWN COUNCIL THAT:

Vote 1: The proposed amendment to the Town’s zoning map ☐is OR ☐is **not** consistent with the Town’s comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

Vote 2: The Town Council ☐approves OR ☐denies the proposed amendment to the Town’s Zoning map and believes ☐approval OR ☐denial to rezone the portion of the property from R1 Single-Family to R3 Multiple-Family is reasonable and in the public interest because:

Note 2

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent.

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.



TOWN OF BOONE DOWNTOWN PLANNING PROJECTS PREFACE

The Boone community has been engaged for many years in an ongoing discussion on the importance of enhancing, preserving, and supporting the cultural and historic significance of downtown Boone. Downtown Boone provides tangible connections to the people and events that have shaped our community and our collective histories and represents, in large measure, the remaining vestiges of the town's historic character.

The Town's Comprehensive Plan, which guides the land-development related actions of the Town, directs that the "maintenance and revitalization of downtown Boone, as well as planning for its future development, [should] reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, event and (3) public services." (Section 2.1.5 Policy F.)

The Town of Boone has undertaken two separate planning projects for the downtown area with the goal of planning for the future while preserving the downtown's cultural and historic resources.

Since 2010, Boone's Community Appearance Commission has been tasked with reviewing the appearance standards set forth in the Town of Boone Unified Development Ordinance (UDO). In 2016, Town Council authorized the Community Appearance Commission to work on the creation of two new zoning districts to replace and expand the existing B1 Central Business zoning district. These two new general-use zoning districts are the B1-Downtown Core and the B1-Downtown Interface zoning districts.

Concurrently, in 2015, Town Council tasked the Boone Historic Preservation Commission with researching the creation of a local historic district within the same area.

The end result of Commissions' work is the two separate Downtown planning projects being presented. While interrelated, these two projects are separate and each can be adopted separately. These two proposed plans are:

1. B1 Zoning District Downtown Expansion: the creation of two new zoning districts to replace and expand the existing B1 Central Business District; and
2. Downtown Boone Local Historic District: the creation of a local historic zoning district overlay in the heart of the downtown area.

In May 2021, the Town of Boone was engaged in gathering public input on these two projects prior to the final steps of creating recommendations and final documents.

There were four separate ways for the public to participate and provide feedback:

1. Write a letter and drop it in the mail addressed to:

Town of Boone Planning and Inspections Department, Attn: Downtown Planning Projects
680 West King Street, Suite C, Boone, North Carolina 28607

2. Use the “What’s Your View/Feedback” link: Originally, the public could use this link to directly send comments to the Planning and Inspections Department who then compiled the comments and presented them to the Council on June 9, 2021.
3. Attend one of three virtual Town Hall Public Input sessions: In these sessions, a short presentation of the two projects was given, with a greater portion of each meeting dedicated to gathering feedback. These virtual sessions were held using WebEx, a virtual conferencing software, and were held on: Session 1-May 11, 2021 at 6:00 pm, Session 2 - May 19, 2021, at 9 am, and Session 3-May 27, 2021 at 6:00 pm.

These Public Input Sessions, were attended by representatives of the Community Appearance Commission, the Historic Preservation Commission, the Planning Commission and Town Council. Each session began with a presentation on the Downtown Planning Projects

4. Schedule a virtual meeting or telephone conference with Planning Staff

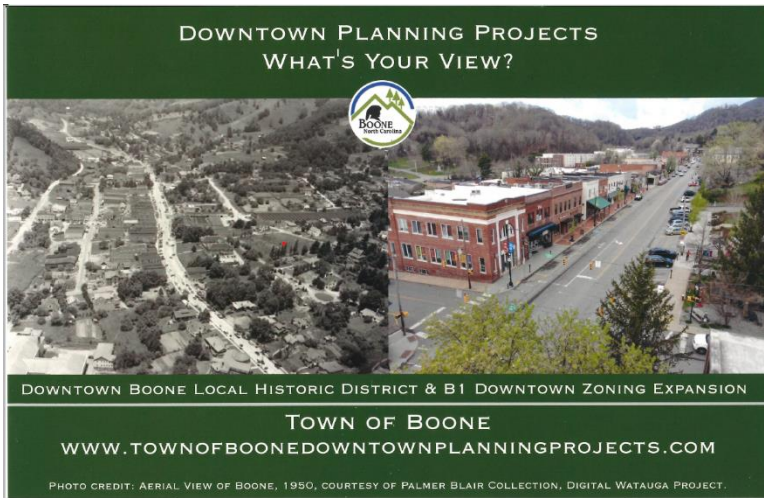
As part of the project management for these projects, Planning Staff undertook the following steps to increase transparency and to increase the ways the public could learn about these projects:

1. Creation of a project website. This website hosted a home page that allowed viewers to schedule a virtual meeting with Planning Staff, a project home page and Frequently Asked Questions page for each project, a page that allowed viewers to request an invite to the Public Input Sessions. This page can still be accessed at:
www.townofboonedowntownplanningprojects.com
2. Creation of a StoryMap of the Project Area. For more specific property details, please use the link to access the “[Downtown Boone Planning Projects ArcGIS StoryMaps](#)”. This is an interactive map that provides an analysis of each property that is within the B1-Downtown Expansion/Downtown Boone Local Historic District project areas.

<https://boonegis.maps.arcgis.com/apps/MapSeries/index.html?appid=43970429af884c3586e0b4060532d070>

Additionally, each parcel has a PDF derived from Watauga County Tax Records as of April 2021 providing property details including the current property owner, current use of the property, and the current and proposed zoning of the property. These PDFs have been compiled to create the “[Downtown Boone Planning Projects ArcGIS StoryMaps booklet](#)”. Please see Exhibit 3 for a booklet of all PDF’s in the StoryMap.

3. Mailed and notice. A Downtown Planning Projects postcard mailer containing project information was mailed to every property owner within the project area and to every property owner within 150' of the project area. See below for images of the postcard:



(Front of Postcard)

We want to hear from you!

The Town of Boone is currently engaged in the planning process on 2 downtown projects that will guide and inform development in what is commonly known as the Downtown area. The 2 projects include:

- (1) Creation of 2 new B1 Downtown Zoning Districts to replace and expand the existing B1 Central Business Zoning District and
- (2) Designation of a Downtown Boone Local Historic District

To learn more, please visit the Town of Boone Downtown Planning Projects website at:

www.townofboonedowntownplanningprojects.com

Here you will find the most recent updates on the project, draft maps, draft code language, answers to frequently asked questions, and a schedule of public input events. You may also provide feedback directly through the website by clicking on the "What's Your View" link on the home page. Not able to participate electronically? No worries, please call the Planning and Inspections Department at the number below to schedule an appointment.

Town of Boone
Planning and Inspections Department
680 West King Street, Suite C
Boone, North Carolina 28607
Email: planning@townofboone.net
Phone: 828-268-6960

(Back of Postcard)

*Note: Planning & Inspections Staff hand delivered a copy of the postcard to all open businesses in the project area during the first and second week of May.

4. Press Release sent to Town's normal media outlets (see Exhibit 1).
5. Notification to Downtown Boone Development Association membership. Lane Moody, Downtown Development Coordinator included project information about the ways to participate in her newsletter.

A summary of the public input obtained during May 2021 can be reviewed in Exhibit 2.

Conclusion

In conclusion, each of the projects, the B1 Expansion and the Downtown Boone Local Historic District, include both an amendment to the Town of Boone Unified Development Ordinance (UDO) and a general use zoning map amendment. The case numbers for all four projects have been listed below:

Part 1 B1 Downtown Expansion

1. Case PL05025-082321 B1 Downtown Expansion – General Use Zoning Map Amendment
2. Case PL03370-112019 B1 Downtown Expansion – UDO Text Amendment

Part 2 Downtown Boone Local Historic District Overlay

1. Case PL05043-083121 Downtown Boone Local Historic District – General Use Zoning Map Amendment
2. Case PL05063-090921 Downtown Boone Local Historic District – UDO Text Amendment

Staff is presenting these cases within two separate Staff Reports, with Part 1 dedicated to the text and map amendment for the B1 Expansion project and Part 2 dedicated to the text and map amendment for the Downtown Boone Local Historic District.

Many of the exhibits being used are in support of both projects and will be numbered consecutively as they appear in the board packet and are attached behind the last Staff Report (Part 2). Please see below for comprehensive list of exhibits:

Exhibit Number	Exhibit Name
Exhibit 1	Public Input Press Release
Exhibit 2	Public Input Summary (May 2021)
Exhibit 3	Downtown Boone Planning Projects ArcGIS StoryMaps booklet
Exhibit 4	B1-Downtown Expansion Project Area Boundary Map
Exhibit 5	B1-Downtown Expansion - Existing Zoning Map
Exhibit 6	B1-Downtown Expansion - Proposed Zoning Map
Exhibit 7	Comprehensive Architectural Survey of Downtown Boone, NC
Exhibit 8	NC State Historic Preservation Office (SHPO) Review Response
Exhibit 9	Downtown Boone Local Historic District Project Area Map
Exhibit 10	Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, NC
Exhibit 11	Downtown Boone Local Historic District Project Area with Existing Zoning Map
Exhibit 12	Appendix D: Downtown Boone Local Historic District Design Standards and Handbook
Exhibit 13	Downtown Boone Local Historic District Project with Proposed B1 Downtown Expansion Project

PART 1 – B1 DOWNTOWN EXPANSION



STAFF REPORT
PUBLIC HEARING
SEPTEMBER 27, 2021

Case PL05025-082321 B1 Downtown Expansion – General Use Zoning Map Amendment
Case PL03370-112019 B1 Downtown Expansion – UDO Text Amendment

Request

Case PL05025-082321: The Town of Boone has initiated a downtown area-wide general use zoning map amendment affecting 380 properties. The purpose of this rezoning is to replace and expand the current B1 Central Business zoning district with two new downtown-specific zoning districts: B1 Downtown Core and B1 Downtown Interface. Additionally, as part of this area-wide rezoning, 13 other parcels were identified to be rezoned as either R1A Single Family with Accessory Dwelling or U1 University.

Case PL03370-112019: The Town of Boone has initiated a text amendment to the Town's Unified Development Ordinance to expand and replace the existing B1 Central Business zoning district with two new zoning districts, the B1 Downtown Core and the B1 Downtown Interface. The amendment includes the creation of new standards for both new zoning districts.

In order to regulate the height, size of buildings, the intensity and location of land usage, areas of livability space, provide for an improved environment, and to promote the health, safety, and general welfare of its citizens, the Town of Boone is divided into zoning districts. There are three types of zoning districts: general use districts, overlay districts and conditional districts.

In this case, two new general use districts are being proposed to replace and expand the current B1 Central Business District. Note: district titles are intended to convey general land use but the specific standards for each district determine the actual regulations applicable to a particular site. General use districts are those in which a variety of uses are permitted. By means of these amendments, the Town would expand/replace the current B1 Central Business zoning district with two new downtown general-use zoning districts: (1) B1-Downtown Core (B1-DC) and (2) B1-Downtown Interface (B1-DI).

These two new districts would encompass what is commonly known as the Town of Boone's downtown area and represent, in large measure, the remaining vestiges of the Town's historic character. Regulations in these districts are intended to preserve and maintain Boone's historic small town, high country atmosphere. Preservation and adaptive reuse of existing historic buildings are encouraged and new construction shall be appropriately scaled to be sympathetic to the existing built environment. Design and regulatory standards for these districts reinforce the character of the downtown as a pedestrian-friendly area by encouraging architectural solutions that are visually interesting and compatible in scale and character to the surrounding area. To help accomplish this, the area is divided into two districts, each with its own character and scale which will contribute to the overall vitality of the downtown area.

1. B1-Downtown Core District (B1-DC): The B1-DC is located in the center of the downtown area and contains the greatest concentration of historic commercial buildings. This district establishes a continuous building façade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human-scale design, and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale, and mass.

2. B1-Downtown Interface District (B1-DI): The B1-DI serves as a gateway into the downtown area and as the transition between the B1-Downtown Core District and adjacent zoning districts. Development in this district must be sensitive to issues of compatibility with the Downtown Core District as well as surrounding zoning districts, many of which are low-density residential.

Zoning Map Amendment

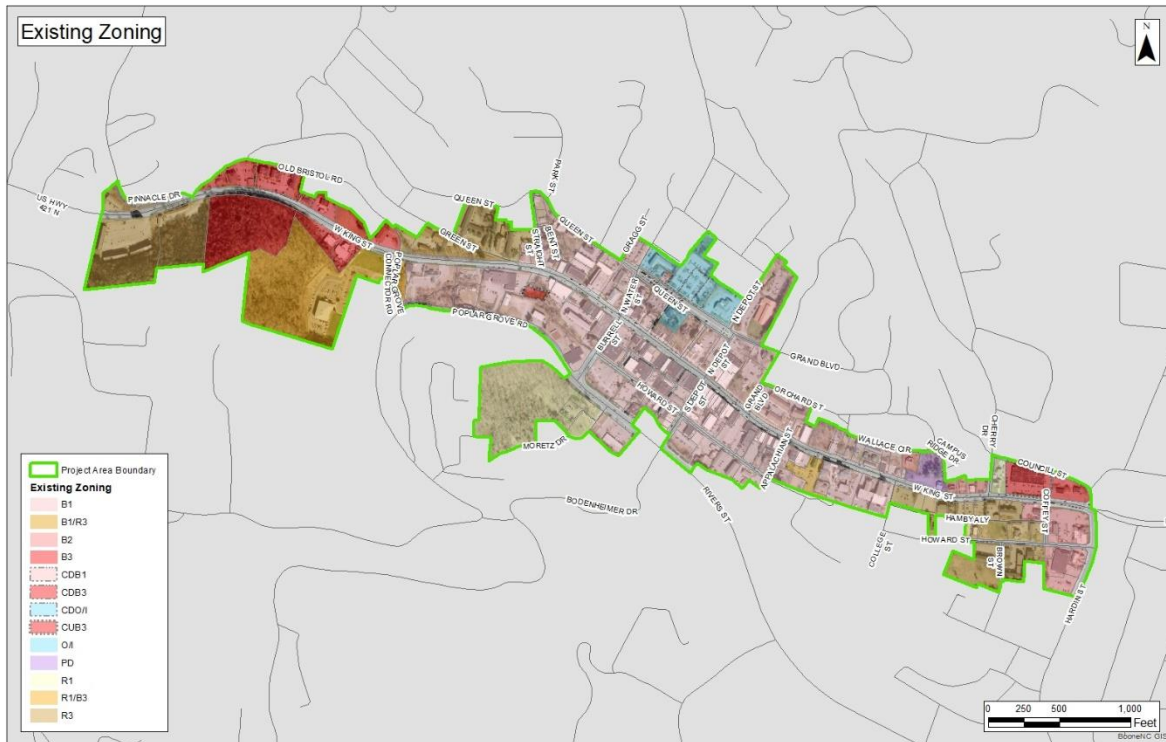
Currently, the Town is considering the rezoning of approximately 380 properties in the downtown area to either B1-Downtown Core, B1-Downtown Interface. Additionally, and where appropriate, as part of this area-wide rezoning, 13 other parcels were identified to be rezoned as either R1A Single Family with Accessory Dwelling or U1 University.

Please see the three maps below which include maps of the B1-Downtown Expansion project area boundary, the B1-Downtown Expansion project area boundary with existing zoning, and a map of the B1-Downtown Expansion project area with proposed Zoning.

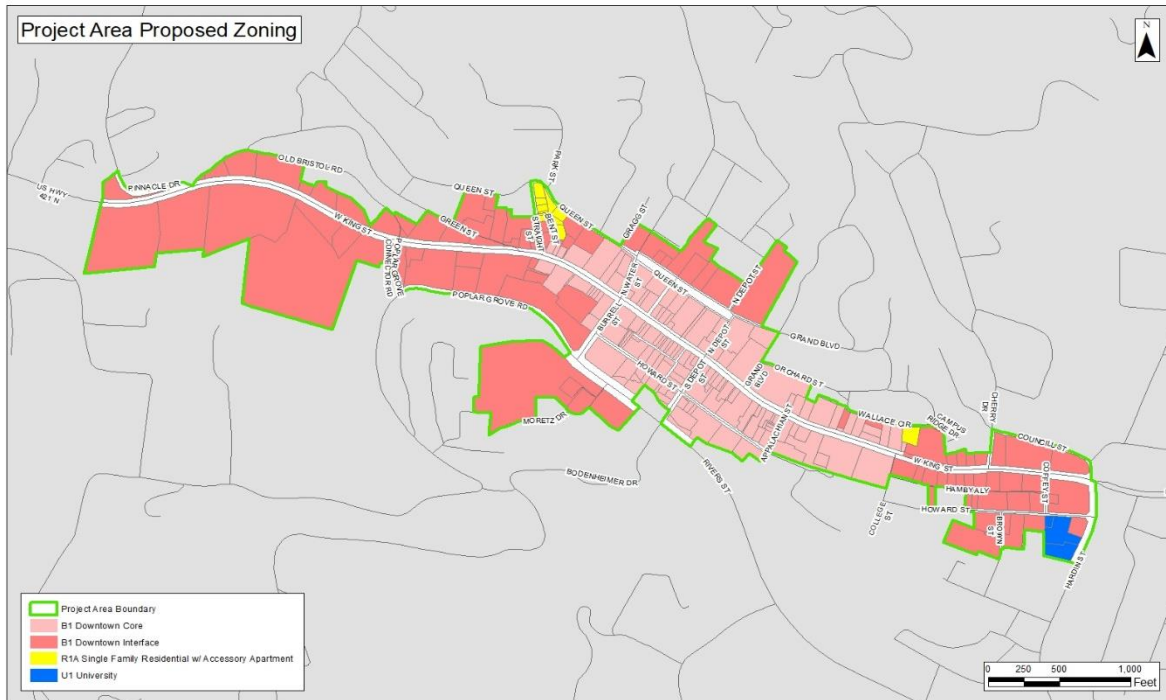
B1-Downtown Expansion Project Area Boundary Map
(please see Exhibit 4 for a larger copy of this map)



B1-Downtown Expansion - Existing Zoning Map
(please see Exhibit 5 for a larger copy of this map)



B1-Downtown Expansion - Proposed Zoning Map
(please see Exhibit 6 for a larger copy of this map)



For more specific property details, please use the link to access the “[Downtown Boone Planning Projects ArcGIS StoryMaps](https://boonegis.maps.arcgis.com/apps/MapSeries/index.html?appid=43970429af884c3586e0b4060532d070)”. This is an interactive map that provides an analysis of each property that is within the B1-Downtown Expansion/Downtown Boone Local Historic District project areas.

<https://boonegis.maps.arcgis.com/apps/MapSeries/index.html?appid=43970429af884c3586e0b4060532d070>

Additionally, each parcel has a PDF derived from Watauga County Tax Records as of April 2021 providing property details including the current property owner, current use of the property, and the current and proposed zoning of the property. These PDFs have been compiled to create the “[Downtown Boone Planning Projects ArcGIS StoryMaps booklet](#)”. Please see Exhibit 3 for a booklet of all PDF’s in the StoryMap.

Unified Development Ordinance Amendment

The B1-Downtown Expansion project calls for the replacement of the existing standards for the B1-Central Business zoning district with new standards for the two new zoning districts. These draft standards were drafted by the Community Appearance Commission with input provided by the Historic Preservation Commission. The draft text includes provisions regarding uses, intensities, setbacks, height, building massing, appearance standards for renovations and new construction, fencing, retaining walls, and other development standards.

Note: the existing text is in black, new text is in blue underline, and deleted text is in ~~red-strikethrough~~.

Article 14 Zoning District Regulations

...

14.03 Intensity Standards

14.03.07 Building Height

- A. The height of a building shall be the vertical distance measured from the average elevation of the finished grade at the primary façade of the building to the highest point of the building except as provided herein.
- B. “Stories” as used herein refers to the number of heated, habitable floors above grade at the primary facade. Where both stories and heights are listed, the building can have no more than the listed number of stories, and also may not exceed the specified height in feet.
- C. Secondary Height: If expressly allowed, the height limitation may range between the primary height limitation to the secondary height limitation (which is the maximum for the district), subject to the provisions below:
 - 1. For each foot the height of the structure exceeds the primary height limitation, the boundary lot setback applicable to the entire structure shall increase by one foot (1’).

2. For each story which exceeds the primary height limitation, the boundary lot setback applicable to the entire structure shall increase by 11 feet (11').
3. In no case shall the height of a structure exceed the secondary height limitation established for the district.
- D. In all nonresidential zones and the R3 zone, all structures located within 100 feet of an R1 zoned property shall not exceed forty feet (40') in height.
- E. Where a multi-unit or nonresidential structure has a height in excess of twenty feet (20') and adjoins a low-density residential district, the structure shall meet an additional setback of one and one half feet (1 ½') for each foot in height above twenty feet (20').
- F. If a structure is located at an elevation of 3000 feet above mean sea level and 500 feet above the valley floor, in no case shall the height of such structure exceed forty feet (40') above the mean natural grade.
- G. The following features are not included in calculating the height of a structure for the purposes of applying the district height limitations set forth in this Article, except that on a corner lot in any residential district no planting, structures, fence, wall or obstruction to vision more than three feet (3') in height measured from the street center line shall be placed or maintained within the triangular area formed by the intersection street lines and a straight line connecting points on said street lines each if which is twenty-five feet (25') from the point of intersection.
 1. Belfries, chimneys, church spires, cupolas, domes and similar structural appendages not intended or used as places of storage or occupancy; and
 2. Accessory antennas, flagpoles, solar collectors and similar equipment fixtures and devices provided that such features do not exceed 15% of the maximum height requirements; and
 3. Except as provided at 16.08.04(B)(2), parapets which do not exceed five feet (5') past the maximum building height; by way of clarification, the height of parapets above 5' shall be counted toward the building height for purposes of applying building height; and
 4. Elevator and mechanical equipment and penthouses; and
 5. Utility transmission poles and cables; and
 6. Limited structures to enable recreation uses of open rooftops [\(Accessory Use A-27\)](#). As used in this provision, "limited structure" does not include areas that are simply decking to be used for standing or sitting.
 7. The features listed above are exempt from the height limitations subject to the following requirements:
 - a. Not more than one-third (1/3) of the total roof area may be consumed by such features.

- b. The features must be set back from the edge of the roof at primary and secondary facades a minimum of one foot for every foot which such features extend above the roof surface to which they are attached.

14.19 B1 Central Business District

14.19.01 ~~The B1 Central Business District is intended to provide for the development of the commercial and service center for the Town while maintaining its character, and to encourage appropriate residential uses in the central area of Town, normally as part of mixed use developments. The regulations for this district are intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses. The B1 Downtown Core and the B1 Downtown Interface Districts encompass the Town of Boone's downtown area and represent, in large measure, the remaining vestiges of the Town's historic character. Regulations in these districts are intended to preserve and maintain a small town, high country atmosphere. Preservation and adaptive reuse of existing historic buildings is encouraged and new construction shall be appropriately scaled to be sympathetic to the existing built environment. Design and regulatory standards for these districts reinforce the character of the downtown as a pedestrian friendly area by encouraging architectural solutions that are visually interesting, and are compatible in scale and character to the surrounding area. To help accomplish this, the area is divided into two (2) districts, each with its own character and scale which contribute to the overall vitality of the downtown area. Identification of the districts is listed below:~~

A. B1 Downtown Core District: The Downtown Core District is the center of the downtown area and contains the greatest concentration of historic commercial buildings. This district establishes a continuous building facade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human scale design, and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale and mass.

B. B1 Downtown Interface District: The Downtown Interface District serves as a gateway into the downtown area and as the transition between the B1 Downtown Core District and adjacent zoning districts. Development in this district must be sensitive to issues of compatibility with the Downtown Core District as well as surrounding zoning districts, many which are low-density residential.

14.19.02 Relationship to Other Regulations:

A. Where there is a conflict between this Article and other provisions in the Unified Development Ordinance, with the exception of any Historic District overlay or Historic Landmark designation, the provisions in this Article shall govern.

14.19.03² B1 Permissible Uses

Use #	Specific Use	B1			Reference
Allowable Principal Uses					
1.0 Household Living					
1.14	Multi-Family Dwelling in Mixed Use (up to 30 bedrooms)	L	<u>L</u>	<u>L</u>	<u>15.04</u> 15.04
1.15	Multi-Family Dwelling in Mixed Use (31-100 bedrooms)	L^{T125}	<u>CD</u>	<u>L^{T125}</u>	<u>15.04</u> 15.04
1.16	Multi-Family Dwelling in Mixed Use (> 100 bedrooms)	L^{T125}		<u>L^{T300}</u>	<u>15.04</u> 15.04
3.0 Transient Living					
<u>3.01</u>	<u>Home for Survivors of Domestic Violence</u>			<u>L^{T125}</u>	
3.02	Shelter for Homeless, Category 1	L^{T50}		<u>L^{T50}</u>	15.12
3.04	Bed and Breakfast, Category 1	L		<u>L</u>	15.13
3.05	Bed and Breakfast, Category 2	L^{T125}			15.13
3.06	Vacation Rental	L^{T75}		<u>L</u>	15.14
3.08	Hotel, Small	P	<u>P</u>	<u>P</u>	
4.0 Institutional					
4.03	Funeral Home Establishment	P	<u>P</u>	<u>P</u>	
4.04	Cemetery	P		<u>P</u>	
4.05	Post Office	P	<u>P</u>	<u>P</u>	
5.0 Government Uses					
5.01	Government Cultural Facility	P	<u>P</u>	<u>P</u>	
5.02	Government Neighborhood Cultural Facility, Indoor Activity Only	P	<u>P</u>	<u>P</u>	
5.03	Government Neighborhood Cultural Facility, Includes Outdoor Activity	P	<u>P</u>	<u>P</u>	
5.04	Recreation Facility, Category 1	P	<u>P</u>	<u>P</u>	
5.05	Recreation Facility, Category 2	P	<u>P</u>	<u>P</u>	
5.06	Recreation Facility, Category 3	P^{T50}	<u>P^{T50}</u>	<u>P^{T50}</u>	
5.07	Event Venue, Category 1	P	<u>P</u>	<u>P</u>	
5.08	Event Venue, Category 2	P	<u>P</u>	<u>P</u>	
5.09	Event Venue, Category 3	P^{T50}	<u>P^{T50}</u>	<u>P^{T50}</u>	
5.12	Police Substation	P	<u>P</u>	<u>P</u>	
5.13	Utility Facility, Town	L	<u>L</u>	<u>L</u>	15.16
5.14	Utility Facility, Government, Neighborhood	L	<u>L</u>	<u>L</u>	15.16
5.16	Government Facility	P	<u>P</u>	<u>P</u>	
6.0 Non-Government					
6.01	Utility Facility, Neighborhood	L	<u>L</u>	<u>L</u>	15.16
7.0 Wireless Communication					
7.01	Small Wireless Collocation	L	<u>L</u>	<u>L</u>	15.18
7.02	Wireless Facility Collocation on Existing Wireless Support Structure or Utility Pole	L	<u>L</u>	<u>L</u>	15.17
7.03	Stealth Wireless Facility Attached to Existing Building or Structure	L	<u>L</u>	<u>L</u>	15.17
7.05	Non-stealth Wireless Facility Collocation on Electrical Transmission Towers	L	<u>L</u>	<u>L</u>	15.17

Use #	Specific Use	B1			Reference
7.06	Stealth Wireless Support Structure	t	<u>L</u>	<u>L</u>	15.17
7.08	Emergency Response Communication Antenna	P	<u>P</u>	<u>P</u>	
8.0 Assembly					
8.01	Religious Assembly, Category 1	P		<u>P</u>	
8.02	Religious Assembly, Category 2	P		<u>P</u>	
8.03	Religious Assembly, Category 3	P T200		<u>P T200</u>	
8.04	Club/Lodge, Category 1	P T75		<u>P T75</u>	
8.05	Club/Lodge Which Does Not Serve Alcohol	P	-	-	
9.0 Education					
9.07	College- or university-operated community enterprise	t	<u>L</u>	<u>L</u>	15.63
11.0 General Sales and Service					
11.03	Veterinary Office/Hospital without Outdoor Kennels	P	<u>P</u>	<u>P</u>	
11.04	Financial Institution ≤ 5,000 ft ²	P	<u>P</u>	<u>P</u>	
11.05	Financial Institution > 5,000 ft ²	P	<u>P</u>	<u>P</u>	
11.06	Restaurant ≤ 2,500 ft ² open to the public during 10 pm – 6 am	P T75	<u>P T125</u>	<u>P T200</u>	
11.07	Other Restaurants ≤ 2,500 ft ²	P	<u>P</u>	<u>P</u>	
11.08	Restaurant > 2,500 ft ² open to the public during 10 pm – 6 am	P T125	<u>P T125</u>	<u>P T200</u>	
11.09	Other Restaurants > 2,500 ft ²	P T75	<u>P T75</u>	<u>P T75</u>	
11.13	ABC Store	P			
11.14	Personal Service Establishment open to the public during 10 pm-6 am	P T50	<u>P T125</u>	<u>P T125</u>	
11.15	Other Personal Service Establishments	P	<u>P</u>	<u>P</u>	
11.16	Retail Store up to 5,000 ft ²	P	<u>P</u>	<u>P</u>	
11.17	Retail Store more than 5,000 but less than 25,000 ft ²	P T125	<u>CD</u>	<u>P T300</u>	
11.20	Business or Professional Office open to the public during 10 pm - am	P T50	<u>P T50</u>	<u>P T125</u>	
11.21	Other Business or Professional Office	P	<u>P</u>	<u>P</u>	
11.22	Medical Office, Category 1	P T300	<u>P T300</u>	<u>P T300</u>	
11.23	Medical Office, Category 2	P T125	<u>P T125</u>	<u>P T125</u>	
11.25	Medical Office, Category 4	P	<u>P</u>	<u>P</u>	
11.27	Medical Emergency Response	P T300		<u>P T300</u>	
11.31	Moped Sales and Service	P		<u>P</u>	
11.36	Seasonal Retail Activities and Amusements	P	<u>P</u>	<u>P</u>	
12.0 Recreation & Entertainment Uses					
12.03	Indoor Theater	P	<u>P</u>	<u>P</u>	
12.04	Outdoor Theater	P T125	<u>P</u>	<u>P T125</u>	
12.05	Event Venue, Category 1	P	<u>P</u>	<u>P</u>	
12.06	Event Venue, Category 2	P T50	<u>P T50</u>	<u>P T50</u>	
12.07	Event Venue, Category 3	P T200	<u>P T200</u>	<u>P T200</u>	
12.10	Recreation Facility, Category 1	P	<u>P</u>	<u>P</u>	

Use #	Specific Use	B1			Reference
13.0 Agriculture					
13.01	Garden, Community	t	<u>L</u>	<u>L</u>	15.29
13.02	Garden, Residential	t	<u>L</u>	<u>L</u>	15.30
13.09	Forestry	t	<u>L</u>	<u>L</u>	15.31
14.0 Manufacturing					
14.01	Microbrewery	T75	<u>L T125</u>	<u>L T200</u>	15.32
14.02	Brewpub	T75	<u>L T75</u>	<u>L T125</u>	15.32
15.0 Parking					
15.01	Parking Lot	t			15.39
15.02	Parking Structure	t			15.40
<u>15.03</u>	<u>Park and Ride Lots</u>			<u>CD</u>	
Allowable Accessory Uses					
A-1	Secondary suite	t		<u>L</u>	15.45
A-2	Home occupation	t	<u>L</u>	<u>L</u>	15.46
A-3	Accessory dwelling unit	t		<u>L</u>	15.47
A-5	Outdoor display	t	<u>L</u>	<u>L</u>	15.49
A-7	Outdoor dining	t	<u>L</u>	<u>L</u>	15.51
A-8	Automated teller machine (ATM)	P	<u>P</u>	<u>P</u>	
A-9	Automated teller machine (ATM), freestanding	t	<u>L</u>	<u>L</u>	15.52
A-14	Bees	t	<u>L</u>	<u>L</u>	15.57
A-15	Garden, residential	t	<u>L</u>	<u>L</u>	15.58
A-16	Satellite receiving antennas less than 1 meter in diameter	P	<u>P</u>	<u>P</u>	
A-17	Satellite receiving antennas less than 2 meters in diameter	P	<u>P</u>	<u>P</u>	
A-20	Swimming pools, spas, and hot tubs	t	<u>L</u>	<u>L</u>	15.59
A-22	Vehicular gate	t	<u>L</u>	<u>L</u>	15.61
A-25	Open air market, accessory	t	<u>L</u>	<u>L</u>	15.22
A-26	Daycare, small	P	<u>P</u>	<u>P</u>	
<u>A-27</u>	<u>Limited structures to enable recreation uses of open rooftops</u>		<u>L T300</u>	<u>L T300</u>	<u>14.03.07(G)</u> <u>14.19.06(H)(8)(d)</u>
Allowable Temporary Uses					
T-1	Temporary care provider dwelling	t	<u>L</u>	<u>L</u>	15.62
T-2	Temporary construction or repair dwelling	t		<u>L</u>	15.62
T-3	Temporary construction trailer	t	<u>L</u>	<u>L</u>	15.62
T-6	Temporary portable storage containers	t	<u>L</u>	<u>L</u>	15.62
T-9	Carrier on wheels (cow)	t	<u>L</u>	<u>L</u>	15.62
T-10	Yard sales	t		<u>L</u>	15.62

Use #	Specific Use	B1			Reference
T-11	Itinerant merchant/peddler	±	<u>±</u>	<u>±</u>	15.62
T-12	Open air market, temporary	±	<u>±</u>	<u>±</u>	15.62

14.19.03~~4~~ B1 Development Standards

- A. Minimum Gross Land Area: ~~5,000 square feet~~ (see Subsection 14.03.02)

1. B1 Downtown Core: 2,500 square feet
2. B1 Downtown Interface: 5,000 square feet

- B. Minimum Lot Width: ~~15 feet~~ (see Subsection 14.03.03)

1. B1 Downtown Core: 25 feet
2. B1 Downtown Interface: 50 feet

- C. Minimum Street Frontage: ~~12 feet~~ (See Subsection 14.03.04)

1. B1 Downtown Core: 20 feet
2. B1 Downtown Interface: 40 feet

- D. Minimum Building Footprint: ~~50~~ 50% of lot

- E. Minimum Setbacks: (See Subsection 14.03.06)

1. Street:

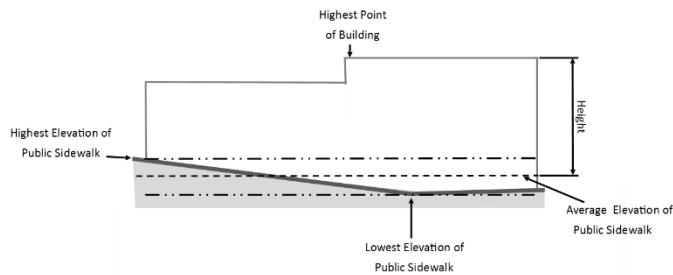
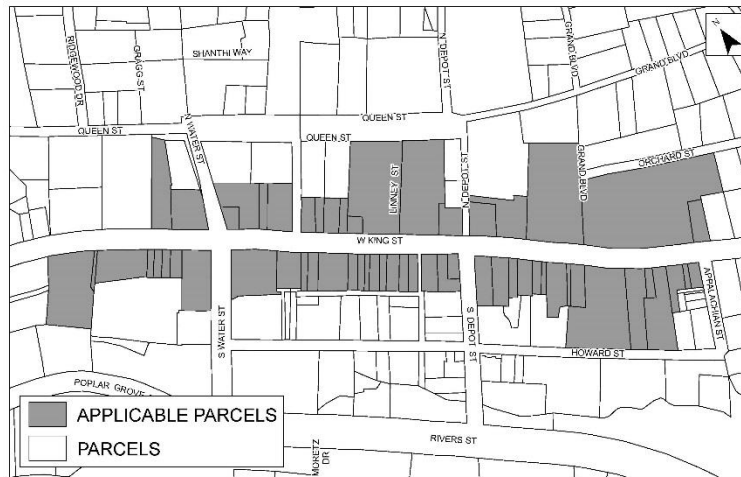
a. Downtown Core: Buildings in the B1 Downtown Core District shall be constructed to the build-to line. The build-to line is the back of the required public sidewalk or the back of the street right-of-way along the primary public way. The building may be set back farther if the area created by an additional setback is designated as plaza space and/or landscaped greenspace that retains the intended connection between the publicly accessible pedestrian realm and ground-level internal portions of the building.

a.b. Downtown Interface: Buildings in the B1 Downtown Interface District shall be subject to a minimum fifteen-foot (15') street setback, measured from the back of the required public sidewalk. Additional setback is allowed if the area created by an additional setback is designated as plaza space and/or landscaped greenspace that retains the intended connection between the publicly accessible pedestrian realm and ground-level internal portions of the building.

- ~~1.2.~~ Interior: 0', except whenever a lot in ~~the a~~ B1 Downtown District has a common boundary line with a lot in an adjacent zoning district, the interior setback requirement applicable to the B1 lot shall be the minimum set forth for the adjacent lot.

2.3. In the B1 district, the minimum street setback distance shall not apply to a projecting theater marquee, canopy or roof overhang supports as long as such supports do not go beyond the edge of the sidewalk. This exemption shall not obviate the need for an encroachment agreement.

F. Maximum Building Height: (See Subsection 14.03.07)



B1 - Building Height for Lots with Street Frontage

1. Buildings which front on King Street as shown on the map above are limited to thirty feet (30'), as measured from the average elevation of the existing or proposed public sidewalk facing King Street to the highest point of the building or structure.
2. Buildings which front King Street on corner lots shall be limited to thirty feet (30'), as measured from the average elevation of the existing or proposed public sidewalk facing King Street to the highest point of the building or structure.
3. Buildings which front on King Street as shown on the map above and Howard Street are limited to thirty feet (30') at the King Street elevation, and thirty-three feet (33') at the Howard Street elevation. Building height shall be measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure subject to the limitations below. The building height limitation for the King Street elevation may extend horizontally from the

building frontage on King Street toward Howard Street not more than 75% of the lot length.

4. Buildings which front on King Street as shown on the map above and Queen Street are limited to thirty feet (30') at the King Street elevation, and thirty-three feet (33') at the Queen Street elevation. Building height shall be measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure. The applicable building height shall apply for each street and the building height limitation shall terminate at the midpoint of the lot.
5. Buildings fronting streets in the B1 Central Business District, outside of the area governed by Subsection 14.19.03(G)(1) above, are limited to thirty-three feet (33'), as measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure containing the primary entrance.
6. Buildings in the B1 Central Business District located on interior lots with no street frontage are limited to thirty-three feet (33'), with height being the vertical distance measured from the average elevation of the finished grade at the primary façade of the building to the highest point of the building or structure.
7. Building Height Limitations:
 - a. Flat roofs shall be capped by parapets of sufficient height to screen rooftop equipment and penthouses from view when standing at ground level twenty feet (20') from the structure.
 - i. The building height limitations for buildings on King Street governed by Subsection 14.19.03(F)(1) above shall include parapet walls.
 - ii. The building height limitations for buildings governed by Subsections 14.19.03(F)(2) and 14.19.04(F)(3) above shall not include parapet walls so long as the parapet walls do not exceed 4' above the maximum building height of thirty-three feet (33'). The height of parapet walls above 4' shall be counted toward the building height.
 - b. The height of a building existing as of April 26, 2018 may not be increased, whether by demolition and rebuilding or reconstruction, renovation, or improvement, unless approved under the Conditional District Zoning Map Amendment process set forth in Article 9 herein. Provided, however, that an addition or modification of the features exempted in Subsection 16.08.08 does not trigger the requirement for the Conditional District Zoning Map Amendment process.

14.19.054 Occupancy: Unlimited family or up to 2 unrelated persons (see Section 14.04)

14.19.065 Appearance Standards:

~~**14.19.06 Appearance Standards:** Development in the B1 Central Business District shall meet the standards set forth in this Article and, except as provided herein, the standards set forth~~

~~elsewhere in UDO; provided, however, that this Article does not apply to any dwelling regulated under the North Carolina Residential Code for One and Two Family Dwellings unless the dwelling has been designated as a local, state, or national historic landmark or is located within a local historic district.~~

~~— **Purpose:** For purposes of this Section the term “historic” shall mean any building, building material, or feature fifty years or older as of May 1, 2018.~~

~~— **Exterior Facades**~~

~~— Exterior facades in the B1 Central Business District are exempt from meeting the following requirements of UDO Article 25:~~

~~— UDO Subsection 25.02.01 Pedestrian Orientation; and~~

~~— UDO Subsection 25.02.02 Exterior Walls; and~~

~~— UDO Subsection 25.02.03 Roofs; and~~

~~— UDO Subsection 25.02.04 Materials.~~

~~— **Design Standards for Renovation of Existing Buildings**~~

~~— **General Considerations:** A building may need renovation for a number of reasons. A building may be in poor condition, or may have been insensitively remodeled in the past. Similarly, certain changes may be desired in order to add either modern conveniences to a building or to bring the building up to current building code standards. Renovations to existing historic buildings shall be consistent with the following guidelines:~~

~~— Distinctive or historic materials, features, finishes, construction techniques or examples of building craftsmanship of a building shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided.~~

~~— Applicants shall identify, retain and preserve masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings and color.~~

~~— Applicants shall identify, retain and preserve wood features that are important in defining the overall historic character of the building (such as siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes and colors.~~

~~— Applicants shall identify, retain and preserve storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such~~

~~as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other more recent, non-historic or insignificant alterations can help reveal the historic character of the storefront.~~

~~— Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinct feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.~~

~~— Exterior Building Materials:~~

~~— Acceptable Building Materials: A historic material found on the existing building used for the same purpose or location will be found to be acceptable. Where necessary or desirable due to lack of historic materials, equivalency of alternative materials, or other reasons demonstrated to the satisfaction of the Administrator, applicants may use a compatible substitute material that reproduces the overall appearance and aesthetic of the historic material.~~

~~— The installation of awnings or canopies above first story uses or between the first and second stories as shown in Graphic 18.08.02(B) below shall be allowed if the installation does not compromise any historic feature of the building. For example, an awning or canopy would be required to be placed so as to not compromise any transom or clerestory window historic to a building. Awning and canopy criteria includes:~~

~~— Type (examples shown in Graphic 18.08.02(B) below):~~

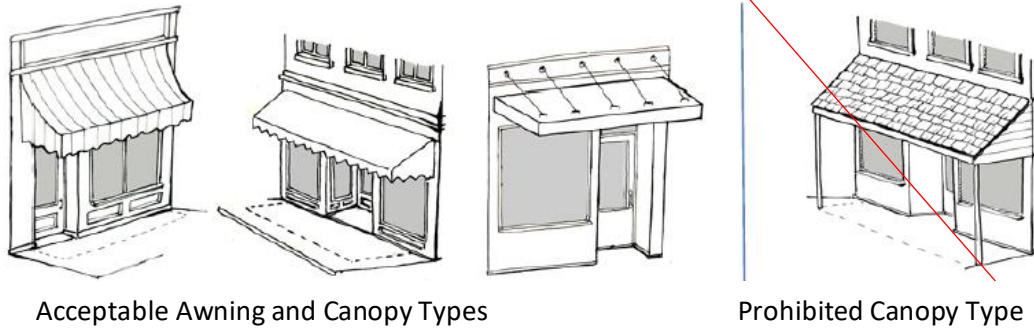
~~— Metal frame awnings covered with non-shiny UV protected cloth (such as canvas); or~~

~~— Cable hung metal canopies;~~

~~— Acceptable colors for awnings and canopies are the same as those outlined for accent colors.~~

~~— Vertical supports that interrupt the sidewalk are prohibited, as detailed in the Graphic 18.08.02(B) below.~~

Graphic 18.02.02(B) Awnings and Canopies



Acceptable Awning and Canopy Types

Prohibited Canopy Type

~~Non-historic buildings (building built less than fifty years ago) in the B1 shall be renovated in accordance with the standards set forth in Subsection 18.02.02(C).~~

~~**Design Standards for Additions and New Construction:** The standards below apply to the primary and secondary facades and to other portions of an addition or new construction project that are publicly visible as defined in UDO Subsection 25.01.01.~~

~~**General Considerations:**~~

- ~~Orientation: Orientation refers to the direction in which the primary facade and the main building entry faces the public street.~~
- ~~In order to maintain the rhythm and balance established by the orientation of existing buildings, new construction should be consistent with the historic pattern of building orientation established by adjacent and/or nearby buildings (in the block or across the street) within the district.~~
- ~~For buildings on interior lots, the facade of a new building shall be oriented to the street onto which the lot faces.~~
- ~~Buildings on corner lots shall be oriented and designed to give architectural emphasis to the facade oriented to the primary public way or, if more than one facade face significant public ways, to architecturally emphasize all such as primary facades.~~
- ~~Rhythm and Proportion. Because rhythm and proportion are critical elements in an architectural composition, it is vital that applicants understand and employ these principles when planning and designing additions and new construction. By following these principles, a project is more likely to achieve compatibility with the historic context of the downtown area. The principles of rhythm and proportion—which may refer to an individual building on one lot or several buildings that comprise a streetscape—are important to ensuring that additions and new construction projects are compatible with the surrounding neighborhood.~~

- ~~— Rhythm refers to the regular, or rhythmic, occurrence of building elements such as windows and doors across a facade. Rhythm also refers to the pattern of buildings along a street.~~
- ~~— The rhythm and placement of window and door openings shall be designed to be similar or compatible with those of nearby facades in same block or the block across the street in the district.~~
- ~~— Window and door openings shall be sized and proportioned to be similar to or compatible with those on nearby facades (same block or block across the street). Commercial storefronts will often have more horizontal elements and a higher ratio of window to wall than the upper stories of the same building.~~
- ~~— Proportion refers to a relationship between building elements with respect to size and/or quantity. Proportion also refers to the height of a building in relation to its width and the dimensions of the structure in relation to the dimension of nearby buildings (same block or block across the street).~~
- ~~— Buildings shall be designed with proportions that are similar to nearby buildings (same block or block across the street) in the district.~~
- ~~— New construction should be compatible with the dominant architectural characteristics of nearby buildings (same block or block across the street) in the district.~~
- ~~— Additions shall not destroy historic materials, features, and spatial relationships that characterize the property. Additions will be differentiated from any historic building and compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.~~
- ~~— Larger buildings shall be designed to create an overall design that is consistent with the proportions and rhythm of nearby buildings. Often new buildings are proposed for construction on sites much larger than the traditionally smaller sized lots in downtown. These new structures can translate into buildings whose mass and scale overwhelm neighboring existing buildings. Therefore, new construction must employ design techniques to reduce its visual presence with respect to the existing buildings in the immediate context. Varied façade wall planes, differing materials, stepped back upper levels and irregular or additive massing help mitigate the impact of larger buildings on the existing area. The foregoing and/or the following design techniques shall be employed to create an overall building design that is consistent with the proportions and rhythm of nearby buildings:~~
- ~~— Varying the surface planes of large buildings is a way to make the structure more consistent with the design of smaller scaled historic structures in the surrounding area. In order to successfully mitigate the impact of a larger~~

- ~~building the difference between the surface planes may be a little as one foot or greater than ten feet.~~
- ~~— Breaking up the roofline of a large building into smaller components may help the perceived mass of large buildings.~~
- ~~— Where necessary and appropriate, creating bay divisions on the façades of large buildings allows the building to reflect the massing of smaller scaled historic structures.~~
- ~~— **Exterior Materials.** Materials shall be highly durable and easily maintained, especially at the pedestrian level.~~
- ~~— Acceptable Building Materials:~~
 - ~~— Acceptable building materials are historic materials found on one or more historic building on the same block or block across the street. Applicants may use a compatible substitute material that can reproduce the overall appearance and aesthetic of the historic material.~~
 - ~~— Real brick consistent in color, size, texture, and mortar with historic brick buildings in the B1 Central Business District.~~
 - ~~— Real stone consistent in color, size, and mortar with historic stone buildings in the B1 Central Business District.~~
 - ~~— Stucco finishes are not allowed on primary or secondary facades but are allowed on other façades so long as the stucco reflects historic examples found in the B1 Central Business District and is not the primary building material.~~
- ~~— Prohibited Building Materials: The following exterior building materials are prohibited:~~
 - ~~— Fiber cement, metal, wood or vinyl siding~~
 - ~~— FRC, PVC composites~~
 - ~~— Glass Curtain Walls~~
 - ~~— Concrete Blocks~~
 - ~~— Mirrored Glass~~
 - ~~— Concrete simulated brick or stone (cultured stone)~~
 - ~~— Stacked stone with no mortar~~
 - ~~— Thin stacked stone~~
- ~~— Exceptions for prohibited materials: An otherwise prohibited material may be used in an addition if the applicant demonstrates that the same material was a historic material used for the existing building.~~

14.19.06 Appearance Standards

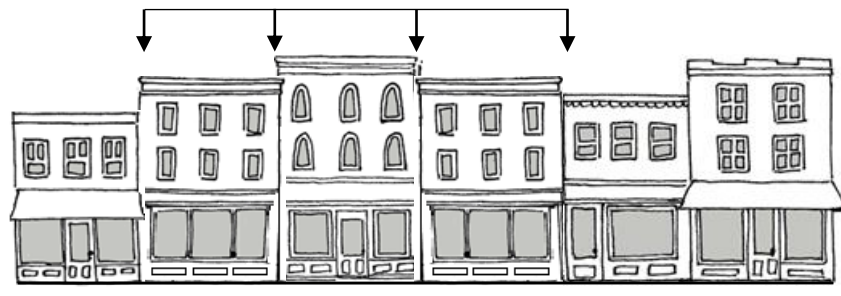
- A.** The B1 Downtown Core and the B1 Downtown Interface Zoning districts are located within the Central Fire District which is regulated by the most recent edition of the NC Building Code. Applicants will be required to submit sufficient information during the zoning permit process for Staff to determine compliance of the proposed development with the requirements of the Central Fire District.
- B. Purpose:** For purposes of this Section the term “historic” shall mean any building, building material, or feature fifty years or older as of May 1, 2018.
- C. Intent:** When the Administrator is in doubt that a development meets the intent of the regulations of this Section, the permit shall be denied. The applicant may challenge this determination by appeal to the Town of Boone Board of Adjustment, in conformity with the procedures of Article 6.
- D. Applicability:** This section is applicable to the primary and secondary facades and to any other publicly visible portions of building pursuant to UDO Subsection 25.01.01.
- E. Rhythm, Proportion, and Building Massing**
- 1.** Rhythm and proportion are critical elements in an architectural composition, and it is vital that applicants understand and employ these principles when planning and designing additions and new construction. By following these principles, a project is more likely to achieve compatibility with the historic context of the downtown area. The principles of rhythm and proportion—which may refer to an individual building on one lot or several buildings that comprise a streetscape—are important to ensuring that renovations, additions and new construction projects are compatible with the surrounding neighborhood.
 - a.** Rhythm refers to the regular, or rhythmic, occurrence of building design elements such as windows and doors across a facade. Rhythm also refers to the pattern of buildings along a street.
 - b.** Proportion refers to a relationship between building design elements with respect to size and/or quantity. Proportion also refers to the height of a building in relation to its width and the dimensions of the structure in relation to the dimension of nearby buildings.
 - 2.** Building massing refers to the general shape and size of a building. Building massing in the Downtown Districts should be similar to the massing patterns of buildings within the Downtown Core. These buildings have relatively modest massing. They have few, if any, building setbacks or projections and are almost always built straight up to the parapet, with the exception of recessed entries and architectural features listed herein.
 - a.** Applicants should utilize a segmented façade on larger buildings which breaks up the building’s façade such that it appears as several different buildings. Changes in the segmented façade should occur at the first floor tenant demising lines. Tenants may take up single or multiple segments. See photograph below for example.



Photograph reproduced by permission of the City of Alpharetta, Georgia, *Alpharetta Downtown Design Guidelines* (Alpharetta, GA, 2017), 17.

- b. The segment widths shall be similar to the general widths of the buildings in the Downtown Core. See Graphic below.

Graphic 14.19.01-1 Segmented Treatment of Larger Building



- G. Compatibility with Existing District.** For purposes of this Article, when a development standard requires an element to be “similar or compatible” with Downtown historic buildings, the applicant shall reference the following group of buildings, herein after referred to as “desired downtown design” for the identified features:

[Graphic 14.19.06-2 Desired Downtown Design: 593-603 West King Street Identified Features: Original brick materials, brick detailing and coping; fenestration percentages](#)



[Graphic 14.19.06-3 Desired Downtown Design: 607 West King Street Identified Features: Original brick materials, brick detailing and coping; fenestration percentages; transom over door](#)



[Graphic 14.19.06-4 Desired Downtown Design 627 West King Street Identified Features: Original brick materials, brick detailing and coping; medallions; fenestration percentages; transom over door](#)



[Graphic 14.19.06-5 Desired Downtown Design 630 West King Street Identified Features: Original brick materials, brick detailing; fenestration percentages; clerestory windows; doors; storefront window; awnings](#)



[Graphic 14.19.06-6 Desired Downtown Design 659-661 West King Street Identified Features: Original brick materials and brick detailing; original concrete detailing; fenestration percentages; transom over door at 659 West King Street](#)



[Graphic 14.19.06-7 Desired Downtown Design 671 West King Street Identified Features: Building demonstrates sympathetic renovation with brick materials, brick detailing, fenestration percentages, transoms over doors and awnings](#)



[Graphic 14.19.06-8 Desired Downtown Design 680 West King Street Identified Features: Original stone material; window detailing](#)



[Graphic 14.19.06-9 Desired Downtown Design 685 West King Street Identified Features: Original brick materials, brick detailing; fenestration percentages; windows; and storefront window](#)

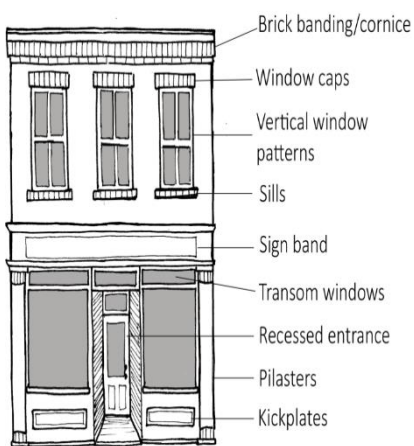


Graphic 14.19.06-10 Desired Downtown Design 718 West King Street Identified Features: Original stone materials, fenestration percentages; door; storefront window

H. Design Standards for New Construction and Additions

- 1. Purpose.** The purpose of this section is to provide standards for the design of new building construction in the B1 districts in order to retain the historic context of the area while providing new opportunities for design. New building design must be sympathetic to existing buildings in the B1 Downtown Core, and respect the traditional qualities that make downtown unique, such as use of storefront detailing and choice of materials. Applicants shall use the design elements that pay tribute to what was historically present in Boone's architecture. Compatible contemporary designs rather than historic duplications or replications are acceptable when new construction is considered.
- 2. Architectural Features.**
 - a. Inclusion of the following architectural features supports the determination that a design is sympathetic or compatible with the area:

Graphic 14.19.06-11 Architectural Features



- i. First floor display windows.
- ii. Recessed entrance doors where the door will not extend past the front of the building.
- ii. Transoms or clerestory windows above doors and windows.
- v. Cornices
- v. Decorative Masonry Elements:
 - A. Belt course: a course of bricks which runs the entire length of the façade and is laid in a pattern different to the stretcher or common course (examples include soldier or sailor course).
 - B. Stone belt course: a course of stone (such as granite) which runs the entire length of the façade and is in a different material than the remainder of the façade.
 - C. Masonry lintels or sills
 - D. Quoins
- b. The features below will assist with contributing to the determination that a building is sympathetic or compatible but to a lesser degree than the list above:
 - i. Kick plates when used as base to the windows and the entrance doors along a façade.
 - ii. Angled entrances on corners.
 - iii. Vertical window patterns and shapes between upper stories.
 - iv. Pilasters.
 - v. Friezes and fasciae.
 - vi. Medallions.
 - vii. Sunbursts.
 - viii. Corbels.
 - ix. Decorative molding
- c. **B1 Downtown Interface District.** Additional contemporary architectural features allowed within the B1 Downtown Interface District that are not allowed within the B1 Downtown Core District include but are not limited to:
 - i. Large glass windows on upper floors

- ii. [Metal detail and metal roof elements](#)
- iii. [Accordion or garage-style window/doors](#)

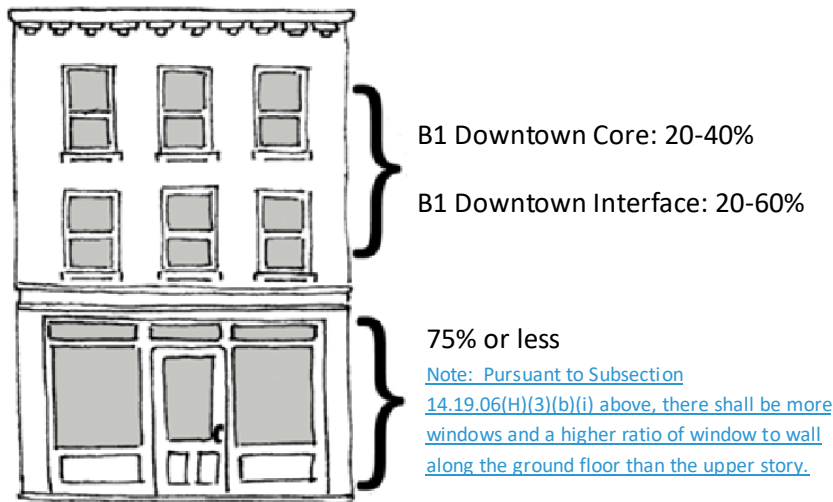
3. Fenestrations

- a. [The rhythm, placement, size and proportion of window and door openings shall be designed to be similar or compatible with the desired downtown designs. See Subsection 14.19.06\(G\).](#)
- b. [All buildings shall have storefront windows along all ground-floor level primary and secondary facades.](#)
 - i. [There shall be a higher ratio of window to wall along the ground floor than the upper stories of the same building as detailed in Graphic 14.19.06-12.](#)
 - ii. [The bottom of ground floor windows must be no more than thirty inches \(30"\) above the sidewalk.](#)
 - iii. [The top of ground floor windows should be no less than eight feet \(8'\) above the sidewalk.](#)
 - iv. [The window to wall ratio should not exceed 75% of the ground floor façade area as detailed in Graphic 14.19.06-12 is measured from the average final grade of the façade to the roof for single-story buildings and to the lowest point of the second-story floor support for multi-story buildings.](#)
 - v. [Any below-ground story which has a visible façade at the public sidewalk shall install windows similar in style and trim to the windows on the other levels of the same façade to the extent practical as to provide natural light into the below-ground story.](#)
- c. [The window to wall ratio of an upper story shall meet the percentages outlined below. Parapets should not be included in the window to wall ratio for upper stories:](#)

District	Upper Floor Window Coverage
B1 Downtown Core	20-40%
B1 Downtown Interface	20-60%

- d. [The use of clear or lightly-tinted colored glass on windows and doors \(minimum 70% VLT\) is required. Spandrel glass is prohibited.](#)

[Graphic 14.19.06-12 Window to Wall Ratio](#)



e. Exterior Doors

- i. [B1 Downtown Interface: All entrance doors off of the primary and secondary facades must be architecturally compatible/sympathetic with the storefront of the building.](#)
- ~~—~~ [B1 Downtown Core: All entrance doors on the primary and secondary facades shall be made of a solid wood frame and must be architecturally compatible/sympathetic with the storefront of the building.](#)
- ii. [Following are photographs of acceptable and unacceptable doors based upon use.](#)

Acceptable Door Gallery for Any Use:





Acceptable Door Gallery for Office and Residential Access (directly into unit) :



Acceptable Door Gallery for Residential Access (entrance into common area or directly into unit):



Unacceptable Door Gallery:



4. Materials.

a. Acceptable Materials: The use of materials that are similar or compatible in dimension, durability, and finish to the desired downtown designs. See Subsection 14.19.06(G).

i. Acceptable Field Materials:

A. Brick or stone, unglazed and unpainted

B. Stucco finishes, but only (1) on non-primary or non-secondary facades; (2) the stucco finish must be similar or compatible to historic examples found in the B1 Downtown Core District, and (3) the stucco finish is not the primary building material.

ii. Acceptable Trim Materials:

A. Brick or stone, unglazed and unpainted.

B. Noncombustible wood details (Allowable wood detailed in the most recent NC Building Code)

C. Metal (only on window and door trim)

D. Copper

E. Brick, Clay, or Ceramic Pavers

F. Concrete and stone lintels

G. Concrete, stone, or brick caps or cornices

b. Prohibited Materials: The following exterior building materials are prohibited:

i. Prohibited Field Materials:

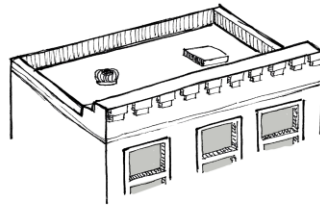
- A. Fiber-cement,
 - B. Metal,
 - C. Vinyl,
 - D. PVC composites,
 - E. Fiber reinforced concrete (FRC),
 - F. Glass curtain walls,
 - G. Mirrored glass,
 - H. Plexi-glass,
 - I. Concrete blocks,
 - J. Simulated brick or stone,
 - K. Stacked stone with no mortar,
 - L. Thin-stacked stone,
 - M. Stucco finishes except as allowed in Subsection 14.19.06(H)(4)(a)(i)(B), and
 - N. Dryvit, EIFS
 - ii. Prohibited Trim Materials (includes trim on doors and windows):
 - A. Fiber-cement
 - B. Metal (except on window and door trim),
 - C. Vinyl,
 - D. PVC composites,
 - E. Fiber reinforced concrete (FRC),
 - F. Concrete blocks,
 - G. Simulated brick or stone,
 - H. Stacked stone with no mortar,
 - I. Thin-stacked stone, and
 - J. Stucco finishes
 - iii. Any materials not listed are prohibited.
 - iv. Exceptions for prohibited materials. An otherwise prohibited material may be used in an addition if the applicant demonstrates that the same material is a historic material used on the existing building.
- 5. Color**
- a. Cornices, doors, door and window trim, awnings, canopies, and kickplates can be any color.

6. Roofs: Historically, most of Boone's downtown commercial buildings had flat roofs. This theme should be carried forward in new construction and additions using the following guidelines:

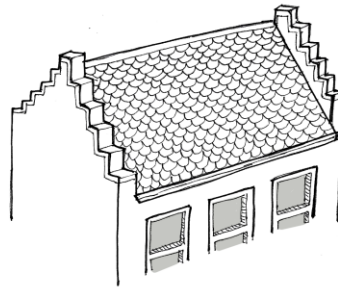
- a. The roof planes should be hidden from view on the façade, and rooflines should be decorated using historic decorative details. Use historic photographs and/or neighboring buildings as a guide.
- b. Terracotta tile or limestone roof coping is required in the B1 Downtown Core District and encouraged in the B1 Downtown Interface District.
- c. Residential roof types are prohibited.
- d. Pitched roofs are prohibited, with the exception of decorative roof elements such as clock towers and cupolas.

Graphic 14.19.06-13 Roofs

Roof parapet hides flat roof plane and utility equipment



Pitched & residential roof types are not allowed



7. Awnings and Canopies: Awnings and canopies shall be designed in relationship to the historic context of the surrounding district.

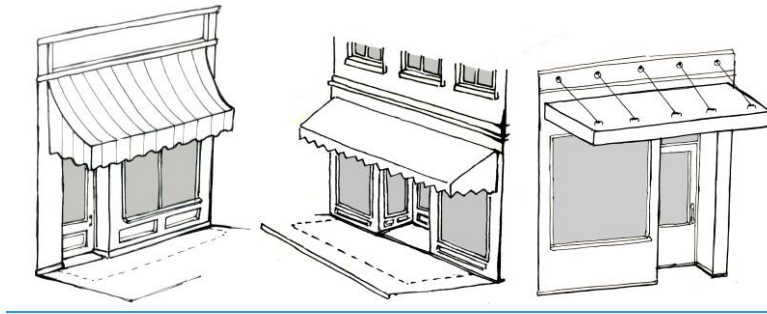
a. B1 Downtown Core:

- i. Design should be complementary to the shape and color of the building façade.
- ii. Awnings and canopies that are illuminated from within must be covered or finished with fully opaque materials.
- iii. Acceptable awning and canopy styles are listed below (see Graphic 1 below):
 - A. Metal frame covered with UV protected non-shiny cloth or canvas; or
 - B. Cable-hung awning or canopies

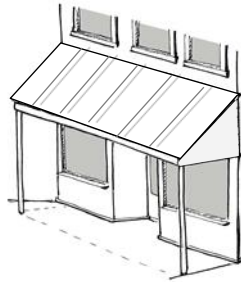
b. B1 Downtown Interface:

- i. Design should be complementary to the shape and color of the building façade.

- ii. Awnings and canopies that are illuminated from within must be covered or finished with fully opaque materials.
- iii. Acceptable awning and canopy styles are listed below (See Graphics below):
 - A. Metal frame covered with UV protected non-shiny cloth or canvas;
 - B. Cable-hung awning or canopies;
 - C. Decorative wood frame awnings or canopies with copper roofing are allowed in the B1 Interface district; (allowable wood detailed in the most recent NC Building Code)
 - D. Canopies with vertical supports are only allowed where the vertical supports do not encroach in the public way (sidewalk, alley, etc.).



Graphic 14.19.06-14 Acceptable Awning and Canopy Types in B1 Downtown Core and B1 Downtown Interface



Graphic 14.19.06-15 Additional Acceptable Canopy Type in B1 Downtown Interface

8. Additions:

- a. New additions should be designed and constructed so that the character-defining features of a building are not radically changed, obscured, damaged, or destroyed. New design should always be clearly differentiated so that the addition does not appear to be part of the original building. Do not attempt to duplicate form, material, style, wall plane, roofline, cornice height.
- b. Exterior materials for additions shall be compatible with those on the original building.

- c. The addition should complement the scale, massing, materials, and window spacing of the adjacent building(s).
- d. Rooftop Additions: Rooftop additions to existing commercial **block** buildings, including those intended to accommodate elevator shafts, bars, decks, kitchen prep areas, social areas, or to otherwise enable recreational use of open rooftops, are generally not appropriate if any portion of the rooftop addition is visible from the street-level right of way adjacent to the primary facade.
 - i. For buildings located on corner lots, additions should not be visible from the street-level secondary facade, either. In the vast majority of cases, this will mean positioning the addition within the one-third portion of the rooftop located closest to the non-primary or non-secondary facade of the existing building.
 - ii. Rooftop additions should never destroy or damage character-defining features of an existing building, and they should be designed to be compatible with both the size, scale, color, material, form, style, and character of the building on which they are erected. Rooftop additions should be subordinate to the existing building in size and design, and compatible with its massing, scale, materials, and features. Nevertheless, additions should be sufficiently differentiated as new elements from original components of the existing building.
 - iii. Rooftop additions should maintain the lowest possible profile in their construction, so that walkways, decks, seating areas, solar arrays, and similar components are built as close as functionally possible to the original roof surface of the existing building.
 - iv. The additions shall not be visible when viewed at eye level (5'-6" from grade) from the opposite side of the right-of-way adjacent to the primary facade (directly in front of the building; for corner properties, said additions shall also not be visible when viewed at eye level (5'6" from grade) from the opposite side of the side of the right-of-way adjacent to the secondary facade directly in front of the secondary facade.
 - A. When a building on a corner lot has more than one secondary facade, this standard shall only apply to the secondary facade with the higher level of vehicular traffic.

I. Design Standards for Renovation of Existing Buildings.

1. **Purpose:** A building may need renovation for a number of reasons. A building may be in poor condition, or may have been insensitively remodeled in the past. Similarly, certain changes may be desired in order to add either modern conveniences to a building or to bring the building up to current building code standards. Renovations to existing buildings shall be consistent with guidelines set forth herein.

2. Applicants should exercise caution when undertaking renovations of buildings and building facades within the B1 Districts because once a nonconforming material or feature has been removed, the applicant will only be able to proceed with new materials and features which meet the requirements of this Section. Renovations are prohibited if they will destroy historic features or otherwise preclude subsequent preservation efforts.
- Distinctive or historic materials, features, finishes, construction techniques or examples of building craftsmanship of a building shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be prohibited.
3. Applicants shall identify, retain, and preserve masonry features that are important in defining the overall historic character of the building (such as, but not limited to: walls, brackets, railings, cornices, window and door surrounds, steps and columns), as well as decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.
4. Applicants shall identify, retain and preserve wood features that are important in defining the overall historic character of the building (such as, but not limited to: siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes and colors.
5. Applicants shall identify, retain and preserve storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as, but not limited to: display windows, base panels, bulkheads, signs, doors, transoms, clerestory windows, kick plates, corner posts, piers, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other more recent, non-historic or insignificant alterations can help reveal the historic character of the storefront. If the original façade has been covered, then it should be uncovered if structurally feasible.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinct feature, the new feature will match the old in design, color, texture, and where possible, materials. Missing features will be substantiated by documentary and physical evidence and shall only be replaced with new materials that match the existing historic material in composition, size, shape, texture, pattern, color and detail.
7. Materials that are not visually compatible with the original façade, such as shiny metals, mirror glass, plastic panels, and vinyl windows or doors are prohibited, unless they can be documented through historic images or similar documentation.
8. A **historic** material found on the existing building used for the same purpose or location will be found to be acceptable. Where necessary or desirable due to lack of

historic materials, equivalency of alternative materials, or other reasons demonstrated to the satisfaction of the Administrator, applicants may use a compatible substitute material that reproduces the overall appearance and aesthetic of the historic material.

9. Non-historic buildings (building built less than fifty years ago) in the B1 and buildings previously renovated or altered so that no historic features or materials remain shall be renovated in accordance with the standards set forth in Subsection 14.09.06(H).

~~— Non-historic materials or features may be repaired.~~

~~— **Color**~~

a. Field Materials.

- i. If paint removal is not structurally feasible, painted field materials may be repainted.
- ii. Non-painted field materials may not be painted.
- iii. Paint color should be similar to the original color of the field material, the existing painted color of the field material, or a color from the Benjamin Moore Historical Collection series or equivalent.

b. Trim Materials

- i. If paint removal is not structurally feasible, painted trim materials may be repainted.
- ii. Non-painted trim materials may not be painted.
- iii. When previously painted brick or stone trim, such as window lintels or sills must be repainted, paint color should be similar to the original color of the field material, the existing painted color of the field material, or a color from the Benjamin Moore Historical Collection series or equivalent.

~~— All other cornices, doors, door and window trim, awnings, canopies, and kickplates can be any color.~~

10. Awnings and Canopies:

- a. B1 Downtown Core: Awning and canopies shall only be allowed in cases where their use can be historically documented in relationship to the historic context of the existing building.
 - i. Design should be complementary to the shape and color of the building façade.
 - ii. Existing awnings and shed roof canopies on historic properties should be evaluated for their historical accuracy. In those cases where they are not appropriate, they should be removed and the original building façade appearance and orientation restored.

- iii. Shed roof canopies are not historically appropriate to downtown Boone and are prohibited in renovations.
- iv. Awnings and canopies that are illuminated from within must be covered or finished with fully opaque materials.
- v. Acceptable awning and canopy styles are listed below (see Graphic 1 Acceptable Awning and Canopy Types in the B1 Downtown Core and B1 Downtown Interface):
 - i. Metal frame covered with UV protected non-shiny cloth or canvas; or
 - ii. Cable-hung awning or canopies
- b. B1 Downtown Interface: Awning and canopies should only be installed in cases where their use can be historically documented in relationship to the historic context of an existing building and/or the surrounding district.
 - i. In these instances, their design should be complementary to the shape and color of the building façade.
 - ii. Existing awnings and shed roof canopies on historic properties should be evaluated for their historical accuracy. In those cases where they are not appropriate, they should be removed and the original building façade appearance and orientation restored.
 - iii. Shed roof canopies are not historically appropriate to Boone and are prohibited in renovations.
 - iv. Awnings and canopies that are illuminated from within must be covered or finished with fully opaque materials.
 - v. Acceptable awning and canopy styles are listed below:
 - A. Metal frame covered with UV protected non-shiny cloth or canvas;
 - B. Cable-hung awning or canopies;
 - C. Decorative wood frame awnings or canopies with copper roofing are allowed in the B1 Interface district; (allowable wood detailed in the most recent NC Building Code)
 - D. Canopies with vertical supports are only allowed where the vertical supports do not encroach in the public way (sidewalk, alley, etc.).

11. Exterior Doors

- a. Original exterior doors historic to the building shall be repaired and retained.
- b. The reuse of historic hardware and locks is encouraged.
- c. Renovations to facades shall retain recessed door areas or recreate recessed door areas, if historically appropriate, to the extent practicable.

- d. Renovations which require new doors or replacement of doors on the primary or secondary facades shall meet the standards set forth in UDO Subsection 14.09.06(H)(3)(e).

J. Fencing

1. Decorative fencing is permissible within the B1 downtown districts. Decorative fencing does not refer to the screening elements required for solid waste and recycling enclosures, HVAC units or similar items.
2. Materials:
 - a. Chain link, solid, barbed, razor wire, plastic, cloth, or electrified fences are prohibited in the B1 zoning districts.
 - b. Materials may be of coated aluminum, wrought iron, or welded steel.
 - c. Solid masonry pillars are allowed if made of the same brick or rock used on the principal structure.
 - d. The fence must be installed with a decorative side facing away from the façade.
3. Height:
 - a. Fences placed fifteen feet (15') or less from any public way including streets, sidewalks, alleys, and greenways shall not exceed forty-two inches (42") in height and shall be screened with evergreen planting materials so that no more than ½ of the surface area will be visible from the public way.
 - b. Fences over fifteen feet (15') from any public way including streets, sidewalks, alleys, and greenway may not exceed six feet (6') in height and shall be screened with evergreen planting materials so that no more than ½ of the surface area will be visible from the public way.

K. Retaining Walls

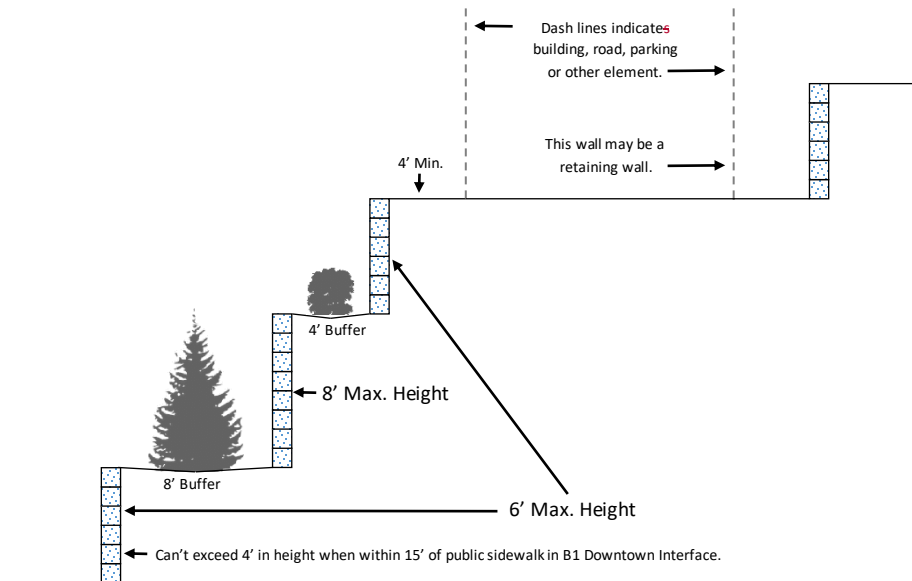
1. All publicly visible retaining walls within a B1 zoning district shall be faced with brick or rock material that is compatible with material on the principal structure. Retaining walls may not be faced with any kind of simulated brick, stone, or rock, or with concrete.
2. Retaining walls within fifteen feet (15') of the public sidewalk are prohibited in the B1 Downtown Core zoning district.
3. Retaining walls within fifteen feet (15') of the public sidewalk in the B1 Downtown Interface zoning district shall not exceed four feet (4') in height.
4. All other retaining walls shall not exceed six feet (6') in height except for retaining walls in series where an eight foot (8') landscape buffer has been installed in front of the wall. In those cases, the wall may increase to a maximum height of eight feet (8').

5. Buildings located near the top of site retaining walls shall be set back a minimum of four feet (4') horizontally from the top of the retaining wall.

6. Landscape buffer required:

- a. A series of two (2) or more retaining walls must have a minimum four foot (4') landscaped buffer between each wall. See Graphic below.
- b. Retaining walls in series which collectively exceed twelve feet (12') in height shall have a minimum of one (1), eight foot (8') wide landscape buffer, between the first two (2). Retaining walls which are separated by a building, a road, or a parking area shall be exempt from this requirement. See Graphic below.

Graphic 14.19.06-16 Retaining Wall Buffers



- c. The landscape buffer as described above shall contain at a minimum the number of plantings as described in Table 26.07 Retaining Wall Landscape Buffer Standards. Number of plantings are based upon the linear measurement of the retaining wall. These buffers shall be maintained in accordance with the provisions of Section 31.12.

Graphic 14.19.06-17 Retaining Wall Landscape Buffer Standards

	<u>4' Landscape Buffer</u> <u>26.07(F)(1)</u>	<u>8' Landscape Buffer</u> <u>26.07(F)(2)</u>
<u>Total Number of Plants per 100 linear feet (Minimum)</u>	<u>30</u>	<u>10</u>
<u>Number of shrubs (at least 75% shall be evergreen)</u>	<u>25</u>	<u>=</u>
<u>Number of evergreen trees</u>	<u>=</u>	<u>7</u>

<u>Number of small deciduous trees</u>	<u>5</u>	<u>3</u>
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L. Landscaping: Development within the B1 zoning districts is exempt from the landscape standards set forth in UDO Article 31 except all development must comply with UDO Section 31.02 General Screening Standard, the requirements as set forth in UDO Sections 31.12 Compliance and Maintenance and 31.13 Preservation of Existing Trees and Vegetation and Appendix B in its entirety.

1. **B1 Downtown Core:** The following landscape requirements apply within the B1 Downtown Core:
 - a. Each development is required to provide street trees in accordance with the approved Downtown Streetscape Plan.
 - b. Full landscape buffers are required where a lot in the B1 Downtown Core abuts a lot in another zoning district (except for B1 Interface and U1). These landscape buffers shall meet the requirements set forth in UDO Sections 31.04, 31.05 and 31.06 and Appendix B.
 - c. No portion of any vehicular surface area shall be further than sixty feet (60') from the trunk of a large deciduous tree.
2. **B1 Downtown Interface:** The following landscape requirements apply within the B1 Downtown Interface:
 - a. Applicants are required to provide large deciduous trees within the area set aside for the street setback and for any space dedicated to plaza space or landscaped greenspace at a rate of one (1) tree per every twenty-five (25') linear feet with a minimum of two (2) trees per street frontage in accordance with the approved Downtown Streetscape Plan. Trees must be placed in areas which contribute to the overall health of the trees.
 - b. Full landscape buffers are required where a lot in the B1 Downtown Interface abuts a lot in another zoning district (except for B1 Historic Core and U1). These landscape buffers shall meet the requirements set forth in UDO Sections 31.04, 31.05 and 31.06 and Appendix B.
 - c. No portion of any vehicular surface area shall be further than sixty feet (60') from the trunk of large deciduous tree.

M. Utilities

1. All utilities are required to meet the standards set forth in UDO Article 22 -Utilities in addition to the standards set forth herein.
2. Utility meters and vents, , should be located where they are not visible or the least publicly visible. Locations in order of acceptability are as follows:
 - a. Any façade that is not considered a primary- or secondary-façade.
 - b. Secondary-facades.

- c. [Primary-facades for renovated buildings only.](#)
- d. [Utility meters and vents are only allowed on the primary façade of renovated buildings when it is impossible to place the utility meters and vents on any other façade.](#)
- 3. [Unless prohibited by NC Building Code, utility meters and vents should be painted to match or blend with the color of the building or surroundings.](#)
- 4. [Exterior mechanical and/or HVAC equipment:](#)
 - a. [Preferred location shall be the roof.](#)
 - b. [For those not located on the roof the equipment shall follow the location guidelines set forth in Subsection 14.09.06\(M\)\(2\) above and shall be screened in accordance with UDO Subsection 31.06.05.](#)
- 5. [Installation of any utility shall not obscure or cover windows or any other distinguishing architectural features.](#)

Article 24 Parking

....

- 24.01.05 Exceptions in the B1 [Downtown Core](#) District.** Development in the B1 [Downtown Core](#) District is not required to meet the requirements of this Article, and will be construed as conforming to the requirements of this Article; *provided, however*, that (i) this exception does not apply to multi-family use(s) or Use 3.08 Hotels, and (ii) this exception applies to motor vehicle parking and loading/unloading areas, and does not apply with respect to bicycle parking.

...

Article 34 Definitions

[Awning](#)

[A shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework.](#)

[Colonnade](#)

[A range of columns that supports a string of continuous arches or a horizontal entablature.](#)

[Column](#)

[A supporting pillar consisting of a base, a cylindrical shaft, and a capital on top of the shaft. Columns may be plain or ornamental.](#)

[Cornice](#)

[A cornice is the finished edge of the roof where it meets the exterior wall, of varying sizes, sometime plain, but often decorative and marked by brackets, dentils, medallions or some other decorative feature.](#)

Fenestration

The arrangement of windows and doors on the façade of a building.

Finish

The visual characteristics including color, texture, and reflectivity of exterior materials.

Plaza Space

A pedestrian oriented urban open space which is predominately hardscaped. Plaza spaces should include manicured landscaping and pedestrian oriented amenities, such as benches, and should connect the building to the public sidewalk. Plaza spaces should be at or near the same grade as the sidewalk or the street.

Pilaster

A shallow, non-structural rectangular column, attached to, and projecting only slightly from, a wall surface.

Pillar

A structural support, similar to a column, but larger and more massive, and often without ornamentation. Pillars can be round or square in section, and are most often made of brick, stone, cement, or other masonry, although substantial wooden timbers can be formed into pillars.

Transom

A narrow window, sometimes hinged at the top, positioned over a doorway or larger window.

Sailor Course

A sailor course is similar to the soldier course but with the wide edge facing out. It is used for decorative effects (vertical, long, wide).

Sill

The flat horizontal bottom piece of a window or door, often of wood, but sometimes of stone.

Soldier Course

A soldier course is one in which bricks are laid standing on end with the narrow edge facing out. This type of course is sometimes used for decorative effects over door and window openings (vertical, long, narrow).

Stretcher Course

Brick laid flat with the long face parallel to the wall are called stretchers. When all the brick in the course are laid in this manner, it is called a stretcher course. (horizontal, long, narrow).

Window to Wall Ratio

A fraction of the total above grade façade area covered by fenestration.

$$\text{WINDOW TO WALL RATIO} = \frac{\text{SQ. FT. OF WINDOW/DOOR OPENINGS}}{\text{TOTAL FAÇADE AREA}}$$

C1.02 Complete Table of Accessory Uses*

Use #	Accessory Use	Zoning Districts																						
		Low Density Residential				Medium to High Density Residential					Commercial/Industrial							Education						
		RA	R1	R1A	RR	R1S	R2	R4	MH	R3	R5	OI	B1-DC	reserved B1-DI	B2	B3	WD	M1	U1	U1	E2		E3	E4
A-27	Limited structures to enable recreation uses of open rooftops									L T300			L T300	L T300		L T300	L T300							14.03.07(G) 14.19.06(H)(8)(d)

(Ord. PL04727-050721, 07-01-2021)

Note: The Table of Principle uses Each zoning district in which Accessory Use A-27 is now allowed will be modified accordingly.

CONFORMITY TO ADOPTED PLANS

COMPREHENSIVE PLAN UPDATE

1.1 Overall Objectives for the Boone Comprehensive Plan (p. 15):

The following objectives, which have not been listed in any particular order of importance, are deliberately broad in scope and less specific than either a policy statement or an implementation action.

Economic Development: Acknowledge the area's natural beauty, university, and medical center presence as the Town's greatest assets for economic development and jobs creation. Treat them accordingly.

Community Appearance and Community Character: Blend the built environment with the natural, scenic, and historic character of a High Country small town. Especially discourage commercial strip development, cluttered signage, and "cheap" apartment buildings.

Open Space: Integrate open space and greenways into the urban fabric of the Town. Preserve the countryside by discouraging suburban sprawl. Avoid development in floodplains, on ridgetops, and on steep slopes.

Environmental Quality: Address and monitor growth factors and activities that contribute to water, air, light, and noise pollution.

Trees: Conserve existing trees and plant new trees, especially hardwoods.

Automobile Transportation: Maximize the efficiency of existing facilities, but not at the expense town and neighborhood character and livability. Build or expand transportation facilities and parking areas as needed, but with care. Work to reduce auto dependency, use, and congestion.

Bikeways: Implement the planned system of bikeways as a legitimate transportation alternative. Unify with greenways and other pedestrian facilities where possible.

Mass Transit: Enhance and support the mass transit system as an effective alternative to the congestion created by the individual automobile.

Pedestrian Movement: Encourage a system of sidewalks, paths, crosswalks and compact development patterns which make it easy to get around Boone on foot.

Infrastructure: Engage in long range planning for water and sewer systems, stormwater runoff, natural gas, and other utility systems. Place overhead utilities underground whenever feasible.

Public Safety: Maintain a high level of policing and fire protection and plan the expansion of public safety services to coincide with projected population increases and identified needs.

Energy and Waste: Reduce waste generation, and the consumption of energy and water. Develop area recycling programs to the fullest. Encourage an anti-litter consciousness among residents and visitors.

University: Emphasize cooperative planning among the Town, County, and University.

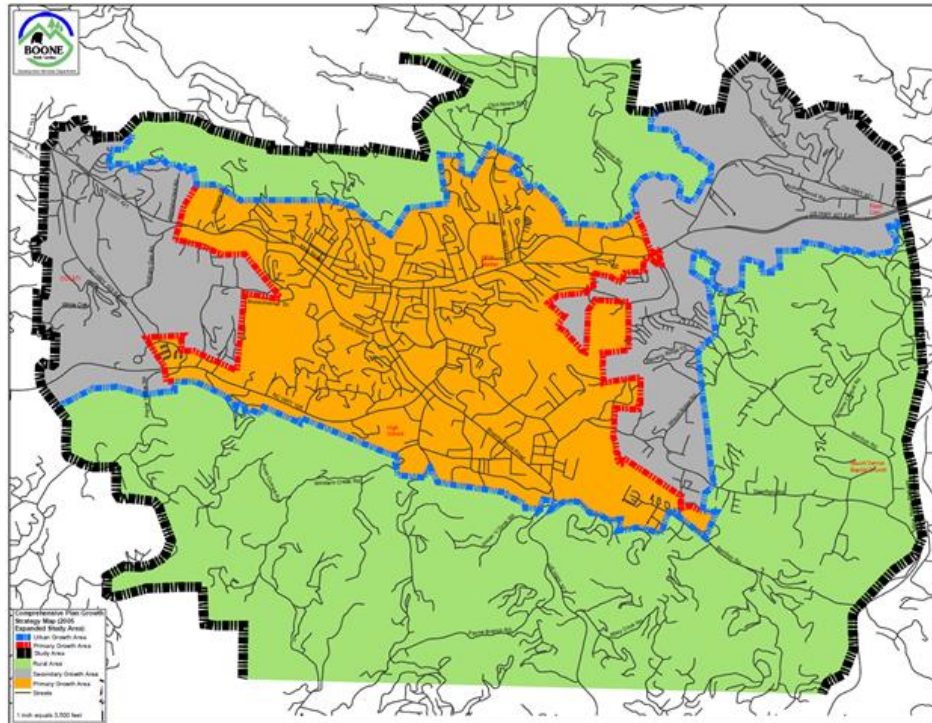
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

Recreation: Strive for additional public recreation facilities, especially sports fields, greenways and indoor recreation centers.

Neighborhoods: Ensure the livability of neighborhoods, especially through land use and traffic planning.

Public Involvement: Encourage active public involvement and volunteerism to expand the effectiveness of community planning and action.

1.2 Growth Strategy Map (p. 17): The property is located within Primary Growth Area.



The property is located within the Primary Growth area. The Primary Growth Area is that portion of the urban growth area where urban level or facilities are already in place or can be provided most cost effectively. This is the area where near term growth and development is to be especially encouraged.

The Secondary Growth Area is that portion of the urban growth area where urban level services can be provided, but on a lower priority basis than in the primary growth area.

Additionally, for comparison, the Rural Area is that portion of the planning study area that is influenced by urban area growth forces, but within which urban level development should be strongly discouraged. Urban level services and associated development densities should not be planned for this area, except in case by case evaluations of major economic development projects.

Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Commission and Council should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation. See below:

COMPREHENSIVE PLAN POLICIES

2.1 THE ECONOMY

2.1.1 Economic Development

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long term component of an economic development strategy.
- B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.

- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
- E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.
- F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.
- G. The Town shall support the development of new business parks.
- H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
- I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
- K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.2 Commercial Development

- A. Uncontrolled strip development along the areas through streets shall be prohibited. The undesirable effects of existing strip development shall be reduced and/or reconfigured when redevelopment opportunities permit. New strip development on isolated single lots along through streets shall be discouraged.
- B. Commercial and Office Development shall be encouraged to locate in planned shopping centers, office parks and mixed use developments to stop the proliferation of strip development.
- C. Community/Commercial Centers shall be located adjacent to a major street and contain or be adjacent to other appropriate community facilities.
- D. Automobile Orientated Neighborhood and Convenience Commercial Centers shall be encouraged to locate on a collector street or secondary street at its intersection with a major street.
- E. Residentially scaled and designed neighborhood businesses may be a planned element of newly developed or redeveloped neighborhoods. They should be near other compatible facilities such as elementary schools and neighborhood parks.

- F. Commercial uses may be encouraged to develop by consolidation and expansion of existing commercially zoned property, only when such consolidation and expansion does not encroach upon a viable residential area.
- G. Effective buffering and/or landscaping shall be provided where a large scale or automobile-orientated commercial or office use adjoins an existing or planned residential use.
- H. Encroachment of incompatibly scaled and designed commercial or office uses into viable existing or planned residential areas shall be prohibited.
- I. Office and institutional development may be encouraged as a transitional land use between residential areas and higher intensity commercial activities.
- J. Highway Oriented Commercial uses shall be clustered along segments of major streets and contain land uses which are mutually compatible and reinforcing in use and design. Businesses shall be encouraged to coordinate their site designs with other nearby businesses. Design factors shall include, at a minimum, shared parking and street access, convenient pedestrian and vehicular movement, and consistent sign standards.

2.1.5 Downtown

- A. Street patterns shall be designed so as to define the limits of the neighborhood, accentuate focal points and interesting vistas, allow convenient circulation within the neighborhood and provide multiple, alternative outlets from the area to adjoining neighborhoods and /or major streets. Particular attention shall be given to avoid designs that provide convenient “cut-through” traffic opportunities.
- B. Planned systems of pedestrian ways, bikeways, greenways, and similar facilities shall be encouraged as energy efficient and environmentally sound transportation alternatives. Site planning that incorporates secure bicycle storage at places of living, working or schooling, shopping, and gathering shall be required, where appropriate.
- C. The Boone Thoroughfare Plan shall be employed to promote a hierarchical, functional road network and to promote the proper arrangement of land patterns by controlling the location of streets and roads.
- D. Properly designed major street intersections containing right and left turn bays shall be encouraged where crosswalks and pedestrian traffic do not have first priority.
- E. Sufficient right-of-way along new roadways and at major intersections shall be acquired to allow future facility expansion.
- F. A program of improvements and maintenance to maximize the use of existing streets shall be employed as a cost effective means of meeting area transportation needs, provided that such improvements shall not destroy the livability of a residential or commercial area for the sole purpose of moving greater traffic volumes.
- G. The operational success of the area’s mass transit system shall be enhanced through the encouragement of compact, transit sensitive development patterns. Site planning that incorporates transit stops and convenience clusters shall be required, where appropriate.

- H. Policies that have the effect of reducing automobile dependency, use and congestion in the heart of the urban area shall be supported.
- I. Driveway cuts along major streets and roads shall be limited to allow these streets to serve primarily as safe traffic movement corridors or, alternatively, to maximize curb frontage for on-street parking.
- J. Private roads serving multiple uses shall be discouraged in new developments, except where public performance standards can be met, and when provisions for continued maintenance are assured.
- K. The Town shall encourage the development and use of park and ride lots at the edge of town when and where demand warrants.
- L. All future road construction within the Town shall be examined for bike and pedestrian feasibility. Wherever possible, compatible bike lanes and pedestrian walkways shall be implemented in conjunction with accompanying road construction.
- M. Continued improvement and appropriate expansion of regional air facilities shall be encouraged and supported.

2.2 INFRASTRUCTURE

2.2.1 Transportation

- A. Street patterns shall be designed so as to define the limits of the neighborhood, accentuate focal points and interesting vistas, allow convenient circulation within the neighborhood and provide multiple, alternative outlets from the area to adjoining neighborhoods and /or major streets. Particular attention shall be given to avoid designs that provide convenient “cut-through” traffic opportunities.
- B. Planned systems of pedestrian ways, bikeways, greenways, and similar facilities shall be encouraged as energy efficient and environmentally sound transportation alternatives. Site planning that incorporates secure bicycle storage at places of living, working or schooling, shopping, and gathering shall be required, where appropriate.
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- J. Private roads serving multiple uses shall be discouraged in new developments, except where public performance standards can be met, and when provisions for continued maintenance are assured.
- K. The Town shall encourage the development and use of park and ride lots at the edge of town when and where demand warrants.
- L. All future road construction within the Town shall be examined for bike and pedestrian feasibility. Wherever possible, compatible bike lanes and pedestrian walkways shall be implemented in conjunction with accompanying road construction.
- M. Continued improvement and appropriate expansion of regional air facilities shall be encouraged and supported.

2.2.2 Utilities

- A. Extensions of water and/or sewer services that could result in scattered, non-directed development and costly provision of other urban services shall be prohibited.
- B. Water and sewer services shall be concentrated within the limits of a geographically defined Urban Growth Area. The Primary Growth Area shall receive first priority for the provision or enhancement of water and sewer services.
- C. The Town shall consider the highest level of participation in the cost of providing water and sewer services within the Primary Growth Area with the next highest level of participation considered for the Secondary Growth Area.
- D. Water and sewer services shall not be extended to properties in the Rural Area (outside the Urban Growth Area). Exceptions to this policy may include the provision of services to other local governments, cooperative agreements on major economic development initiatives, and extensions needed to address imminent public health problems or related environmental hazards.
- E. The Town shall employ incentives to encourage a concentration of intense urban type development within the Urban Growth Area.
- F. Area-wide cooperation and support shall be sought in bringing in alternative utility services to the Boone Area.
- G. Long range planning for a possible stormwater collection and treatment system shall be supported, including the development of financial and regulatory strategies.

2.2.5 Environmental Health

- A. Development on ridgetops and excessive slopes shall be strongly discouraged. Where development is allowed, stringent performance standards shall be met.

- B. Continued improvements to the public sewage collection and treatment facilities shall be supported, with priority given to servicing existing or planned densely developed areas where environmental and economic benefits can be realized.
- C. Development activities in the 100 year floodplain or near lakes or streams shall be carefully controlled. If development must occur, low intensity uses such as open space, recreation and adequately buffered agricultural or forestry activities shall be preferred.
- D. Runoff and drainage from development activities shall be of a quality and quantity as near to natural conditions as possible, with special emphasis given to critical watershed areas.
- E. Development which preserves the natural features of the site, including existing topography, streams and significant trees and vegetation, shall be reflected in the Town's Development Standards.
- F. Recognizing the economic and environmental costs of commercial and residential stormwater runoff, innovative stormwater management techniques such as permeable sidewalks, driveways, and parking areas shall be encouraged.
- G. The development of a comprehensive drainage and flood plain management plan, including public and private actions in support of plan implementation, shall be supported.
- H. Local area requirements for solid waste disposal facilities shall be anticipated through advanced planning; facilities shall be located and designed so as not to adversely impact significant natural or man-made resources.
- I. The Town recognizes the need for a regional solution to the solid waste issue, and will support efforts toward that end.
- J. Research and development of reuse, recycling, and resource recovery programs, whether public or private, shall be encouraged and supported.
- K. The Town shall encourage and set an example which promotes water and energy conservation, and the reduction of waste generation at the source.
- L. An anti-litter consciousness, beginning in the schools, and including the university, businesses and individual citizens and visitors shall be encouraged.
- M. The location of hazardous waste storage and disposal facilities in the Boone planning area shall not be supported. Transportation of hazardous materials through Boone shall be discouraged. The location of propane storage tanks shall be carefully controlled to the extent permitted by state and federal law, as well as by state enabling legislation for local government regulation.
- N. Industries and activities producing excessive noise, odor, air, water and light pollution, or other harmful impacts, shall not be permitted, unless such adverse impacts can be clearly overcome through effective mitigation.
- O. Encourage use of low-impact habitat-friendly practices to achieve and maintain native species, including plants, wildlife and beneficial insects (such as pollinators) within private and public developments.
- P. Ensure that landscape and pesticide management practices minimize impacts to the environment including impacts to pollinators.

2.3 THE COMMUNITY

- A. Urban type development within the Urban Growth Area shall meet appropriate Town standards.
- B. Properly planned, mixed use developments that promote efficient provision of public services shall be encouraged within the Urban Growth Area.
- C. Funding for outside agencies and organizations serving the citizens of Boone shall continue to receive support consistent with area service needs and Town budget constraints.
- D. Coordinated inter-governmental and university-town planning for urban area land use and development, transportation, utilities, recycling, environmental management, law enforcement, education, recreation, tourism and economic development shall be encouraged.

2.3.1 Community Appearance

- A. Measures to improve the effectiveness of grading, landscaping and buffering standards for new and existing developments shall be encouraged.
- B. The significance of street trees in providing visual relief, summer cooling, improved air quality and livability shall be recognized through public policies and actions to encourage their planting and maintenance.
- C. The significance of major roadway entrances into Boone as measures of community image and quality shall be recognized through building placement, landscape, signage and other visual improvements. The Town, along with private property owners and developers, shall work to jointly improve the appearance and design of major street corridors.

C.1 .

- D. Sign policies and standards shall be periodically updated to enhance community identity and create a high quality business image.
- E. The Town shall encourage public, private, and utility company efforts to place utility wires underground whenever feasible.

2.3.2 Community Character

- 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.
- B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.
- C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.
- D. The destruction of significant architectural, historic, scenic, natural and archaeological resources in the planning area shall be discouraged.
- 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.

2.3.3 Housing and Neighborhoods

- A. The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.
- B. Street system designs which discourage through traffic on purely local streets while allowing for free circulation within the neighborhood shall be encouraged.
- C. Proposed residential development which would expose residents to harmful effects of incompatible development or to environmental hazards shall be prohibited.
- D. Innovative and flexible land planning and development practices shall be encouraged to create livable developments which better safeguard land, water, energy and historic resources.
- E. Factors in determining preferred locations for high density residential development shall include: close proximity to the university, employment or shopping centers; access to major thoroughfares and the transit system; the availability of public services and facilities; and compatibility with adjacent land uses.
- F. The affordable housing needs of area residents, particularly elderly and low to moderate income residents, shall be recognized in Town policies and actions regarding residential development.
- G. Compact, full service neighborhoods, offering opportunities for living, working, shopping, and gathering places, shall be encouraged in newly planned developments, as well as for redeveloping areas.
- H. The overall housing unit density for proposed infill residential development or redevelopment should be compatible with the average density of existing areas.

2.3.4 Public Involvement

- A. Public involvement shall be encouraged in decisions concerning land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication among developers, the Town, the County, the University, and the general public.
- B. Neighborhood and special area planning shall be encouraged to foster public involvement in the production of closely tailored, action oriented special area plans and programs.
- C. Specific functional plans and implementation tools shall be supported as part of the comprehensive planning program for the Town and County.
- D. Special committees, advisory panels, educational forums, public workshops, leadership seminars, town meetings and media contacts shall be encouraged and fostered to enhance the effectiveness of citizen involvement in community planning and action.

Certificate of Mailing

I, Jane Shook, certify that individual notices meeting the requirements of Article 9 of the Town of Boone UDO were placed in the mail (first class) on September 2, and September 3, 2021.

/s/ Jane Shook

Jane Shook, Director of Planning and Inspections

Certification of Posting

I, Darrell Pulliam and KC Banner, certify that 50 signs were posted in the project area as required in Article 9, Subsection 9.03.03(B)(2) of the Town of Boone UDO on September 7, 2021.

/s/ Darrell Pulliam

/s/ KC Banner

Darrell Pulliam, Building Inspector

KC Banner, Building Inspector

Exemptions to Rezoning

Any property within the project area that currently has a site-specific zoning approval such as a Planned Development, Conditional District or Conditional Use Rezoning, though included in this report, will not be rezoned. The properties were included so that there is an understanding of what the underlying general use zoning district would be if the property owner would modify the site-specific approval.

PLANNING COMMISSION REPORT

Per NCGS 160D-604(b), subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Commission for review and comment. If no written report is received from the Planning Commission within 30 days of referral of the amendment to that board, the Town Council may act on the amendment without the Planning Commission report. The Town Council is not bound by the recommendations, if any, of the Planning Commission. Per NCGS 160D-604(d), when conducting a review of proposed zoning text or map, the Planning Commission shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Planning Commission shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Commission, but a comment by the Planning Commission that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

Vote 1: The proposed amendments to the Town's zoning ordinance and zoning map for the B1 Expansion project ☐is OR ☐is not consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

Vote 2: The Planning Commission recommends ☐approval OR ☐denial of the proposed amendments and believes ☐approval OR ☐denial of the UDO text and zoning map amendments for the B1 Expansion project is reasonable and in the public interest because:

Note 2

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent.

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current, actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

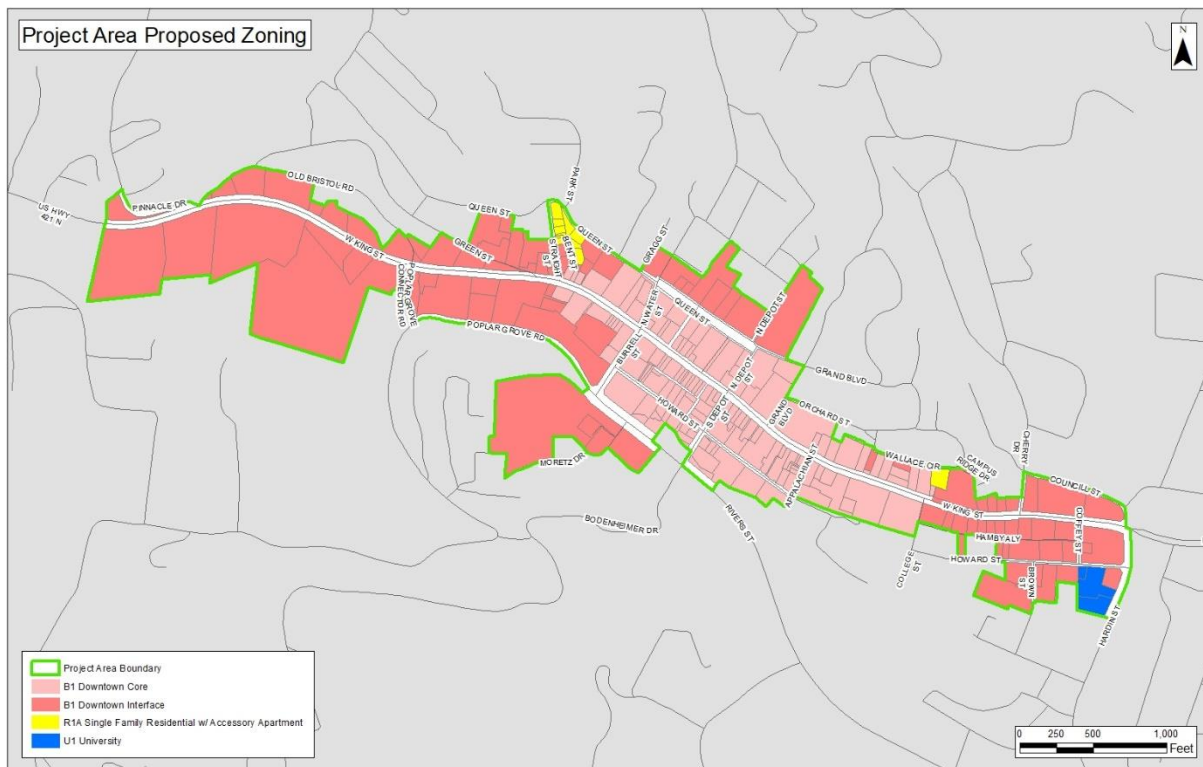
TOWN COUNCIL ACTION – Adoption of Ordinance

Per NCGS 160D-605, when adopting or rejecting any zoning text or map amendment, the Town Council shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment shall be required. A plan amendment and a zoning amendment may be considered concurrently. The plan consistency statement is not subject to judicial review. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the Town Council statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the action taken. When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the governing board statement on reasonableness may address the overall rezoning.

Ordinance PL03370-112019 & PL05025-082321
(B1 Downtown Expansion)

WHEREAS, pursuant to N.C. Gen. Stat. §160D-601, the Town may amend its zoning regulations and zoning map after giving proper public notice and holding a public hearing; and

WHEREAS, the Planning Commission received a request to amend the Town of Boone's Unified Development Ordinance and the Official Zoning Map of the Town of Boone, North Carolina to replace the B1 Central Business District with two new zoning districts known as the B1 Downtown Core and the B1 Downtown Interface and to modify the UDO to create standards for the new district and to designate the area identified in the map below (and more specifically in the attached exhibit) hereinafter, "the Properties", as presented;



and

WHEREAS, the Boone Town Council held a duly-noticed public hearing September 27, 2021 with respect to this ordinance and creation and designation of the historic district as contemplated herein; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing; and

WHEREAS, this Town Council has reviewed these written recommendations of the Town of Boone Planning Commission; and

WHEREAS, the 2006 Boone Comprehensive Plan notes for the Town to support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation as an overall objective; and

WHEREAS, the 2006 Boone Comprehensive Plan notes that there remains a clear need for the preparation of a downtown improvement plan to establish a specific design intent for the physical quality, visual image, and function of the downtown area; and

WHEREAS, the Boone Town Council finds that these two new districts would encompass what is commonly known as the Town of Boone's downtown area and represent, in large measure, the remaining vestiges of the Town's historic character and would support and enhance the cultural significance of downtown Boone and would enhance the physical quality visual image and function of the downtown area.

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1: The Boone Town Council hereby approves the modifications to the UDO and the Town's ~~Official~~ **Official** Zoning Map to and designates the properties as being subject to either the B1 Downtown Core, B1 Downtown Interface, R1A Single-family with Accessory Dwelling or U1 (as designated on the attached exhibit)

Section 2: This ordinance shall be effective as of the date of its adoption.

Adopted this the ____th day of _____, 2021.

Vote 1: The proposed amendments to the Town's zoning ordinance and zoning map **for the B1 Downtown Expansion project** ☐ **is** OR ☐ **is not** consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

Vote 2: The Town Council ☐ **approves** OR ☐ **denies** the proposed amendments to the Town's zoning ordinance and zoning map and believes ☐ **approval** OR ☐ **denial of the UDO text and zoning map amendments for the B1 Downtown Expansion project is** reasonable and in the public interest because:

Note 2

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent.

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current, actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

Ordinance Exhibit - Parcel Information

See the table below for detailed property owner information for the parcels involved in the B1 Expansion Project. The table includes the property owner name as listed in the Watauga County tax records, the Watauga County Parcel ID, the property address as maintained in the Town's GIS system (vacant properties noted by use of Watauga County PIN), whether or not the property is in the Local Historic District and the StoryMap ID. The first table includes all the properties that are to be rezoned B1 Downtown Core or B1 Downtown Interface. The second table includes all the properties that are to be rezoned R1 Single-Family with Accessory Dwelling or U1 University.

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
1	FOUR SEASONS APARTMENTS, INC	2901-40-0480-000	1520 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	1
2	BOONE TOWN OF	2901-40-7429-000	Watauga County PIN: 2901-40-7429-000	B3 General Business	B1 Downtown Interface	No	2
3	LITTLE, THOMAS G,BLEVINS, WILLIAM H	2901-40-8503-000	1358 W KING ST	B3 General Business	B1 Downtown Interface	No	3
4	SNYDER, SAMUEL E	2901-50-0636-000	1320 W KING ST	B3 General Business	B1 Downtown Interface	No	4
5	ASU TRAPPERS KEEP 1, LLC	2901-50-3549-000	295/335 OLD BRISTOL RD	B3 General Business	B1 Downtown Interface	No	5
6	COLVARD OIL CO	2901-50-4432-000	1246 W KING ST	B3 General Business	B1 Downtown Interface	No	6
7	FOX, LEVERNE S JR	2901-50-6443-000	1220 W KING ST	B3 General Business	B1 Downtown Interface	No	7
8	FOX, LEVERNE S JR	2901-50-8332-000	Watauga County PIN: 2901-50-8332-000	B3 General Business	B1 Downtown Interface	No	8
9	PHILLIPS, DEBRA W	2901-60-0114-000	1134 W KING ST	B3 General Business	B1 Downtown Interface	No	9
10	BOONE TOWN OF	2901-60-1036-000	Watauga County PIN: 2901-60-1036-000	R3 Multiple-Family Residential	B1 Downtown Interface	No	10
11	CEDAR OAKS, LLC	2901-60-1155-000	140 OLD BRISTOL RD	R3 Multiple-Family Residential	B1 Downtown Interface	No	11
12	CEDAR OAKS, LLC	2901-60-3100-000	219 GREEN ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	12

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
13	PITTMAN, DAVID F,PITTMAN, SYLVIA	2901-60-5006-000	195 GREEN ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	13
14	CLAY, LORENE TURPIN	2901-60-6092-000	157 GREEN ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	14
15	VINEYARDS LLC	2901-60-7119-000	150 GREEN ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	15
16	VINEYARDS LLC	2901-60-6385-000	575 QUEEN ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	16
17	FOUR SEASONS APARTMENTS, INC	2901-60-7360-000	555 QUEEN ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	17
18	THE HEIGHTS ON GREEN STREET, LLC	2901-60-7089-000	130 GREEN ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	18
19	STEEPLECHASE II LLC	2901-60-9021-000	106 GREEN ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	19
20	STEEPLECHASE II LLC	2901-60-9123-000	135 STRAIGHT ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	20
21	JONES, NANCY N.	2901-60-9094-000	938 W KING ST	B1 Central Business	B1 Downtown Interface	No	21
22	KING STREET COMMERCIAL PROPERTIES LLC	2900-79-0978-000	920 W KING ST	B1 Central Business	B1 Downtown Interface	No	22
23	ANGLE, ROBERT B JR,ANGLE, EMILY O	2901-70-0054-000	Watauga County PIN: 2901-70-0054-000	B1 Central Business	B1 Downtown Interface	No	23
24	ANGLE, ROBERT B JR,ANGLE, EMILY O	2901-70-1023-000	910 W KING ST	B1 Central Business	B1 Downtown Interface	No	24
25	HEDRICK, JEFFERY M,HEDRICK, MARGARET	2901-70-1113-000	132 STRAIGHT ST	B1 Central Business		No	25
26	ANGLE DEVELOPMENT LLC	2900-79-1976-000	904 W KING ST	B1 Central Business	B1 Downtown Core	No	34
27	SHOEMAKER, LAURA A	2900-79-2905-000	898 W KING ST	B1 Central Business	B1 Downtown Core	No	35
28	DLLFT, LLC	2901-70-2010-000	896 W KING ST	B1 Central Business	B1 Downtown Interface	No	36
29	HENSON JDL LLC	2900-79-2965-000	890 W KING ST	B1 Central Business	B1 Downtown Core	No	37
30	EGGERS, STACY C IV,EGGERS, KIMBERLY M	2901-70-2082-000	894 W KING ST	B1 Central Business	B1 Downtown Interface	No	38

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
31	STACY, DUSTIN N,STACY, SHARON B	2901-70-3107-000	415 QUEEN ST	B1 Central Business	B1 Downtown Interface	No	40
32	BOONE AREA CHAMBER OF COMMERCE INC	2900-79-4939-001	870 W KING ST	B1 Central Business	B1 Downtown Core	No	41
33	COURTHOUSE KING LLC	2900-79-4939-004	870 W KING ST	B1 Central Business	B1 Downtown Core	No	41
34	COURTHOUSE KING LLC	2900-79-4939-005	870 W KING ST	B1 Central Business	B1 Downtown Core	No	41
35	COURTHOUSE KING LLC	2900-79-4939-000	870 W KING ST	B1 Central Business	B1 Downtown Core	No	41
36	COURTHOUSE KING LLC	2900-79-4939-003	870 W KING ST	B1 Central Business	B1 Downtown Core	No	41
37	DEAL, JAMES M JR, TRUSTEE,DEAL, SHELIA T, TRUSTEE	2900-79-4939-002	870 W KING ST	B1 Central Business	B1 Downtown Core	No	41
38	SRI TEN, LLC	2901-70-5111-000	385 QUEEN ST	B1 Central Business	B1 Downtown Interface	Yes	42
39	WATAUGA COUNTY	2900-79-6809-000	842 W KING ST	B1 Central Business	B1 Downtown Core	Yes	43
40	WATAUGA COUNTY	2900-79-6980-000	311 QUEEN ST	B1 Central Business	B1 Downtown Core	Yes	44
41	WATAUGA COUNTY	2900-79-6741-000	814 W KING ST	B1 Central Business	B1 Downtown Core	Yes	45
42	WATAUGA COUNTY	2900-79-6809-000	133 N WATER ST	B1 Central Business	B1 Downtown Core	Yes	46
43	WATAUGA COUNTY	2900-79-7988-000	Watauga County PIN: 2900-79-7988-000	B1 Central Business	B1 Downtown Core	Yes	47
44	WATAUGA COUNTY	2901-70-7065-000	Watauga County PIN: 2901-70-7065-000	B1 Central Business	B1 Downtown Interface	No	48
45	HEDRICK, JEFFERY M,HEDRICK, MARGARET	2900-79-8954-014	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
46	HEDRICK, JEFFERY M,HEDRICK, MARGARET	2900-79-8954-015	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
47	HEDRICK, JEFFERY M,HEDRICK, MARGARET	2900-79-8954-017	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
48	HEDRICK, JEFFERY M,HEDRICK, MARGARET	2900-79-8954-018	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
49	HEDRICK, JEFFERY M,HEDRICK, MARGARET	2900-79-8954-013	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
50	HEDRICK, JEFFERY M,HEDRICK, MARGARET	2900-79-8954-016	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
51	KAPLAN, BRUCE LEWIS	2900-79-8954-007	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
52	KAPLAN, BRUCE LEWIS	2900-79-8954-006	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
53	KAPLAN, BRUCE LEWIS	2900-79-8954-005	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
54	MEADE LAW, PLLC	2900-79-8954-020	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
55	MEADE LAW, PLLC	2900-79-8954-019	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
56	MEADE LAW, PLLC	2900-79-8954-023	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
57	OLD BAILEY LTD.	2900-79-8954-001	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
58	OLD BAILEY LTD.	2900-79-8954-002	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
59	OLD BAILEY LTD.	2900-79-8954-003	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
60	OLD BAILEY LTD.	2900-79-8954-004	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
61	OLD BAILEY LTD.	2900-79-8954-024	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
62	RAINES, WENDY RENEE	2900-79-8954-008	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
63	RAINES, WENDY RENEE	2900-79-8954-012	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
64	RAINES, WENDY RENEE	2900-79-8954-009	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
65	RAINES, WENDY RENEE	2900-79-8954-010	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
66	SNOOKS PROPERTIES, LLC	2900-79-8954-021	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
67	SNOOKS PROPERTIES, LLC	2900-79-8954-022	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
68	SON ENTERPRISES INC.	2900-79-8954-000	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
69	SPG PROPERTY LLC	2900-79-8954-011	184 N WATER ST	OI Office / Institutional	B1 Downtown Interface	No	49
70	HALLMAN INVESTMENTS, LLC	2900-79-9828-000	290 QUEEN ST	OI Office / Institutional	B1 Downtown Interface	No	50
71	JAZZ BABY HOLDINGS, LLC	2900-79-9876-000	280 QUEEN ST	B1 Central Business	B1 Downtown Interface	No	51
72	KASTT, LLC	2900-79-7622-000	784 W KING ST	B1 Central Business	B1 Downtown Core	Yes	52
73	G&T FAMILY LLC	2900-79-7694-000	768 W KING ST	B1 Central Business	B1 Downtown Core	Yes	53
74	WATAUGA COUNTY	2900-79-8884-000	136 N WATER ST	B1 Central Business	B1 Downtown Core	Yes	54
75	PROFESSIONAL OFF GROUP LLC	2900-79-8528-000	766 W KING ST	B1 Central Business	B1 Downtown Core	Yes	55
76	PROFESSIONAL OFF GROUP LLC	2900-79-8564-000	756 W KING ST	B1 Central Business	B1 Downtown Core	Yes	56
77	WATAUGA COUNTY	2900-79-9786-000	Watauga County PIN: 2900-79-9786-000	B1 Central Business	B1 Downtown Core	Yes	57
78	BOONE TOWN OF	2901-80-2018-000	Watauga County PIN: 2901-80-2018-000	OI Office / Institutional	B1 Downtown Interface	No	58
79	BOONE TOWN OF	2900-89-1872-000	Watauga County PIN: 2900-89-1872-000	OI Office / Institutional	B1 Downtown Interface	No	59
80	BOONE TOWN OF	2900-89-2756-000	Watauga County PIN: 2900-89-2756-000	OI Office / Institutional	B1 Downtown Interface	No	60
81	LARSON PROPERTIES LLC	2900-79-9510-000	742 W KING ST	B1 Central Business	B1 Downtown Core	Yes	61
82	MACINTOSH, SCOTT P	2900-79-9448-000	736 W KING ST	B1 Central Business	B1 Downtown Core	Yes	62
83	WATERFALL INVESTMENTS, LLC	2900-89-0611-000	247 QUEEN ST	OI Office / Institutional	B1 Downtown Core	Yes	63
84	GRYDER RENTALS, LLC	2900-79-9476-000	728 W KING ST	B1 Central Business	B1 Downtown Core	Yes	64
85	EGGERS BROTHERS IRR TRUST, EGGERS, STACY C IV TRUSTEE	2900-79-9493-000	724 W KING ST	B1 Central Business	B1 Downtown Core	Yes	65
86	LOVIN, J FULTON	2900-89-0578-000	237 QUEEN ST	OI Office / Institutional	B1 Downtown Core	Yes	66
87	COFFEY, FRANK L, COFFEY, JOYCE	2900-89-0400-000	718 W KING ST	B1 Central Business	B1 Downtown Core	Yes	67
88	COFFEY, JOYCE, TRUSTEE	2900-89-1448-000	219 QUEEN ST	B1 Central Business	B1 Downtown Core	Yes	68
89	TOWN OF BOONE	2900-89-2460-000	680 W KING ST	B1 Central Business	B1 Downtown Core	Yes	69

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
90	VETRO, MICHAEL	2900-89-2254-000	664 W KING ST	B1 Central Business	B1 Downtown Core	Yes	70
91	BOONE TOWN OF	2900-89-3300-000	Watauga County PIN: 2900-89-3300-000	B1 Central Business	B1 Downtown Core	Yes	71
92	BOONE TOWN OF	2900-89-3369-000	Watauga County PIN: 2900-89-3369-000	B1 Central Business	B1 Downtown Core	Yes	72
93	REINS-STURDIVANT FUNERAL DIRECTORS	2900-89-3666-000	194 QUEEN ST	OI Office / Institutional	B1 Downtown Interface	No	73
94	642 WEST KING LLC	2900-89-3129-000	642 W KING ST	B1 Central Business	B1 Downtown Core	Yes	74
95	COOPER, JOHN E JR AND FAYE E	2900-89-3194-000	630 W KING ST	B1 Central Business	B1 Downtown Core	Yes	75
96	PHIL H VANCE JR FAMILY TRUST,VANCE, GLENDA	2900-89-4352-000	130 N DEPOT ST	B1 Central Business	B1 Downtown Core	Yes	76
97	WATAUGA COUNTY	2900-89-6655-000	140 QUEEN ST	B1 Central Business	B1 Downtown Interface	No	77
98	BOONE TOWN OF	2900-89-5144-000	604 W KING ST	B1 Central Business	B1 Downtown Core	Yes	78
99	LEGAL AID OF NC INC	2900-89-6350-000	171 GRAND BLVD	B1 Central Business	B1 Downtown Core	Yes	79
100	ANDERSON, ANTHONY C,ANDERSON, SHARON M	2900-88-7977-012	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
101	BALLARD, LOTTIE S	2900-88-7977-049	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
102	BAUCOM, DON CARSON AND JOYE S	2900-88-7977-035	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
103	BAUGHN, J DEAN	2900-88-7977-001	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
104	CAMPBELL, SIDNEY QUINN,CAMPBELL, SUSAN KERN	2900-88-7977-004	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
105	CAPUA, ANDREA N,OWEN, STEPHEN M	2900-88-7977-034	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
106	DANIEL BOONE HOMEOWNERS ASSOCIATION INC	2900-88-7977-000	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
107	DAVIS FAMILY OF WATAUGA COUNTY, LLC	2900-88-7977-038	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
108	DEPEW, CHAUNCEY W JR,DEPEW, SUSAN R	2900-88-7977-025	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
109	FLEMING, R HOWARD,FLEMING, DOLLY H	2900-88-7977-021	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
110	FORBES, THOMAS E, FORBES, DONNA G	2900-88-7977-013	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
111	FORBES, THOMAS E, FORBES, DONNA G	2900-88-7977-008	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
112	FUTRELL, JONATHAN D, FUTRELL, G	2900-88-7977-033	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
113	HADLEY, THOMAS M, HADLEY, SUSAN D	2900-88-7977-043	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
114	HALLMAN INVESTMENTS, LLC	2900-88-7977-047	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
115	HAMILTON, MARISSA	2900-88-7977-020	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
116	HORNE, CHARLES D, HORNE, MARTHA	2900-88-7977-045	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
117	JOHNSON, LARRY D, LARRY D JOHNSON REVOCABLE FAMILY TRUST	2900-88-7977-031	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
118	JOHNSON, TOMMY RAY	2900-88-7977-018	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
119	KILUK, ANDREW K., KILUK, BETH A.	2900-88-7977-016	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
120	KOHLER, WILLIAM H, HUNT, JUDY F	2900-88-7977-011	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
121	LARCIN INVESTMENTS, INC	2900-88-7977-042	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
122	LARCIN INVESTMENTS, INC	2900-88-7977-010	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
123	LEATHERWOOD, MARC G., LEATHERWOOD, SALLY P.	2900-88-7977-022	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
124	MAR KIDS LTD PTNRP	2900-88-7977-024	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
125	MAR KIDS LTD PTNRP	2900-88-7977-036	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
126	MARY LOUISE LEWIS REVOCABLE TRUST	2900-88-7977-032	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
127	MARY S HORN LIVING TRUST, HORN, MARY S TR	2900-88-7977-027	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
128	MARY S HORN LIVING TRUST,HORN, MARY S TR	2900-88-7977-003	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
129	MCKINNEY, HAROLD V,MCKINNEY, CATHY H	2900-88-7977-014	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
130	MCMEARTY, KYLE A	2900-88-7977-040	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
131	PROFESSIONAL FLIGHT SOLUTIONS LLC	2900-88-7977-009	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
132	ROSSI PROPERTIES, LLC	2900-88-7977-030	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
133	SHULTZ FAMILY TRUST,SHULTZ, RICHARD BENTON \TR	2900-88-7977-028	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
134	SMITH, SHELDON E,SMITH, AMANDA D	2900-88-7977-006	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
135	SOUTH, SHANNON D,SOUTH, JOHN B JR	2900-88-7977-044	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
136	STOKEY, PAUL D,STOKEY, MICHELE C	2900-88-7977-046	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
137	STUCKEY, JAMES MELTON	2900-88-7977-048	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
138	SUMMERVILLE CORP	2900-88-7977-026	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
139	SUNBIRD MANAGEMENT, LLC	2900-88-7977-041	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
140	TAYLOR, WILLIAM S,TAYLOR, CHERYL O	2900-88-7977-007	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
141	THE REVOCABLE TRUST AGREEMENT FOR CHARLE	2900-88-7977-023	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
142	TUCKER, GEORGE A, TRUSTEE	2900-88-7977-005	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
143	VANNOY, MARK	2900-88-7977-017	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
144	WEHAGE, FRANZ JOSEPH	2900-88-7977-039	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
145	WHEELER, GEORGE R,WHEELER, PAMELA C	2900-88-7977-019	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
146	WOOD MASONRY SUPPLY INC	2900-88-7977-050	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
147	WOOD, BUDDY AND ELLEN	2900-88-7977-029	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
148	WOOD, KENNETH BUDDY	2900-88-7977-002	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
149	WOOD, KENNETH BUDDY	2900-88-7977-015	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
150	WOOD, SAVANNA E	2900-88-7977-051	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
151	WORSLEY, EDWIN LEE, WORSLEY, CLARA	2900-88-7977-037	116 GRAND BLVD	B1 Central Business	B1 Downtown Core	No	80
152	NICASTRO, ANTHONY, NICASTRO, DONNA	2900-88-8853-000	516 W KING ST	B1 Central Business	B1 Downtown Core	No	81
153	TWO CROWS MEDICINE SHOW LLC	2900-88-9800-000	506 W KING ST	B1 Central Business	B1 Downtown Core	No	82
154	WEST KING STREET PROPERTIES OF BOONE LLC	2900-88-9767-000	494 W KING ST	B1 Central Business	B1 Downtown Core	No	83
155	BINGHAM FARMS II LLC	2900-98-0786-000	Watauga County PIN: 2900-98-0786-000	B1 Central Business	B1 Downtown Core	No	84
156	BUTLER, JERRY L AND PHYLLIS	2900-98-1771-000	454 W KING ST	B1 Central Business	B1 Downtown Core	No	85
157	LORD, ELSA SIEGMUND AND GEORGE R	2900-98-2601-000	444 W KING ST	B1 Central Business	B1 Downtown Core	No	86
158	ALBERGHINI, MARK KENT	2900-98-2639-000	446 W KING ST	B1 Central Business	B1 Downtown Interface	No	87
159	ALBERGHINI, MARK KENT	2900-98-2677-000	434 W KING ST	B1 Central Business	B1 Downtown Core	No	88
160	S C AND S FUTURE, INC.	2900-98-3635-000	412 W KING ST	B1 Central Business	B1 Downtown Core	No	89
161	S C AND S FUTURE, INC.	2900-98-3597-000	400 W KING ST	B1 Central Business	B1 Downtown Core	No	90
162	S C AND S FUTURE, INC.	2900-98-4611-000	402 W KING ST	B1 Central Business	B1 Downtown Core	No	91
163	S C AND S FUTURE, INC.	2900-98-4637-000	271 WALLACE CIR	B1 Central Business	B1 Downtown Interface	No	92
164	S C AND S FUTURE, INC.	2900-98-5519-000	380/392 W KING ST	B1 Central Business	B1 Downtown Core	No	93
165	MURRAY, MORGAN WYNNE- VANDYKE	2900-98-5587-000	362 W KING ST	B1 Central Business	B1 Downtown Core	No	94
166	BLUE DEER PROPERTIES, LLC	2900-98-6550-000	352 W KING ST	B1 Central Business	B1 Downtown Core	No	95
167	KING & COLLEGE, LLC	2900-98-9507-000	330 W KING ST	PD Planned Development	B1 Downtown Interface	No	97
168	SLADE, J DANIEL	2900-98-9471-000	284 W KING ST	B2 Neighborhood Business	B1 Downtown Interface	No	98
169	LOVIN, JOHN FULTON, LOVIN, DENISE GLASSMAN	2910-08-0460-000	270 W KING ST	B2 Neighborhood Business	B1 Downtown Interface	No	99

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
170	WHISENANT, DALE,WHISENANT, MARY E	2910-08-1329-000	256 W KING ST	B2 Neighborhood Business	B1 Downtown Interface	No	100
171	WHISENANT, DALE S	2910-08-1490-000	Watauga County PIN: 2910-08-1490-000	B2 Neighborhood Business	B1 Downtown Interface	No	101
172	ADVENT CHRISTIAN CHURCH	2910-08-3427-000	220 W KING ST	R1 Single Family Residential	B1 Downtown Interface	No	102
173	SOFIELD CHILDREN'S LIMITED PARTNERSHIP	2910-08-5424-000	178/202 W KING ST	B3 General Business	B1 Downtown Interface	No	103
174	SOFIELD CHILDREN'S LIMITED PARTNERSHIP	2910-08-8308-000	116 W KING ST	B3 General Business	B1 Downtown Interface	No	104
175	DAN'L BOONE INN OF BOONE INC	2910-08-8198-000	130 HARDIN ST	B2 Neighborhood Business	B1 Downtown Interface	No	105
176	FOUR SEASONS APARTMENTS, INC	2910-08-7100-000	135 COFFEY ST	B2 Neighborhood Business	B1 Downtown Interface	No	106
177	THE HALBEDEL'S CORPORATION	2910-07-8879-000	168 HARDIN ST	B2 Neighborhood Business	B1 Downtown Interface	No	107
178	STEEPLECHASE I LLC	2910-07-5963-000	784 HOWARD ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	110
179	FOUR SEASONS APARTMENTS, INC	2910-08-5096-000	134 COFFEY ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	111
180	LURIA'S, LLC	2910-08-5260-000	167 W KING ST	B2 Neighborhood Business	B1 Downtown Interface	No	112
181	POTTER LIVING TRUST	2910-08-4067-000	753 HOWARD ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	113
182	HOWARD STREET INVESTMENTS, LLC	2910-07-4856-000	746 HOWARD ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	114
183	SUMFINK, LLC	2910-07-3874-000	740 HOWARD ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	115
184	E G M INVESTMENTS INC	2910-08-4211-000	205 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	116
185	ROBERT BARINOWSKI JR REVOCABLE	2910-08-2291-000	229/231 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	117

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
186	BOARD OF TRUSTEES OF THE ENDOWMENT FUND,,APPALACHIAN STATE UNIVERSITY BOARD OF T	2910-08-2068-000	703/721 HOWARD ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	118
187	CAMPBELL BROADCASTING INC D/B/A,WINKLER ADAMS APARTMENTS	2910-07-1993-000	201 BROWN ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	119
188	MALCOLM, JENNIE ANN,PAZIENZA, EPIFANIO LOUIS	2910-07-3803-000	189 BROWN ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	120
189	TOWN OF BOONE	2910-07-0881-000	678 HOWARD ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	121
190	J&B APARTMENTS LLC	2910-08-1058-000	693 HOWARD ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	122
191	J&B APARTMENTS LLC	2910-08-1018-000	683 HOWARD ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	123
192	STATE OF NORTH CAROLINA	2910-08-1291-000	Watauga County PIN: 2910-08-1291-000	R3 Multiple-Family Residential	B1 Downtown Interface	No	124
193	STATE OF NORTH CAROLINA	2910-08-1212-000	Watauga County PIN: 2910-08-1212-000	R3 Multiple-Family Residential	B1 Downtown Interface	No	125
194	STATE OF NORTH CAROLINA	2910-08-0252-000	Watauga County PIN: 2910-08-0252-000	R3 Multiple-Family Residential	B1 Downtown Interface	No	126
195	SITTON, LINDA	2900-98-9283-000	283 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	127
196	T & R ENTERPRISE, LLC	2900-98-9234-000	293 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	128
197	THOMAS SPENCER PROPERTIES LLC	2900-98-8150-000	635 HOWARD ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	129
198	THOMAS SPENCER PROPERTIES LLC	2900-98-9111-000	Watauga County PIN: 2900-98-9111-000	R3 Multiple-Family Residential	B1 Downtown Interface	No	130

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
199	FIRST BAPTIST CHURCH OF BOONE, NC, INC	2900-98-8245-000	Watauga County PIN: 2900-98-8245-000	R3 Multiple-Family Residential	B1 Downtown Interface	No	131
200	FIRST BAPTIST CHURCH OF BOONE, NC, INC	2900-98-7259-000	Watauga County PIN: 2900-98-7259-000	R3 Multiple-Family Residential	B1 Downtown Interface	No	132
201	FIRST BAPTIST CHURCH OF BOONE, NC, INC	2900-98-6351-000	Watauga County PIN: 2900-98-6351-000	R3 Multiple-Family Residential	B1 Downtown Interface	No	133
202	FIRST BAPTIST CHURCH OF BOONE, NC, INC	2900-98-4312-000	375 W KING ST	B1 Central Business	B1 Downtown Core	No	134
203	STATE OF NORTH CAROLINA DEPT OF ADMINIST	2900-98-2479-000	423 W KING ST	B1 Central Business	B1 Downtown Core	No	135
204	APPALACHIAN WESLEY FOUNDATION, INC	2900-98-1446-000	461 HOWARD ST	B1 Central Business	B1 Downtown Core	No	136
205	HARMON PARKING, LLC	2900-88-9497-000	471 W KING ST	R3 Multiple-Family Residential	B1 Downtown Core	No	137
206	CAROLINA SHOPPES, LLC	2900-88-9529-000	489 W KING ST	B1 Central Business	B1 Downtown Core	No	138
207	S C AND S FUTURE, INC.	2900-88-8681-000	493 W KING ST	B1 Central Business	B1 Downtown Core	No	139
208	E G M INVESTMENTS INC	2900-88-8611-000	511 W KING ST	B1 Central Business	B1 Downtown Core	No	140
209	FAITH WORKS DEVELOPMENT, LLC	2900-88-8435-000	143 APPALACHIAN ST	B1 Central Business	B1 Downtown Core	No	141
210	CLARK UNLIMITED PROPERTIES, LLC	2900-88-7679-000	525 W KING ST	B1 Central Business	B1 Downtown Core	Yes	142
211	SMITH, KARL G	2900-88-7740-000	531 W KING ST	B1 Central Business	B1 Downtown Core	Yes	143
212	BOONE INVESTMENTS LLC	2900-88-7767-000	539 W KING ST	B1 Central Business	B1 Downtown Core	Yes	144
213	BOONE TOWN OF	2900-88-8722-000	Watauga County PIN: 2900-88-8722-000	B1 Central Business	B1 Downtown Core	Yes	145
214	BOONE INVESTMENTS LLC	2900-88-7792-000	Watauga County PIN: 2900-88-7792-000	B1 Central Business	B1 Downtown Core	Yes	146

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
215	BOONE INVESTMENTS LLC	2900-88-6687-000	126 APPALACHIAN ST	B1 Central Business	B1 Downtown Core	Yes	147
216	HILL, ROBERT W., HILL, LORI L.	2900-88-7791-000	128 APPALACHIAN ST	B1 Central Business	B1 Downtown Core	Yes	148
217	COX, GREGORY	2900-88-7622-000	132 APPALACHIAN ST	B1 Central Business	B1 Downtown Core	Yes	149
218	LOVIN MARKETING CO	2900-88-6594-000	140 APPALACHIAN ST	B1 Central Business	B1 Downtown Core	Yes	150
219	LOVIN MARKETING CO	2900-88-6538-000	363 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	151
220	SARVIS PROPERTIES INC	2900-88-6762-000	543/549 W KING ST	B1 Central Business	B1 Downtown Core	Yes	152
221	CHRISLAND PROPERTIES	2900-88-6892-000	553 W KING ST	B1 Central Business	B1 Downtown Core	Yes	153
222	SARVIS PROPERTIES, INC.	2900-88-6778-000	Watauga County PIN: 2900-88-6778-000	B1 Central Business	B1 Downtown Core	Yes	154
223	CHRISLAND PROPERTIES, INC.	2900-88-6770-000	Watauga County PIN: 2900-88-6770-000	B1 Central Business	B1 Downtown Core	Yes	155
224	SARVIS PROPERTIES, INC.	2900-88-6769-000	Watauga County PIN: 2900-88-6769-000	B1 Central Business	B1 Downtown Core	Yes	156
225	THE APPALACHIAN THEATRE OF THE HIGH COUN	2900-88-6722-000	Watauga County PIN: 2900-88-6722-000	B1 Central Business	B1 Downtown Core	Yes	157
226	THE APPALACHIAN THEATRE OF THE HIGH COUN	2900-88-6730-000	559 W KING ST	B1 Central Business	B1 Downtown Core	Yes	158
227	BOONE TOWN OF	2900-88-5833-000	567 W KING ST	B1 Central Business	B1 Downtown Core	Yes	159
228	VETRO, MICHAEL	2900-88-4868-000	587 W KING ST	B1 Central Business	B1 Downtown Core	Yes	160
229	SMITH, KARL G	2900-88-4826-000	593 W KING ST	B1 Central Business	B1 Downtown Core	Yes	161
230	TRADE LAND COMPANY LLC	2900-88-4900-000	603 W KING ST	B1 Central Business	B1 Downtown Core	Yes	162
231	PARISH, WILLIAM R AND PATRICIA NUNN	2900-88-3962-000	607 W KING ST	B1 Central Business	B1 Downtown Core	Yes	163
232	LOVIN MARKETING CO	2900-88-3953-000	611 W KING ST	B1 Central Business	B1 Downtown Core	Yes	164

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
233	BD BUILDINGS LTD PTNRP	2900-88-3947-000	617 W KING ST	B1 Central Business	B1 Downtown Core	Yes	165
234	HOWARD STREET LLC	2900-88-3868-000	277 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	166
235	TWO DAWGS RENTALS LLC	2900-88-2997-000	627 W KING ST	B1 Central Business	B1 Downtown Core	Yes	167
236	PARK, UIJIN,PARK, LAUREN	2900-88-2953-000	267 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	168
237	GREER WATAUGA LLC	2900-89-2081-000	631 W KING ST	B1 Central Business	B1 Downtown Core	Yes	169
238	GREER WATAUGA LLC	2900-89-2034-000	641 W KING ST	B1 Central Business	B1 Downtown Core	Yes	170
239	CHRISLAND PROPERTIES	2900-88-2928-000	139 DEPOT ST	B1 Central Business	B1 Downtown Core	Yes	171
240	STATE OF NORTH CAROLINA DEPT OF ADMINIST	2900-88-5447-000	356 HOWARD ST	B1 Central Business	B1 Downtown Core	No	172
241	FAIRFIELD ON HOWARD LLC	2900-88-4526-000	326 HOWARD ST	B1 Central Business	B1 Downtown Core	No	173
242	HERRITAGE LLC	2900-88-2673-000	274 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	174
243	LUCARNE, LLC	2900-88-1786-000	268 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	175
244	WILLETT, DANA	2900-88-1759-000	260 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	176
245	GANG OF 5 LLC	2900-88-1982-000	Watauga County PIN: 2900-88-1982-000	B1 Central Business	B1 Downtown Core	Yes	177
246	GANG OF 5 LLC	2900-88-1868-000	Watauga County PIN: 2900-88-1868-000	B1 Central Business	B1 Downtown Core	Yes	178
247	HERRITAGE LLC	2900-88-1701-000	181 S DEPOT ST	B1 Central Business	B1 Downtown Core	Yes	179
248	BOONE TOWN OF	2900-88-0710-000	884 RIVERS ST	B1 Central Business	B1 Downtown Core	Yes	180
249	LANGDON, TERRI GREENE	2900-89-1191-000	659 W KING ST	B1 Central Business	B1 Downtown Core	Yes	181
250	FARMERS HARDWARE AND SUPPLY CO INC	2900-89-1049-000	661 W KING ST	B1 Central Business	B1 Downtown Core	Yes	182
251	BOP KING STREET, LLC	2900-89-1113-000	671 W KING ST	B1 Central Business	B1 Downtown Core	Yes	183
252	FARMERS HARDWARE AND SUPPLY CO INC	2900-89-0096-000	Watauga County PIN: 2900-89-0096-000	B1 Central Business	B1 Downtown Core	Yes	184
253	FARMERS SKI SHOP INC	2900-89-0070-000	140 S DEPOT ST	B1 Central Business	B1 Downtown Core	Yes	185
254	BOONE TOWN OF	2900-88-0947-000	Watauga County PIN: 2900-88-0947-000	B1 Central Business	B1 Downtown Core	Yes	186

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
255	CRAYMIE LLC	2900-88-0879-000	158 S DEPOT ST	B1 Central Business	B1 Downtown Core	Yes	187
256	GH3, LLC	2900-88-0827-000	164 S DEPOT ST	B1 Central Business	B1 Downtown Core	Yes	188
257	MENA, JOHN J	2900-78-9884-000	174 S DEPOT ST	B1 Central Business	B1 Downtown Core	Yes	189
258	KRAUT CREEK, LLC	2900-78-9890-000	184 DEPOT ST	B1 Central Business	B1 Downtown Core	Yes	190
259	S C AND S FUTURE, INC.	2900-88-0902-000	216 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	192
260				B1 Central Business	B1 Downtown Core	Yes	193
261	HOPE PREGNANCY RESOURCE CENTER	2900-78-8997-000	208 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	194
262	S C AND S FUTURE, INC.	2900-79-9058-000	199 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	195
263	A AND F COFFEY ASSOC LLC	2900-89-0103-000	128 S DEPOT ST	B1 Central Business	B1 Downtown Core	Yes	196
264	A AND F COFFEY ASSOC LLC	2900-89-0165-000	681 W KING ST	B1 Central Business	B1 Downtown Core	Yes	197
265	COMMON GOOD COMPANY NC, LLC	2900-89-0148-000	683/685 W KING ST	B1 Central Business	B1 Downtown Core	Yes	198
266	SHEAR LUCK, LLC	2900-89-0220-000	693 W KING ST	B1 Central Business	B1 Downtown Core	Yes	199
267	BRIAN KENT DORSEY TRUST	2900-89-0201-000	697 W KING ST	B1 Central Business	B1 Downtown Core	Yes	200
268	DIXON, WILLIAM MAX JR	2900-79-9273-000	703 W KING ST	B1 Central Business	B1 Downtown Core	Yes	201
269	PRESNELL/STOUT ENTERPRISES LLC	2900-79-9288-000	707 W KING ST	B1 Central Business	B1 Downtown Core	Yes	202
270	WATSON, GEORGE DARRELL	2900-79-9244-000	711 W KING ST	B1 Central Business	B1 Downtown Core	Yes	203
271	D L WILCOX HEIRS, LLC	2900-79-9238-000	713 W KING ST	B1 Central Business	B1 Downtown Core	Yes	204
272	BOONE CITY HALL	2900-79-8391-000	721/729 W KING ST	B1 Central Business	B1 Downtown Core	Yes	205
273	GRYDER RENTALS, LLC	2900-79-8334-000	737 W KING ST	B1 Central Business	B1 Downtown Core	Yes	206
274	SMITH, BENJAMIN A	2900-79-8316-000	743 W KING ST	B1 Central Business	B1 Downtown Core	Yes	207
275	WINE TO WATER	2900-79-8447-000	747 W KING ST	B1 Central Business	B1 Downtown Core	Yes	208
276	HOWARD STREET VENTURES LLC	2900-79-7562-000	Watauga County PIN: 2900-79-7562-000	B1 Central Business	B1 Downtown Core	Yes	209
277	HOWARD STREET VENTURES LLC	2900-79-6480-000	Watauga County PIN: 2900-79-6480-000	B1 Central Business	B1 Downtown Core	Yes	210

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
278	WINE TO WATER	2900-79-7368-000	Watauga County PIN: 2900-79-7368-000	B1 Central Business	B1 Downtown Core	Yes	211
279	WINE TO WATER	2900-79-8421-000	Watauga County PIN: 2900-79-8421-000	B1 Central Business	B1 Downtown Core	Yes	212
280	WINE TO WATER	2900-79-7377-000	Watauga County PIN: 2900-79-7377-000	B1 Central Business	B1 Downtown Core	Yes	213
281	TOWN OF BOONE	2900-79-7397-000	Watauga County PIN: 2900-79-7397-000	B1 Central Business	B1 Downtown Core	Yes	214
282	GRYDER RENTALS, LLC	2900-79-7371-000	Watauga County PIN: 2900-79-7371-000	B1 Central Business	B1 Downtown Core	Yes	215
283	WILCOX AND WRIGHT LLC	2900-79-7282-000	151/161 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	216
284	HOWARD STREET VENTURES II LLC	2900-79-8147-000	173 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	217
285	WILCOX & WRIGHT 179 HOWARD LLC	2900-79-8185-000	179 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	218
286	SIMPSON, ETHEL B	2900-79-9133-000	191 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	219
287	S C AND S FUTURE, INC.	2900-79-8051-000	Watauga County PIN: 2900-79-8051-000	B1 Central Business	B1 Downtown Core	Yes	220
288	APPALACHIAN STATE RENTALS LLC	2900-79-8015-000	182 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	221
289	APPALACHIAN STATE RENTALS LLC	2900-79-7061-000	178 HOWARD ST	B1 Central Business	B1 Downtown Core	Yes	222
290	RIVERS STREET VENTURES LLC	2900-78-7965-000	970 RIVERS ST	B1 Central Business	B1 Downtown Core	Yes	223
291	WILCOX AND WRIGHT 178 HOWARD	2900-78-6979-000	Watauga County PIN: 2900-78-6979-000	B1 Central Business	B1 Downtown Core	Yes	224

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
292	WILCOX AND WRIGHT 178 HOWARD	2900-79-7027-000	Watauga County PIN: 2900-79-7027-000	B1 Central Business	B1 Downtown Core	Yes	225
293	E G M INVESTMENTS INC	2900-79-5183-000	Watauga County PIN: 2900-79-5183-000	B1 Central Business	B1 Downtown Core	Yes	226
294	TEMPLETON PROPERTIES LP	2900-78-6716-000	965 RIVERS ST	B1 Central Business	B1 Downtown Interface	No	227
295	BOONE TOWN OF	2900-78-3881-000	122 MORETZ ST	R1 Single Family Residential	B1 Downtown Interface	No	228
296	BOONE TOWN OF	2900-78-3934-000	150 CLAY HOUSE DR	R1 Single Family Residential	B1 Downtown Interface	No	229
297	BOONE TOWN OF	2900-69-9070-000	Watauga County PIN: 2900-69-9070-000	R1 Single Family Residential	B1 Downtown Interface	No	230
298	RIVERS WALK ASSOCIATES LLC	2900-79-1695-000	144 POPLAR GROVE RD	B1 Central Business	B1 Downtown Interface	No	231
299	FURGIUELE, SAMUEL F JR,MENDEL FURGIUELE, PEGGY	2900-79-5419-000	140 BURRELL ST	B1 Central Business	B1 Downtown Core	Yes	232
300	DON DUNLAP CONSTRUCTION INC	2900-79-4612-000	150 BURRELL ST	B1 Central Business	B1 Downtown Interface	No	233
301	L D & B OF BOONE, LLC	2900-79-5599-000	805 W KING ST / 138 BURRELL ST	B1 Central Business	B1 Downtown Core	Yes	234
302	DON DUNLAP CONST INC & REAL EST,C/O STACY EGGER IV	2900-79-5675-000	815 W KING ST	B1 Central Business	B1 Downtown Core	Yes	235
303	LOUISE RUSSELL FAM LTD PART	2900-79-5636-000	819 W KING ST	B1 Central Business	B1 Downtown Core	Yes	236
304	SPEED R. THOMAS ATTORNEY	2900-79-5628-000	825 W KING ST	B1 Central Business	B1 Downtown Core	Yes	237
305	SPEED, ROBERT T	2900-79-5609-000	827 W KING ST	B1 Central Business	B1 Downtown Core	Yes	238
306	VETRO HOLDINGS	2900-79-4747-000	831 W KING ST	B1 Central Business	B1 Downtown Core	Yes	239
307				B1 Central Business	B1 Downtown Core	Yes	240
308	RESORT AREA MINISTRIES	2900-79-1891-000	877 W KING ST	B1 Central Business	B1 Downtown Core	Yes	241
309	CASEY, SCOTT C	2900-79-1980-000	891 W KING ST	B1 Central Business	B1 Downtown Core	No	242

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
310	WATAUGA COUNTY	2900-79-1912-000	Watauga County PIN: 2900-79-1912-000	B1 Central Business	B1 Downtown Interface	No	243
311	PHIL H VANCE JR MARITAL TRUST, PHIL H VANCE JR FAMILY TRUST	2900-79-0727-000	915 W KING ST	B3 General Business	B1 Downtown Interface	No	244
312	WATAUGA COUNTY	2900-69-7872-000	921/969/971 W KING ST	B1 Central Business	B1 Downtown Interface	No	245
313	WATAUGA COUNTY	2900-69-5897-000	Watauga County PIN: 2900-69-5897-000	B1 Central Business	B1 Downtown Interface	No	246
314	WATAUGA COUNTY	2900-69-5774-000	Watauga County PIN: 2900-69-5774-000	B1 Central Business	B1 Downtown Interface	No	247
315	TEMPLE OF THE HIGH COUNTRY INC	2900-69-3831-000	1043 W KING ST	B1 Central Business	B1 Downtown Interface	No	248
316	MICHAEL HENNING PROPERTIES LLC	2900-69-2979-000	1087/1089 W KING ST	B1 Central Business	B1 Downtown Interface	No	249
317	WATAUGA COUNTY	2900-59-4808-000	126 POPLAR GROVE CONNECTOR RD	B3 General Business/R1 Single- Family	B1 Downtown Interface	No	250
318	GLENN D ANDREWS, JR, LIVING TRUST	2901-50-7024-000	1167 W KING ST	B3 General Business	B1 Downtown Interface	No	251
319	WEST KING STREET VENTURES, LLC	2901-50-5184-000	1187 W KING ST	B3 General Business	B1 Downtown Interface	No	252
320	LANNING, GUISELL	2901-50-1226-000	Watauga County PIN: 2901-50-1226-000	B3 General Business	B1 Downtown Interface	No	253
321	HIGHLAND WOODS II, LLC	2901-40-6200-000	1395/1397 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	254
322	BOWNE, WAYNE D, BOWNE, CHERYL P	2901-40-1112-021	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
323	CAPUA, ANDREA N, OWEN, STEPHEN M	2901-40-1112-010	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
324	CAPUA, ANDREA N,OWEN, STEPHEN M	2901-40-1112-020	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
325	CASTLE CAPITAL CORPORATION	2901-40-1112-017	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
326	CASTLE CAPITAL CORPORATION	2901-40-1112-018	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
327	CASTLE CAPITAL CORPORATION	2901-40-1112-007	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
328	CASTLE CAPITAL CORPORATION	2901-40-1112-015	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
329	CHERRY, JOHN W	2901-40-1112-031	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
330	CHERRY, JOHN W III,CHERRY, JANE S	2901-40-1112-056	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
331	CHERRY, JOHN WILLIAM III,CHERRY, JANE SIMONEAU	2901-40-1112-054	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
332	CHRISTOPHER CLAWSON TRUST,CLAWSON, CHRISTOPHER	2901-40-1112-052	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
333	COLEMAN, JUDY S	2901-40-1112-023	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
334	DUNNIGAN, BOBBY,DUNNIGAN, BARBARA	2901-40-1112-045	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
335	EQUITY TRUST CO,DEBORAH SPARKS KNIGHT IRA	2901-40-1112-006	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
336	ESTEP, HAROLD G,ESTEP, JEANETTE B	2901-40-1112-043	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
337	F & M FAMILY, LLC	2901-40-1112-044	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
338	F & M FAMILY, LLC	2901-40-1112-027	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
339	F & M FAMILY, LLC	2901-40-1112-029	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
340	F&M FAMILY LLC	2901-40-1112-026	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
341	F&M FAMILY LLC	2901-40-1112-028	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
342	FULLEN, JONATHAN D	2901-40-1112-047	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
343	G AND T FAMILY LLC	2901-40-1112-019	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
344	GODWIN, FELTON R, LIFE ESTATE	2901-40-1112-011	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
345	GREENSPRINGS LLC	2901-40-1112-013	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
346	GREENSPRINGS LLC	2901-40-1112-051	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
347	GREENSPRINGS LLC	2901-40-1112-002	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
348	GREENSPRINGS LLC	2901-40-1112-009	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
349	GREENSPRINGS LLC	2901-40-1112-005	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
350	GREENSPRINGS LLC	2901-40-1112-032	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
351	HIGH COUNTRY CONDO ASSOCIATION	2901-40-1112-000	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
352	JOHN R BURLINSON LIVING TRUST,BURLINSON, JOHN R	2901-40-1112-024	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
353	JOHN R BURLINSON LIVING TRUST,BURLINSON, JOHN R	2901-40-1112-035	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
354	JOHN R BURLINSON LIVING TRUST,BURLINSON, JOHN R	2901-40-1112-014	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
355	JOHN R BURLINSON LIVING TRUST,BURLINSON, JOHN R	2901-40-1112-048	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
356	KINGSWOOD INVESTMENTS, LLC	2901-40-1112-022	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
357	KINGSWOOD INVESTMENTS, LLC	2901-40-1112-030	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
358	LECKA, STEPHEN TODD	2901-40-1112-050	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
359	M.L. PHILLIPS FAMILY LIMITED PARTNERSHIP	2901-40-1112-057	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
360	MATTHEWS, JANET MARIE	2901-40-1112-034	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
361	MAYNARD, CHRISTOPHER VANN, TRUSTEE, MAYNARD, JASON MICHAEL, TRUSTEE	2901-40-1112-033	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
362	MILLER, NELSON	2901-40-1112-036	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
363	ML PHILLIPS FAMILY LIMITED PARTNERSHIP	2901-40-1112-042	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
364	MOORE, VICKIE C	2901-40-1112-003	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
365	NICHOLS, SHANNON W	2901-40-1112-025	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
366	PHILLIPS, MITCHELL L, PHILLIPS, JANINE N	2901-40-1112-037	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
367	PHILLIPS, MITCHELL L, PHILLIPS, JANINE N	2901-40-1112-016	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
368	PHILLIPS, MITCHELL L, PHILLIPS, JANINE N	2901-40-1112-041	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
369	PHILLIPS, ROGER M, TRUSTEE	2901-40-1112-008	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
370	PJZ PROPERTIES LLC	2901-40-1112-038	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
371	PJZ PROPERTIES LLC	2901-40-1112-049	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
372	PLESS, STEPHEN B, PLESS, KAY D	2901-40-1112-053	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255

#	Tax Account Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID #
373	PLESS, STEPHEN B, PLESS, KAY D	2901-40-1112-058	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
374	PLESS, STEPHEN B, PLESS, KAY D	2901-40-1112-039	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
375	SNYDER, SCOTTY JOE	2901-40-1112-040	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
376	STEFANOVIC, DRAGAN, STEFANOVIC, MARIE	2901-40-1112-046	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
377	TEMPLETON, MARLOWE H, TEMPLETON, JAMES H	2901-40-1112-055	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
378	TOWNSEND, DILLON	2901-40-1112-012	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
379	W AND G PARTNERSHIP	2901-40-1112-001	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255
380	WEBER, DIETER	2901-40-1112-004	1469 W KING ST	R3 Multiple-Family Residential	B1 Downtown Interface	No	255

Table 2

#	Tax Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID
1	STATE OF NORTH CAROLINA	2910-07-7679-000	Watauga County PIN: 2910-07-7679-000	B2 Neighborhood Business	U1 University	No	0
2	CLONTZ, FREDRICK RAY	2901-70-1108-000	146 STRAIGHT ST	B1 Central Business	R1A Single-Family with Accessory Dwelling	No	26
3	STACY, DUSTIN N	2901-70-0292-000	Watauga County PIN: 2901-70-0292-000	B1 Central Business	R1A Single-Family with Accessory Dwelling	No	27
4	JUANITA W WILSON SPECIAL NEEDS TRUST	2901-70-0286-000	160 STRAIGHT ST	B1 Central Business	R1A Single-Family with Accessory Dwelling	No	28
5	WILSON, LEWIS HEIRS	2901-70-1378-000	Watauga County PIN: 2901-70-1378-000	B1 Central Business	R1A Single-Family with Accessory Dwelling	No	29

#	Tax Name	Watauga County PIN	Address	Current Zoning	Proposed Zoning	Historic District	StoryMap ID
6	WILSON, JUANITA LIFE ESTATE	2901-70-1306-000	489 QUEEN ST	B1 Central Business	R1A Single-Family with Accessory Dwelling	No	30
7	WILSON, LEWIS HEIRS	2901-70-2345-000	Watauga County PIN: 2901-70-2345-000	B1 Central Business	R1A Single-Family with Accessory Dwelling	No	31
8	STANLEY, MICHAEL D,STANLEY, MARY L	2901-70-1196-000	132 BENT ST	B1 Central Business	R1A Single-Family with Accessory Dwelling	No	32
9	SELLERS, JORDAN,SELLERS, CATERINA	2901-70-2017-000	145 BENT ST	B1 Central Business	R1A Single-Family with Accessory Dwelling	No	33
10	STACY, DUSTIN N,STACY, SHARON B	2901-70-2222-000	431 QUEEN ST	B1 Central Business	R1A Single-Family with Accessory Dwelling	No	39
11	TURNER, MARSHA H	2900-98-7519-000	215 WALLACE CIR	B2 Neighborhood Business	R1A Single-Family with Accessory Dwelling	No	96
12	STATE OF NORTH CAROLINA DEPT OF ADMINIST	2910-07-7844-000	190 HARDIN ST	B2 Neighborhood Business	U1 University	No	108
13	BOARD OF TRUSTEES OF THE ENDOWMENT FUND ,,APPALACHIAN STATE UNIVERSITY ENDOWMENT	2910-07-6982-000	Watauga County PIN: 2910-07-6982-000	B2 Neighborhood Business	U1 University	No	109

PART 2 - DOWNTOWN BOONE LOCAL HISTORIC DISTRICT



STAFF REPORT PUBLIC HEARING SEPTEMBER 27, 2021

Case PL05043-083121 Downtown Boone Local Historic District – General Use Zoning Map Amendment
Case PL05063-090921 Downtown Boone Local Historic District – UDO Text Amendment

Request

The Town of Boone has initiated both a General Use Zoning Map Amendment and a text amendment to the Town of Boone Unified Development Ordinance to create a Downtown Boone Local Historic District overlay district and the standards which apply to the proposed overlay.

In order to regulate the height, size of buildings, the intensity and location of land usage, areas of livability space, provide for an improved environment, and to promote the health, safety, and general welfare of its citizens, the Town of Boone is divided into zoning districts. There are three types of zoning districts: general use districts, overlay districts and conditional districts.

In this case, a Downtown Boone Local Historic District overlay is being proposed. Overlay districts are those districts that overlap one or more general use districts and contain standards in addition to the underlying general use or conditional district zoning standards. Where requirements conflict, overlay district standards supersede general use district standards.

The Town has transformed from a sleepy county seat in 1918 to a bustling commercial center by the 1960s to the dense, walkable, thriving commercial downtown area that provides a historic sense of place that we enjoy today. Along the way, however, the downtown area has seen many changes impacting the Town's historic heritage, including the loss of several historic structures which were important to Boone's history. Through its Historic Preservation Commission (HPC), the Town of Boone has already been working to preserve Boone's historic heritage by designating as historic "landmarks" certain properties that exemplify vital elements of the Town's social, cultural, economic, political, and architectural history.

Under North Carolina state law, local governments also may designate historic districts, groups of properties that have special historical, pre-historical, architectural, and cultural significance.

Statutory Authority – NC General Statutes 160D Part 4 (Excerpts)

Please review below for the statutory authority for the Town of Boone to designate historic districts. The "Work Products" portion of this Staff Report, provides the details demonstrating how the Town of Boone has acted in compliance with the statutory requirements set forth below. Staff has provided "notes" providing guidance throughout this section.

§ 160D-940. Legislative findings.

The heritage of our State is one of our most valued and important assets. The conservation and preservation of historic districts and landmarks stabilize and increase property values and strengthen the overall economy of the State. This Part authorizes local governments within their respective planning and development regulation jurisdictions and by means of listing, regulation, and acquisition to do the following:

- (1) To safeguard the heritage of the city or county by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory.
- (2) To promote the use and conservation of such district or landmark for the education, pleasure, and enrichment of the residents of the city or county and the State as a whole. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

...

§ 160D-944. Designation of historic districts.

- (a) Any local government may, as part of a zoning regulation adopted pursuant to Article 7 of this Chapter or as a development regulation enacted or amended pursuant to Article 6 of this Chapter, designate and from time to time amend one or more historic districts within the area subject to the regulation. Historic districts established pursuant to this Part shall consist of areas that are deemed to be of special significance in terms of their history, prehistory, architecture, or culture and to possess integrity of design, setting, materials, feeling, and association. Such development regulation may treat historic districts either as a separate use district classification or as districts that overlay other zoning districts. Where historic districts are designated as separate use districts, the zoning regulation may include as uses by right or as special uses those uses found by the preservation commission to have existed during the period sought to be restored or preserved or to be compatible with the restoration or preservation of the district.

- (b) No historic district or districts shall be designated under subsection (a) of this section until all of the following occur:

- (1) 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.

PLEASE REVIEW EXHIBIT 7:
COMPREHENSIVE ARCHITECTURAL
SURVEY OF DOWNTOWN BOONE,
NORTH CAROLINA – FINAL REPORT

- (2) The 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. Failure of the department to submit its written analysis and recommendations to the governing board within 30 calendar days after a written request for such analysis has been received by the Department of Cultural Resources shall relieve the governing board of any responsibility for awaiting such analysis, and the governing board may at any time thereafter take any necessary action to adopt or amend its zoning regulation.

PLEASE REVIEW EXHIBIT 8:
NC State Historic Preservation Office
(SHPO) Review Response

- (c) The governing board may also, in its discretion, refer the report and proposed boundaries under subsection (b) of this section to any local preservation commission or other interested body for

its recommendations prior to taking action to amend the zoning regulation. With respect to any changes in the boundaries of such district, subsequent to its initial establishment, or the creation of additional districts within the jurisdiction, the investigative studies and reports required by subdivision (1) of subsection (b) of this section shall be prepared by the preservation commission and shall be referred to the planning board for its review and comment according to procedures set forth in the zoning regulation. Changes in the boundaries of an initial district or proposal for additional districts shall also be submitted to the Department of Cultural Resources in accordance with the provisions of subdivision (2) of subsection (b) of this section. On receipt of these reports and recommendations, the local government may proceed in the same manner as would otherwise be required for the adoption or amendment of any appropriate zoning regulation.

- (d) The provisions of G.S. 160D-910 apply to zoning or other development regulations pertaining to historic districts, and the authority under G.S. 160D-910(b) for the ordinance to regulate the location or screening of solar collectors may encompass requiring the use of plantings or other measures to ensure that the use of solar collectors is not incongruous with the special character of the district. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

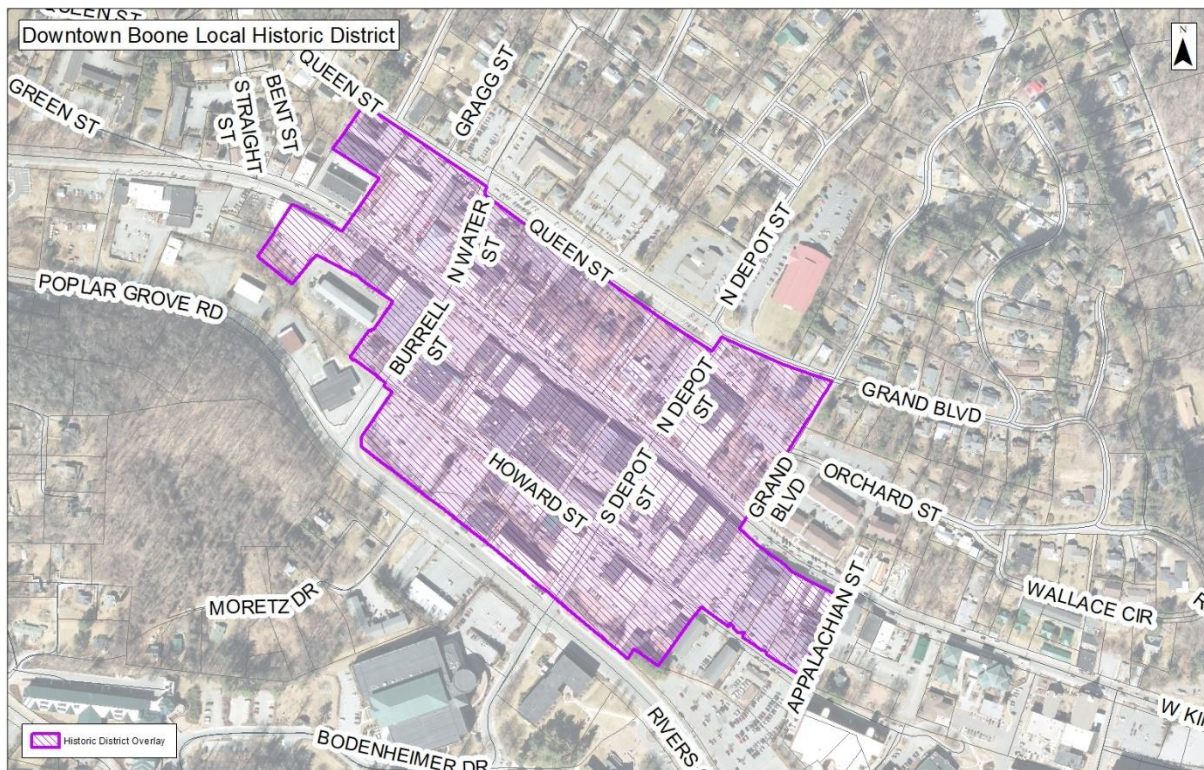
Work Products

Normally, the Staff Report would now detail the components of the Zoning Map Amendment and/or the UDO Text Amendment. Due to the regulatory process required for Historic Districts, Staff has modified the report instead to identify the work products produced in order for Council to create a Downtown Boone Local Historic District overlay and adopt standards for the overlay. Please see itemized list below for a complete list of work products generated for review:

1. Comprehensive Architectural Survey of Downtown Boone, NC – Final Report (Exhibit 7)

In 2015, Town Council tasked the HPC with undertaking a comprehensive architectural survey of the downtown Boone area, which is the first step when considering a historic district designation. The survey team, directed and supervised (on a completely voluntary basis) by Dr. Eric Plaag of Carolina Historical Consulting, who also serves as the HPC Chair, completed the survey and presented a final report in December 2019. This report is a photographic and written record that identifies and records the downtown area's historic and architectural heritage. The report recommends that the Town consider local historic district designation for the area shown on the map below.

Downtown Boone Local Historic District Project Area Map
(please see Exhibit 9 for a larger copy of this map)



2. Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, NC (Exhibit 10)

Once the Comprehensive Architectural Survey report was accepted by the Town Council, and in compliance with state law, the HPC then issued a final report drafted specifically to designate a local historic district based on the Comprehensive Architectural Survey.

This designation report, the “Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, North Carolina,” recommends the following:

1. That the Downtown Boone Local Historic District area, as outlined on the map above, be designated as a historic overlay district as indicated on the map and described elsewhere in the report; and
2. That the Downtown Boone Local Historic District Design Standards, which are outlined in a separate document, are to be applied by the HPC when it considers applications for Certificates of Appropriateness for proposed development within the historic district.

3. Zoning Map Amendment

As previously mentioned in this report, the Downtown Boone Local Historic District is located within the heart of the Downtown area and includes 119 properties. The boundaries were identified through the

“Comprehensive Architectural Survey Report of Downtown Boone, NC – Final Report”, and reflect the highest and most dense concentration of resources associated with the architectural and historical themes outlined therein. These properties have been identified as worthy of preservation in accordance with the 2006 Comprehensive Plan Update. Vacant parcels and non-historic buildings are included where reasonably appropriate to establish consistent boundaries.

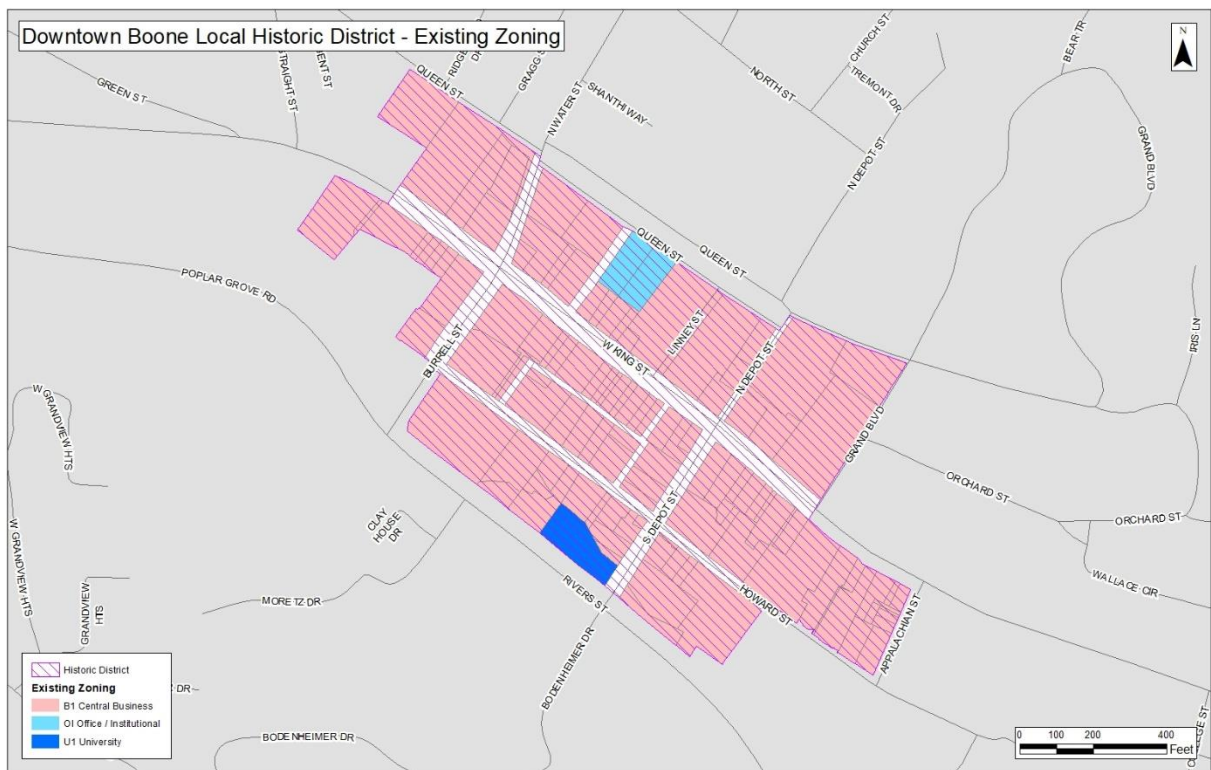
For more specific property details, please use the link to access the “[Downtown Boone Planning Projects ArcGIS StoryMaps](https://boonegis.maps.arcgis.com/apps/MapSeries/index.html?appid=43970429af884c3586e0b4060532d070)”. This is an interactive map that provides an analysis of each property that is within the B1-Downtown Expansion/Downtown Boone Local Historic District project areas.

<https://boonegis.maps.arcgis.com/apps/MapSeries/index.html?appid=43970429af884c3586e0b4060532d070>

Additionally, each parcel has a PDF derived from Watauga County Tax Records as of April 2021 providing property details including the current property owner, current use of the property, and the current and proposed zoning of the property. These PDFs have been compiled to create the “[Downtown Boone Planning Projects ArcGIS StoryMaps booklet](#)”. Please Exhibit 3 for a booklet of all PDF’s in the StoryMap.

The map below depicts the proposed Downtown Boone Local Historic District and the current zoning of the properties within. Note: all except three of the properties are zoned B1 Central Business, with one property zoned U1 University (920 Rivers Street) and two properties zoned OI Office Institutional (237 and 247 Queen Street).

Downtown Boone Local Historic District Project Area Map with Existing Zoning
(please see Exhibit 11 for a larger copy of this map)



4. Unified Development Ordinance Amendment

Property within the proposed overlay, will be subject to the current requirements of the Town of Boone Unified Development Ordinance, Article 8 Historic Preservation Procedures and the proposed Downtown Boone Local Historic District Design Standards and Handbook (Exhibit 12). Please note the proposed Downtown Boone Local Historic District Design Standards and Handbook will be formally adopted into the UDO as Appendix D.

The Downtown Boone Local Historic District Design Standards have been prepared to assist property owners, developers, architects, and designers conducting building projects within the Downtown Boone Local Historic District. The Standards outline the requirements for the rehabilitation of historic buildings and the construction of compatible new designs to maintain the historic character of the community. These Standards are proposed to be adopted along with the designation of the historic district.

The basis of the Standards may be found in the Secretary of the Interior's Standards for the Rehabilitation of Historic landmarks (see below). Basic key ideas in utilizing the Standards are to:

- Retain the historic use of the property or find a new use that will allow as many historic features as possible to be retained.
- Preserve the historic character of the property by being sensitive to its appearance and designated use over time.
- Stabilize, consolidate, and conserve existing historic materials whenever possible, rather than adding modern or reproduction materials.
- Replace a minimal amount of building features. If features of the building must be replaced, new features should match the existing historic features of the structure in design and material.
- Repair and retain significant features instead of removal and replacement.

The standards are not intended to:

- Limit growth or regulate where growth takes place. The Standards address only the visual impact of individual work projects on the character of the District.
- Control how space within most buildings is used. In most cases, these Standards deal only with the exterior, publicly visible portions of the buildings and grounds of historic properties or properties within the District. Note, however, the owner of a privately owned historic property may choose to consent to an interior review of their property, which is thereafter binding on all future owners of the property, provided that the designation has been appropriately recorded with the local Register of Deeds. In addition, publicly owned landmarks (except North Carolina state property) are also subject to interior review.
- Guarantee that all new construction in the District will be compatible with the District's architectural history, design, and materials.

Within the UDO and within the design standards, development related work within the district is broken into three categories:

1. **Routine Maintenance:** Although other zoning or building permits may be required, a Certificate of Appropriateness is not required for ordinary or routine maintenance or repair of any of the existing features of a structure or building that does not involve a change in design, materials, or the outward appearance.

Examples of ordinary or routine maintenance include:

- maintenance of existing paint (changes to masonry are not considered ordinary or routine maintenance),
- replacement of window glass only with like kind and quality, caulking and weather-stripping,
- replacement of small amounts of missing or deteriorated original or existing siding, trim, roof coverings, porch flooring, steps, etc., as long as replacement materials match the original or existing materials in detail and color.

2. **Minor Work.** Minor Work includes those changes to a structure or a site that are judged not to have significant impact on the historical integrity or character of the property.

Examples of Minor Work include:

- Installation of mechanical systems, air conditioning units, vents, and related equipment in secondary and tertiary AVCs that does not involve alteration to the building;
- Installation of patios and sidewalks in secondary and tertiary AVCs;
- Change of roofing materials on flat or low-slope roofs not visible from the street; Fence installation in secondary and tertiary AVCs;
- Installation of skylights within tertiary AVCs; Installation of storm windows and doors where divided mullions of storm windows and doors align with windows and doors behind;
- Temporary signs as permitted under Boone's land use ordinance and/or approved historic house markers;
- Removal of synthetic siding where original siding exists underneath; Installation of new doors, door frames, and associated door sills in tertiary AVCs when new materials are compatible with the original in terms of size, design, and material.

3. **Major Work.** Major Work includes all other work not considered as either ordinary or routine maintenance or Minor Work. Major Work projects require both a COA Application and HPC approval.

Examples of Major Work include:

- New construction or additions to buildings;

- Reconstruction of buildings once located on the site but demolished or moved at some previous time;
- Restoration or rehabilitation of an historic property to its historic appearance;
- Pointing of masonry as well as alteration, repair, or replacement of masonry, siding, roofing materials, architectural trim elements, foundations, windows, doors, and other significant architectural details;
- Demolition of any part of a building or structure;
- Work that is likely to disrupt or damage known or discovered archaeological resources on the site;
- Moving of buildings;
- Replacement of architectural details when there will be a change in design or materials from the original or existing details;
- Changes to rooflines;
- Establishment of exterior fire exits;
- Exterior modification of existing buildings for ADA compliance;
- Painting or stuccoing of buildings not previously painted or stuccoed;
- Installation of mechanical systems, air conditioning units, vents, and related equipment in primary elevations that involves alteration to the building façade;
- Location of satellite dishes, solar panels, and other roof attachments to the primary elevation roof and/or facade of a building if they are not effectively screened or are visible from a public street

Except for minor work eligible for a Statement of Conformity which only requires Staff approval, the Town of Boone Historic Preservation Commission (HPC) is responsible for the design review of all proposed changes to the exterior of structures, demolition of structures, moving of structures, new construction, and signage in the District. The design review process for changes in the District requires application for a **Certificate of Appropriateness (COA)**. This quasi-judicial process is designed to ensure proposed work is compatible with the nature of the property and the character of the surrounding properties in the historic district.

The District overlay requires an applicant to meet design standards set forth within the proposed Downtown Boone Local Historic District Standards and Handbook, in addition to all other codes and laws. Applicants in the District are first required to obtain a COA as a preliminary step through a quasi-judicial meeting before obtaining zoning and building permits, if such permits are required for the proposed work. The issuance of a COA indicates that, in the opinion of the HPC, the proposed alterations, improvements, new construction, or demolition is consistent with the Standards and reflects the historic character of the District. Any repair or replacement that involves a change in exterior design, materials, or general

appearance is defined as an alteration and requires an approved COA before work can begin. In addition, properties that are subject to interior review (either publicly owned properties or those whose owners have requested interior review) must have an approved COA for alterations affecting historically significant interior features. Some landscaping, streetscaping, and archaeological projects also require a COA.

Please see below for current language from UDO Article 8, including a suggested modification to the minor work category. Note: the existing text is in black, new text is in blue underline, and deleted text is in ~~red strikethrough~~.

8.03 Certificates of Appropriateness

- 8.03.01** Pursuant to Subsection 8.03.01, from and after the designation of a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on such landmark or within such district until after an application for a Statement of Conformity for minor work or a Certificate of Appropriateness (COA) for major work has been approved as detailed herein.
- A.** A Statement of Conformity or COA must be approved prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving, or demolishing structures.
 - B.** A Statement of Conformity or COA may be issued subject to reasonable conditions necessary to carry out the purposes of this Article.
 - C.** A Statement of Conformity or COA is required whether or not a building or other permit is required.
 - D.** Approval for ordinary or routine maintenance of the exterior features of a building does not require approval under this Article. Ordinary or routine maintenance includes only those activities which have no discernable effect on the appearance of or materials constituting the exterior features of a building or other structure. Examples include cleaning or re-painting existing siding with the existing color of paint and replacing a piece of trim with trim of the same material and color.
- 8.03.02** For purposes of this Section, "exterior features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. Such "exterior features" shall include historic signs, color, and significant landscape, archaeological, and natural features of the area.
- 8.03.03** In the case of outdoor advertising signs, "exterior features" shall be construed to mean the style, material, size, and location of all such signs.

- 8.03.04** Except as provided in 8.03.05, the Historic Preservation Commission shall have no jurisdiction over interior arrangement and shall take no action under this Section except to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or other significant features in the district which would be incongruous with the special character of the landmark or district.
- 8.03.05** Notwithstanding Subsection 8.03.01, jurisdiction of the Historic Preservation Commission over interior spaces shall be limited to specific interior features of architectural, artistic or historical significance in publicly owned landmarks; and of privately owned historic landmarks for which consent for interior review has been given by the owner. Said consent of an owner for interior review shall bind future owners and/or successors in title, provided such consent has been filed in the office of the Watauga County Register of Deeds and indexed according to the name of the owner of the property in the grantee and grantor indexes. The landmark designation shall specify the interior features to be reviewed and the specific nature of the Historic Preservation Commission's jurisdiction over the interior.
- 8.03.06** All applications for Certificates of Appropriateness shall be reviewed and acted upon within a reasonable time, not to exceed 180 days from the date the application for a Certificate of Appropriateness is filed, as defined by the Historic Preservation Commission's Rules of Procedure. As part of its review procedure, the Commission may view the premises and seek the advice of the North Carolina Division of Archives and History or such other expert advice as it may deem necessary under the circumstances.
- 8.03.07** An appeal may be taken to the Board of Adjustment from the Historic Preservation Commission's action in granting or denying any certificate in accordance with the procedures set forth in Article 6.
- 8.03.08** This Article shall apply to construction, alteration, moving and demolition by the State of North Carolina, its political subdivisions, agencies and instrumentalities, excluding the interiors of buildings or structures owned by the State of North Carolina. The State and its agencies shall have a right of appeal to the North Carolina Historical Commission or any successor agency assuming its responsibilities under N.C. Gen. Stat. § 121-12(a) from any decision of the Historic Preservation Commission. The decision of the North Carolina Historical Commission shall be final and binding upon both the State and the Town of Boone Historic Preservation Commission.

(Ord. PL04727-050721, 07-01-2021)

8.04 Statement of Conformity for Minor Work

- 8.04.01** Upon application, the Administrator may issue a Statement of Conformity approving changes to a structure or a site that are judged not to have significant impact on the historical integrity or character of the property ("minor work").

- A. The application for a Statement of Conformity approving minor work is reviewed by the Administrator on the basis of the standards adopted for the landmark or district in accordance with the provisions of Article 4.
- B. When the Administrator determines that an application for approval of a Statement of Conformity does not meet the requirement for such approval, the application will be forwarded to the HPC for review as a COA Application for Major Work. Upon such action by the Administrator, the applicant is required to submit such additional information or documentation as may be required for the COA review process.

8.04.02 Minor work that may be approved pursuant to issuance of a Statement of Conformity may include by way of example, but is not limited to, the following:

- A. Installation of mechanical systems, air conditioning units, vents, and related equipment on secondary and tertiary elevations or adjacent land areas that does not involve alteration to the building.
- B. Installation of patios and sidewalks in secondary and tertiary elevations or adjacent land areas.
- C. Change of roofing materials [with like materials](#) on flat or low-slope roofs not visible from the street
- D. Fence installation in land areas adjacent to secondary and tertiary elevations
- E. Installation of skylights within a tertiary elevation
- F. Installation of storm windows and doors where divided mullions of storm windows and doors align with windows and doors behind
- G. Temporary signs as permitted herein; and/or approved historic house markers
- H. Removal of synthetic siding where original siding exists underneath
- I. Installation of new doors, door frames, and associated door sills in tertiary AVCs when new materials are compatible with the original in terms of size, design, and material.

8.04.03 Applications.

- A. **Pre-Application Consultation.** Pursuant to UDO Subsection 4.04, a pre-application consultation to minimize development planning costs, avoid misunderstandings or misinterpretations, and ensure compliance with the requirements of this Ordinance, a preapplication consultation between the applicant and Staff is strongly encouraged.
- B. In addition to the submittal requirements of Appendix A, as may be applicable, applications shall include:
 - 1. Written Description of the proposed work: Describe in detail the scope and nature of the proposed project, including exact material types, colors, and dimensions for

materials to be used (e.g., width of siding, color of window trim, type of roofing materials, etc.).

2. Design Standards References: Cite the applicable sections of the design standards related to and/or reflected in the proposed request.
3. Photographs of Existing Conditions: Provide current photographs showing the present conditions of the area where the work will be completed and/or the portions of any existing building that will be affected by the proposed work.
4. Site Plan: For development which includes modifications to the site in addition to the building, the applicant shall provide scaled drawings prepared in accordance with UDO Appendix A, which depict at least the relationship of all buildings, secondary structures, driveways, sidewalks, fences, drains, lighting, and trees to the property line. Clearly identify the location of any and all proposed changes. Caliper of trees should be indicated as measured from four and a half feet (4.5') above the earth's surface.
5. Historical Documentation: If available, provide copies of historic photographs of the property in question, along with a list of any known previous alterations to the property (and the approximate date of those alterations). If the property is already listed on the National Register of Historic Places or is a designated Local Historic Landmark, include a copy of the nomination text for the property.

8.05 Certificate of Appropriateness for Major Work

8.05.01 Major work includes all other work not considered as either ordinary or routine maintenance or minor work. Major work projects require a COA Application and a quasi-judicial hearing before the Historic Preservation Commission for approval.

- A. All public hearings on Certificates of Appropriateness for major work shall be conducted in a quasi-judicial manner as described in Article 6.

8.05.02 Major work may include, but is not limited to, the following:

- A. New construction or additions to buildings
- B. Reconstruction of buildings once located on the site but demolished or moved at some previous time
- C. Restoration or rehabilitation of an historic property to its historic appearance
- D. Pointing of masonry as well as alteration, repair, or replacement of masonry, siding, roofing materials, architectural trim elements, foundations, windows, doors, and other significant architectural details
- E. Demolition of any part of a building or structure
- F. Work that is likely to disrupt or damage known or discovered archaeological resources on the site

- G. Moving of buildings
- H. Replacement of architectural details when there will be a change in design or materials from the original or existing details
- I. Changes to rooflines
- J. Establishment of exterior fire exits
- K. Exterior modification of existing buildings for ADA compliance
- L. Painting or stuccoing of buildings not previously painted or stuccoed
- M. Installation of mechanical systems, air conditioning units, vents, and related equipment in primary elevations that involves alteration to the building facade
- N. Location of satellite dishes, solar panels, and other roof attachments to the primary elevation roof and/or facade of a building if they are not effectively screened or are visible from a public street

8.05.03 Applications

- A. Pre-application Consultation. Pursuant to UDO Subsection 4.04, a pre-application consultation to minimize development planning costs, avoid misunderstandings or misinterpretations, and ensure compliance with the requirements of this Ordinance, a preapplication consultation between the applicant and Staff is required.
 - 1. A pre-application consultation by the HPC is especially encouraged for applicants who plan on submitting a COA Application for Major Work. This free consultation can help applicants avoid delays in the formal COA approval process. During this review, applicants may request technical advice, design assistance, and color consultations from the HPC prior to the submission of a completed COA Application for Major Work.
 - 2. These reviews are typically held during the Commission's regularly scheduled monthly meetings. The following information should be prepared and submitted to the Planning and Inspections Department when requesting a pre-application consultation with the HPC:
 - a. Scaled site plan
 - b. Preliminary drawings indicating desired changes (provide photo simulations if available)
 - c. Photographs of existing conditions
 - d. All available historical documentation regarding the property.
- C. In addition to the submittal requirements of Appendix A, as may be applicable, applications for a Certificate of Appropriateness for major work shall include:

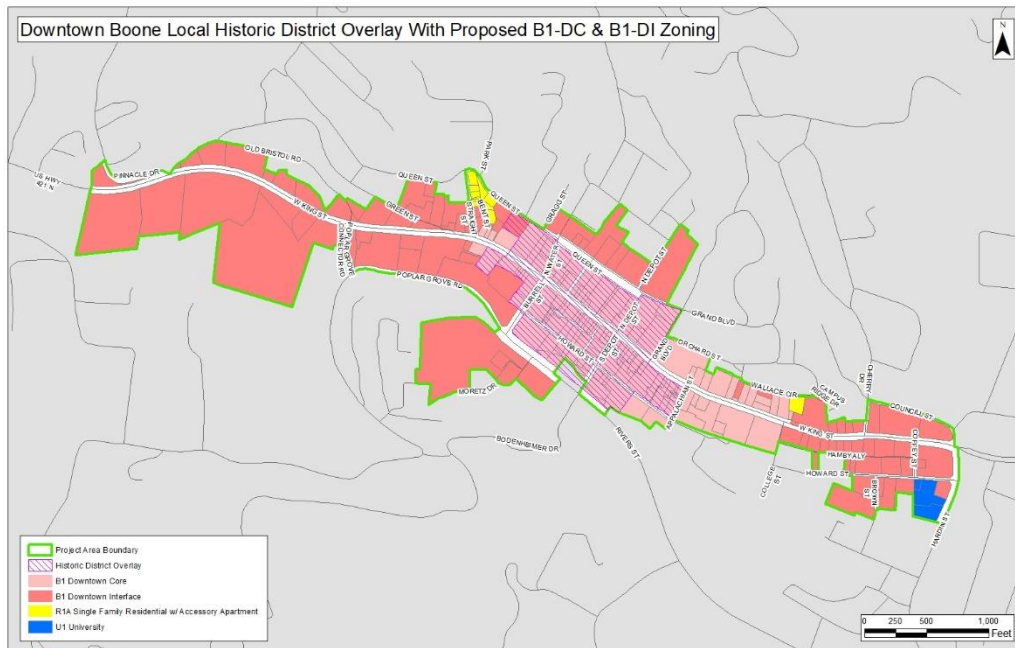
1. Written Description of the Proposed Work: Describe in detail the scope and nature of the proposed project, including exact material types, colors, and dimensions for materials to be used (e.g., width of siding, color of window trim, type of roofing materials, etc.).
2. Design Standards References: Cite the applicable sections of the Design Standards related to and/or reflected in the proposed project.
3. Photographs of Existing Conditions: Provide current photographs showing the present conditions of the area where the project will be completed and/or the portions of any existing building that will be affected by the proposed work.
4. Site Plan: Provide scaled drawings showing the relationship of all buildings, secondary structures, driveways, sidewalks, fences, drains, lighting, and trees to the property line. Clearly identify the location of any and all proposed changes. Caliper of trees should be indicated as measured from four (4) feet above the earth's surface.
5. Historical Documentation: If available, provide copies of historic photographs of the property in question, along with a list of any known previous alterations to the property (and the approximate date of those alterations). If the property is already listed on the National Register of Historic Places or is a designated Local Historic Landmark, include a copy of the nomination text for the property.
6. Elevations: Provide architectural drawings showing all elevations where proposed work will occur. Include scale.
7. For Projects Involving Demolition or Relocation: Describe the structure, the reason for its demolition or relocation, the proposed reuse of the site, as well as plans for new landscaping at the site.

(Ord. PL04727-050721, 07-01-2021)

Coordination with the B1 Downtown Expansion Project

The map below depicts the proposed Downtown Boone Local Historic District and with the proposed zoning changes with the B1 Expansion project. Note: all properties included in the proposed Downtown Boone Local Historic District overlay are proposed to be zoned B1 Downtown Core with the exception of one property zoned B1 Downtown Interface (385 Queen Street).

Downtown Boone Local Historic District Project with Proposed B1 Downtown Expansion Project
(please see Exhibit 13 for a larger copy of this map)



Exemptions to Overlay- State of North Carolina

§ 160D-913. Public buildings. All local government zoning regulations are applicable to the erection, construction, and use of buildings by the State of North Carolina and its political subdivisions. Notwithstanding the provisions of any general or local law or ordinance, except as provided in Part 4 of Article 9 of this Chapter, no land owned by the State of North Carolina may be included within an overlay district or a conditional zoning district without approval of the Council of State or its delegate. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

Conformity to Adopted Plans

COMPREHENSIVE PLAN UPDATE

1.1 Overall Objectives for the Boone Comprehensive Plan (p. 15):

The following objectives, which have not been listed in any particular order of importance, are deliberately broad in scope and less specific than either a policy statement or an implementation action.

Economic Development: Acknowledge the area's natural beauty, university, and medical center presence as the Town's greatest assets for economic development and jobs creation. Treat them accordingly.

Community Appearance and Community Character: Blend the built environment with the natural, scenic, and historic character of a High Country small town. Especially discourage commercial strip development, cluttered signage, and "cheap" apartment buildings.

Open Space: Integrate open space and greenways into the urban fabric of the Town. Preserve the countryside by discouraging suburban sprawl. Avoid development in floodplains, on ridgetops, and on steep slopes.

Environmental Quality: Address and monitor growth factors and activities that contribute to water, air, light, and noise pollution.

Trees: Conserve existing trees and plant new trees, especially hardwoods.

Automobile Transportation: Maximize the efficiency of existing facilities, but not at the expense town and neighborhood character and livability. Build or expand transportation facilities and parking areas as needed, but with care. Work to reduce auto dependency, use, and congestion.

Bikeways: Implement the planned system of bikeways as a legitimate transportation alternative. Unify with greenways and other pedestrian facilities where possible.

Mass Transit: Enhance and support the mass transit system as an effective alternative to the congestion created by the individual automobile.

Pedestrian Movement: Encourage a system of sidewalks, paths, crosswalks and compact development patterns which make it easy to get around Boone on foot.

Infrastructure: Engage in long range planning for water and sewer systems, stormwater runoff, natural gas, and other utility systems. Place overhead utilities underground whenever feasible.

Public Safety: Maintain a high level of policing and fire protection and plan the expansion of public safety services to coincide with projected population increases and identified needs.

Energy and Waste: Reduce waste generation, and the consumption of energy and water. Develop area recycling programs to the fullest. Encourage an anti-litter consciousness among residents and visitors.

University: Emphasize cooperative planning among the Town, County, and University.

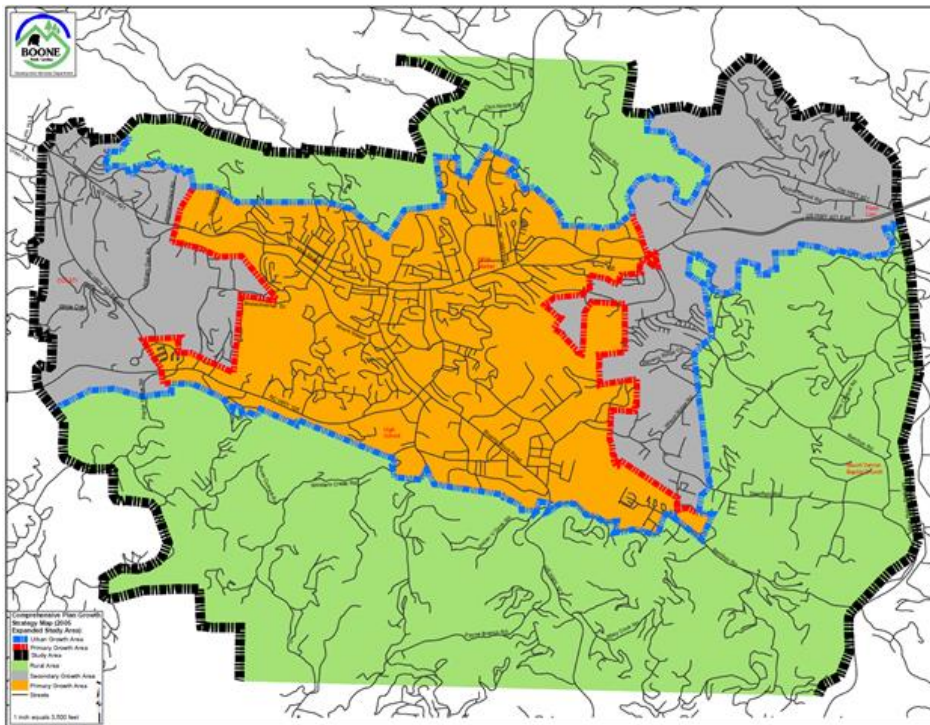
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

Recreation: Strive for additional public recreation facilities, especially sports fields, greenways and indoor recreation centers.

Neighborhoods: Ensure the livability of neighborhoods, especially through land use and traffic planning.

Public Involvement: Encourage active public involvement and volunteerism to expand the effectiveness of community planning and action.

1.2 Growth Strategy Map (p. 17): The property is located within Primary Growth Area.



These properties are located within the Primary Growth area. The Primary Growth Area is that portion of the urban growth area where urban level or facilities are already in place or can be provided most cost effectively. This is the area where near term growth and development is to be especially encouraged.

The Secondary Growth Area is that portion of the urban growth area where urban level services can be provided, but on a lower priority basis than in the primary growth area.

Additionally, for comparison, the Rural Area is that portion of the planning study area that is influenced by urban area growth forces, but within which urban level development should be strongly discouraged. Urban level services and associated development densities should not be planned for this area, except in case by case evaluations of major economic development projects.

Comprehensive Plan Policies: Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Commission and Council should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation.

COMPREHENSIVE PLAN POLICIES

2.1 THE ECONOMY

2.1.1 Economic Development

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long term component of an economic development strategy.
- B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.

- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
- E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.
- F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.
- G. The Town shall support the development of new business parks.
- H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
- I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
- K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.2 Commercial Development

- A. Uncontrolled strip development along the areas through streets shall be prohibited. The undesirable effects of existing strip development shall be reduced and/or reconfigured when redevelopment opportunities permit. New strip development on isolated single lots along through streets shall be discouraged.
- B. Commercial and Office Development shall be encouraged to locate in planned shopping centers, office parks and mixed use developments to stop the proliferation of strip development.
- C. Community/Commercial Centers shall be located adjacent to a major street and contain or be adjacent to other appropriate community facilities.
- D. Automobile Orientated Neighborhood and Convenience Commercial Centers shall be encouraged to locate on a collector street or secondary street at its intersection with a major street.
- E. Residentially scaled and designed neighborhood businesses may be a planned element of newly developed or redeveloped neighborhoods. They should be near other compatible facilities such as elementary schools and neighborhood parks.

- F. Commercial uses may be encouraged to develop by consolidation and expansion of existing commercially zoned property, only when such consolidation and expansion does not encroach upon a viable residential area.
- G. Effective buffering and/or landscaping shall be provided where a large scale or automobile-orientated commercial or office use adjoins an existing or planned residential use.
- H. Encroachment of incompatibly scaled and designed commercial or office uses into viable existing or planned residential areas shall be prohibited.
- I. Office and institutional development may be encouraged as a transitional land use between residential areas and higher intensity commercial activities.
- J. Highway Oriented Commercial uses shall be clustered along segments of major streets and contain land uses which are mutually compatible and reinforcing in use and design. Businesses shall be encouraged to coordinate their site designs with other nearby businesses. Design factors shall include, at a minimum, shared parking and street access, convenient pedestrian and vehicular movement, and consistent sign standards.

2.1.5 Downtown

- A. Street patterns shall be designed so as to define the limits of the neighborhood, accentuate focal points and interesting vistas, allow convenient circulation within the neighborhood and provide multiple, alternative outlets from the area to adjoining neighborhoods and /or major streets. Particular attention shall be given to avoid designs that provide convenient “cut-through” traffic opportunities.
- B. Planned systems of pedestrian ways, bikeways, greenways, and similar facilities shall be encouraged as energy efficient and environmentally sound transportation alternatives. Site planning that incorporates secure bicycle storage at places of living, working or schooling, shopping, and gathering shall be required, where appropriate.
- C. The Boone Thoroughfare Plan shall be employed to promote a hierarchical, functional road network and to promote the proper arrangement of land patterns by controlling the location of streets and roads.
- D. Properly designed major street intersections containing right and left turn bays shall be encouraged where crosswalks and pedestrian traffic do not have first priority.
- E. Sufficient right-of-way along new roadways and at major intersections shall be acquired to allow future facility expansion.
- F. A program of improvements and maintenance to maximize the use of existing streets shall be employed as a cost effective means of meeting area transportation needs, provided that such improvements shall not destroy the livability of a residential or commercial area for the sole purpose of moving greater traffic volumes.
- G. The operational success of the area’s mass transit system shall be enhanced through the encouragement of compact, transit sensitive development patterns. Site planning that incorporates transit stops and convenience clusters shall be required, where appropriate.

- H. Policies that have the effect of reducing automobile dependency, use and congestion in the heart of the urban area shall be supported.
- I. Driveway cuts along major streets and roads shall be limited to allow these streets to serve primarily as safe traffic movement corridors or, alternatively, to maximize curb frontage for on-street parking.
- J. Private roads serving multiple uses shall be discouraged in new developments, except where public performance standards can be met, and when provisions for continued maintenance are assured.
- K. The Town shall encourage the development and use of park and ride lots at the edge of town when and where demand warrants.
- L. All future road construction within the Town shall be examined for bike and pedestrian feasibility. Wherever possible, compatible bike lanes and pedestrian walkways shall be implemented in conjunction with accompanying road construction.
- M. Continued improvement and appropriate expansion of regional air facilities shall be encouraged and supported.

2.2 INFRASTRUCTURE

2.2.1 Transportation

- A. Street patterns shall be designed so as to define the limits of the neighborhood, accentuate focal points and interesting vistas, allow convenient circulation within the neighborhood and provide multiple, alternative outlets from the area to adjoining neighborhoods and /or major streets. Particular attention shall be given to avoid designs that provide convenient “cut-through” traffic opportunities.
- B. Planned systems of pedestrian ways, bikeways, greenways, and similar facilities shall be encouraged as energy efficient and environmentally sound transportation alternatives. Site planning that incorporates secure bicycle storage at places of living, working or schooling, shopping, and gathering shall be required, where appropriate.
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- E. Sufficient right-of-way along new roadways and at major intersections shall be acquired to allow future facility expansion.
- F. A program of improvements and maintenance to maximize the use of existing streets shall be employed as a cost effective means of meeting area transportation needs, provided that such improvements shall not destroy the livability of a residential or commercial area for the sole purpose of moving greater traffic volumes.
- G. The operational success of the area’s mass transit system shall be enhanced through the encouragement of compact, transit sensitive development patterns. Site planning that incorporates transit stops and convenience clusters shall be required, where appropriate.

- H. Policies that have the effect of reducing automobile dependency, use and congestion in the heart of the urban area shall be supported.
- I. Driveway cuts along major streets and roads shall be limited to allow these streets to serve primarily as safe traffic movement corridors or, alternatively, to maximize curb frontage for on-street parking.
- J. Private roads serving multiple uses shall be discouraged in new developments, except where public performance standards can be met, and when provisions for continued maintenance are assured.
- K. The Town shall encourage the development and use of park and ride lots at the edge of town when and where demand warrants.
- L. All future road construction within the Town shall be examined for bike and pedestrian feasibility. Wherever possible, compatible bike lanes and pedestrian walkways shall be implemented in conjunction with accompanying road construction.
- M. Continued improvement and appropriate expansion of regional air facilities shall be encouraged and supported.

2.2.2 Utilities

- A. Extensions of water and/or sewer services that could result in scattered, non-directed development and costly provision of other urban services shall be prohibited.
- B. Water and sewer services shall be concentrated within the limits of a geographically defined Urban Growth Area. The Primary Growth Area shall receive first priority for the provision or enhancement of water and sewer services.
- C. The Town shall consider the highest level of participation in the cost of providing water and sewer services within the Primary Growth Area with the next highest level of participation considered for the Secondary Growth Area.
- D. Water and sewer services shall not be extended to properties in the Rural Area (outside the Urban Growth Area). Exceptions to this policy may include the provision of services to other local governments, cooperative agreements on major economic development initiatives, and extensions needed to address imminent public health problems or related environmental hazards.
- E. The Town shall employ incentives to encourage a concentration of intense urban type development within the Urban Growth Area.
- F. Area-wide cooperation and support shall be sought in bringing in alternative utility services to the Boone Area.
- G. Long range planning for a possible stormwater collection and treatment system shall be supported, including the development of financial and regulatory strategies.

2.2.5 Environmental Health

- A. Development on ridgetops and excessive slopes shall be strongly discouraged. Where development is allowed, stringent performance standards shall be met.
- B. Continued improvements to the public sewage collection and treatment facilities shall be supported, with priority given to servicing existing or planned densely developed areas where environmental and economic benefits can be realized.

- C. Development activities in the 100 year floodplain or near lakes or streams shall be carefully controlled. If development must occur, low intensity uses such as open space, recreation and adequately buffered agricultural or forestry activities shall be preferred.
- D. Runoff and drainage from development activities shall be of a quality and quantity as near to natural conditions as possible, with special emphasis given to critical watershed areas.
- E. Development which preserves the natural features of the site, including existing topography, streams and significant trees and vegetation, shall be reflected in the Town's Development Standards.
- F. Recognizing the economic and environmental costs of commercial and residential stormwater runoff, innovative stormwater management techniques such as permeable sidewalks, driveways, and parking areas shall be encouraged.
- G. The development of a comprehensive drainage and flood plain management plan, including public and private actions in support of plan implementation, shall be supported.
- H. Local area requirements for solid waste disposal facilities shall be anticipated through advanced planning; facilities shall be located and designed so as not to adversely impact significant natural or man-made resources.
- I. The Town recognizes the need for a regional solution to the solid waste issue, and will support efforts toward that end.
- J. Research and development of reuse, recycling, and resource recovery programs, whether public or private, shall be encouraged and supported.
- K. The Town shall encourage and set an example which promotes water and energy conservation, and the reduction of waste generation at the source.
- L. An anti-litter consciousness, beginning in the schools, and including the university, businesses and individual citizens and visitors shall be encouraged.
- M. The location of hazardous waste storage and disposal facilities in the Boone planning area shall not be supported. Transportation of hazardous materials through Boone shall be discouraged. The location of propane storage tanks shall be carefully controlled to the extent permitted by state and federal law, as well as by state enabling legislation for local government regulation.
- N. Industries and activities producing excessive noise, odor, air, water and light pollution, or other harmful impacts, shall not be permitted, unless such adverse impacts can be clearly overcome through effective mitigation.
- O. Encourage use of low-impact habitat-friendly practices to achieve and maintain native species, including plants, wildlife and beneficial insects (such as pollinators) within private and public developments.
- P. Ensure that landscape and pesticide management practices minimize impacts to the environment including impacts to pollinators.

2.3 THE COMMUNITY

- A. Urban type development within the Urban Growth Area shall meet appropriate Town standards.

- B. Properly planned, mixed use developments that promote efficient provision of public services shall be encouraged within the Urban Growth Area.
- C. Funding for outside agencies and organizations serving the citizens of Boone shall continue to receive support consistent with area service needs and Town budget constraints.
- D. Coordinated inter-governmental and university-town planning for urban area land use and development, transportation, utilities, recycling, environmental management, law enforcement, education, recreation, tourism and economic development shall be encouraged.

2.3.1 Community Appearance

- A. Measures to improve the effectiveness of grading, landscaping and buffering standards for new and existing developments shall be encouraged.
- B. The significance of street trees in providing visual relief, summer cooling, improved air quality and livability shall be recognized through public policies and actions to encourage their planting and maintenance.
- C. The significance of major roadway entrances into Boone as measures of community image and quality shall be recognized through building placement, landscape, signage and other visual improvements. The Town, along with private property owners and developers, shall work to jointly improve the appearance and design of major street corridors.

C.1 .

- D. Sign policies and standards shall be periodically updated to enhance community identity and create a high quality business image.
- E. The Town shall encourage public, private, and utility company efforts to place utility wires underground whenever feasible.

2.3.2 Community Character

- 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.
- B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.
- C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.
- D. The destruction of significant architectural, historic, scenic, natural and archaeological resources in the planning area shall be discouraged.
- 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.

2.3.3 Housing and Neighborhoods

- A. The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.
- B. Street system designs which discourage through traffic on purely local streets while allowing for free circulation within the neighborhood shall be encouraged.
- C. Proposed residential development which would expose residents to harmful effects of incompatible development or to environmental hazards shall be prohibited.
- D. Innovative and flexible land planning and development practices shall be encouraged to create livable developments which better safeguard land, water, energy and historic resources.
- E. Factors in determining preferred locations for high density residential development shall include: close proximity to the university, employment or shopping centers; access to major thoroughfares and the transit system; the availability of public services and facilities; and compatibility with adjacent land uses.
- F. The affordable housing needs of area residents, particularly elderly and low to moderate income residents, shall be recognized in Town policies and actions regarding residential development.
- G. Compact, full service neighborhoods, offering opportunities for living, working, shopping, and gathering places, shall be encouraged in newly planned developments, as well as for redeveloping areas.
- H. The overall housing unit density for proposed infill residential development or redevelopment should be compatible with the average density of existing areas.

2.3.4 Public Involvement

- A. Public involvement shall be encouraged in decisions concerning land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication among developers, the Town, the County, the University, and the general public.
- B. Neighborhood and special area planning shall be encouraged to foster public involvement in the production of closely tailored, action oriented special area plans and programs.
- C. Specific functional plans and implementation tools shall be supported as part of the comprehensive planning program for the Town and County.
- D. Special committees, advisory panels, educational forums, public workshops, leadership seminars, town meetings and media contacts shall be encouraged and fostered to enhance the effectiveness of citizen involvement in community planning and action.

Certificate of Mailing

I, Jane Shook, certify that individual notices meeting the requirements of Article 9 of the Town of Boone UDO were placed in the mail (first class) on September 2, and September 3, 2021.

/s/ Jane Shook

Jane Shook, Director of Planning and Inspections

Certification of Posting

I, Darrell Pulliam and KC Banner, certify that 50 signs were posted in the project area as required in Article 9, Subsection 9.03.03(B)(2) of the Town of Boone UDO on September 7, 2021.

/s/ Darrell Pulliam

/s/ KC Banner

Darrell Pulliam, Building Inspector

KC Banner, Building Inspector

PLANNING COMMISSION REPORT

Per NCGS 160D-604(b), subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Commission for review and comment. If no written report is received from the Planning Commission within 30 days of referral of the amendment to that board, the Town Council may act on the amendment without the Planning Commission report. The Town Council is not bound by the recommendations, if any, of the Planning Commission. Per NCGS 160D-604(d), when conducting a review of proposed zoning text or map, the Planning Commission shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Planning Commission shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Commission, but a comment by the Planning Commission that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

Vote 1: The proposed amendments to the Town's zoning ordinance and zoning map to create the Downtown Boone Local Historic District overlay ☐is OR ☐is not consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

Vote 2: The Planning Commission recommends ☐approval OR ☐denial of the proposed amendments and believes ☐approval OR ☐denial of the UDO text and zoning map amendments to create the Downtown Boone Local Historic District is reasonable and in the public interest because:

Note 2

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent.

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

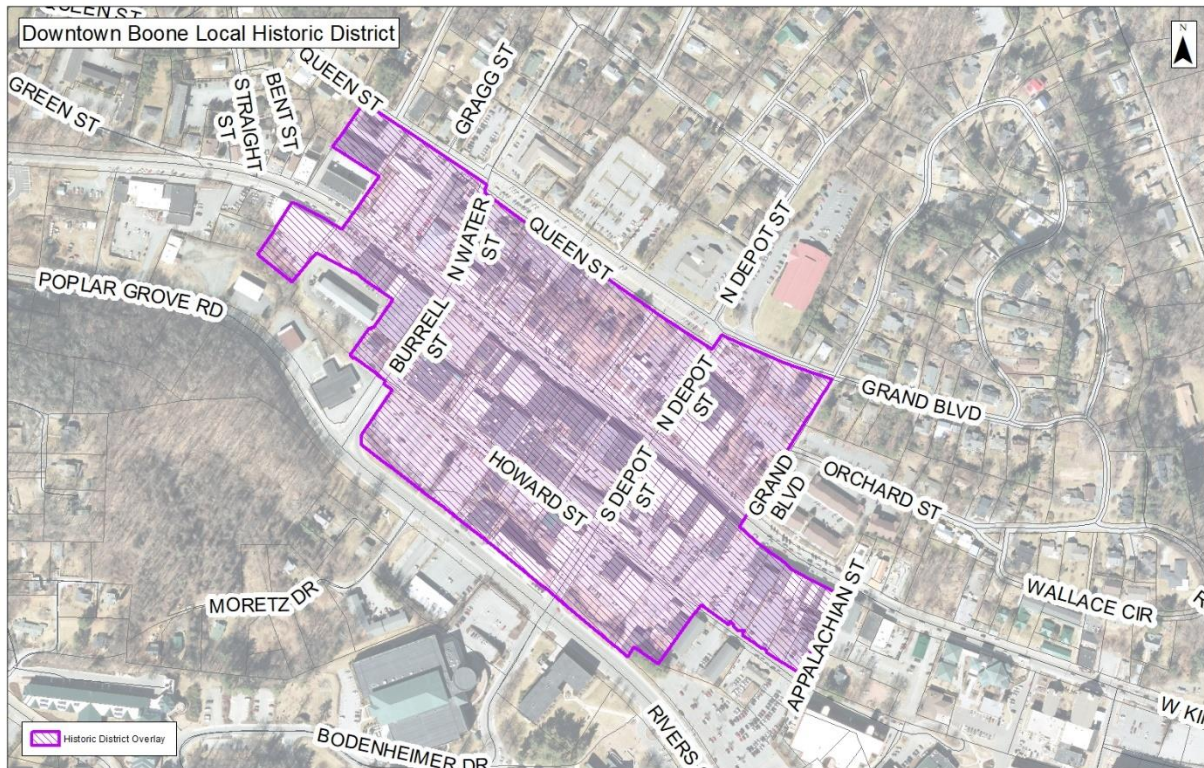
TOWN COUNCIL ACTION – Adoption of Ordinance

Per NCGS 160D-605, when adopting or rejecting any zoning text or map amendment, the Town Council shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment shall be required. A plan amendment and a zoning amendment may be considered concurrently. The plan consistency statement is not subject to judicial review. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the Town Council statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the action taken. When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the governing board statement on reasonableness may address the overall rezoning.

Ordinance PL004043-083121 & PLO4063-090921
(Downtown Boone Local Historic District)

WHEREAS, pursuant to N.C. Gen. Stat. §160D-601, the Town may amend its zoning regulations and zoning map after giving proper public notice and holding a public hearing; and

WHEREAS, the Planning Commission received a request to amend the Town of Boone's Unified Development Ordinance and the Official Zoning Map of the Town of Boone, North Carolina to create the Downtown Boone Local Historic District and to designate the area identified in the map below (and more specifically in the attached exhibit) hereinafter, "the Properties", as a Local Historic District;



and

WHEREAS, the Town of Boone Historic Preservation Commission ("HPC") has the authority to exercise, within the planning jurisdiction of the Town, all powers and duties conferred by Part 4 of Chapter 160D of the North Carolina General Statutes; and

WHEREAS, the HPC duly adopted (i) rules of procedure and (ii) principles and guidelines for the alteration, restoration, relocation, or demolition of properties designated as historic districts and landmarks at its regular meeting held January 12, 2016; and

WHEREAS, the HPC issued a Landmark Designation Report, recommending designation of the Properties as a Local Historic District; and

WHEREAS, as set forth in detail in the Landmark Designation Report, the HPC has determined that the Properties are of special significance in terms of its historical and architectural importance, and possesses integrity of design, setting, workmanship, materials, feeling and association; and

WHEREAS, the Designation Report was submitted to the State Historic Preservation Office (“SHPO”) of the North Carolina Department of Cultural Resources for review and comment; and

WHEREAS, the SHPO has reviewed the Landmark Designation Report and issued a letter of comment dated March 19, 2021, in which it noted that Downtown Boone is composed of a rich concentration of commercial, institutional, and residential buildings of varied architectural influence that illustrate Boone’s commercial development from 1918 to 1964; and

WHEREAS, the Boone Town Council held a duly-noticed public hearing September 27, 2021 with respect to this ordinance and creation and designation of the historic district as contemplated herein; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing and the information contained in the HPC’s Designation Report; and

WHEREAS, this Town Council has reviewed these written recommendations of the Town of Boone Planning Commission; and

WHEREAS, the Boone Town Council finds that the Property is of special historical, architectural, and cultural significance, and possesses integrity of design, setting, workmanship, materials, feeling and/or association, as described by the Statement of Significance in the Designation Report as:

The proposed district area is representative of several facets of downtown Boone’s commercial development during the period from 1918 to 1964. In accordance with §960D-944(a) Designation of Historic Districts, the proposed district area is deemed to be of special significance to the town of Boone in terms of its history and architecture because it represents several facets of the town’s commercial and physical 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.

WHEREAS, the Boone Town Council finds the Property’s preservation should be encouraged and ensured,

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1: The Boone Town Council hereby approves the modifications to the UDO to create the Downtown Boone Local Historic District and designates the properties as noted on the attached exhibit as being subject to the Downtown Boone Local Historic District zoning district overlay.

Section 2: The review process provided by Article 8 of the Town’s Unified Development Ordinance (“UDO”) shall be observed prior to demolition, alteration, rehabilitation, restoration, or removal of any exterior elements of the designated Property.

Section 3: In the event relocation, demolition or destruction of the Property is authorized as provided by law, such action may be delayed up to 365 days as provided by Article 8 of the UDO and NC General Statutes 160A-400.14.

Section 4: This ordinance shall be effective as of the date of its adoption.

Adopted this the ____th day of _____, 2021.

Vote 1: The proposed amendments to the Town’s zoning ordinance and zoning map **to create the Downtown Boone Local Historic District overlay** ☐is OR ☐is not consistent with the Town’s comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

Vote 2: The Town Council ☐approves OR ☐denies the proposed amendments to the Town’s zoning ordinance and zoning map and believes ☐approval OR ☐denial **of the UDO text and zoning map amendments to create the Downtown Boone Local Historic District** is reasonable and in the public interest because:

Note 2

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent.

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

Ordinance Exhibit - Parcel Information

See the table below for detailed property owner information for the parcels involved in the Downtown Boone Local Historic District. The table includes the property owner name as listed in the Watauga County tax records, the Watauga County Parcel ID, the property address as maintained in the Town's GIS system (vacant properties noted by use of Watauga County PIN), and the StoryMap ID.

#	Tax Account Name	Parcel ID	Address	Story Map ID
1	SRI TEN, LLC	2901-70-5111-000	385 QUEEN ST	42
2	WATAUGA COUNTY	2900-79-6809-000	842 W KING ST	43
3	WATAUGA COUNTY	2900-79-6980-000	311 QUEEN ST	44
4	WATAUGA COUNTY	2900-79-6741-000	814 W KING ST	45
5	WATAUGA COUNTY	2900-79-6809-000	133 N WATER ST	46
6	WATAUGA COUNTY	2900-79-7988-000	Watauga County PIN: 2900-79-7988-000	47
7	KASTT, LLC	2900-79-7622-000	784 W KING ST	52
8	G&T FAMILY LLC	2900-79-7694-000	768 W KING ST	53
9	WATAUGA COUNTY	2900-79-8884-000	136 N WATER ST	54
10	PROFESSIONAL OFF GROUP LLC	2900-79-8528-000	766 W KING ST	55
11	PROFESSIONAL OFF GROUP LLC	2900-79-8564-000	756 W KING ST	56
12	WATAUGA COUNTY	2900-79-9786-000	Watauga County PIN: 2900-79-9786-000	57
13	LARSON PROPERTIES LLC	2900-79-9510-000	742 W KING ST	61
14	MACINTOSH, SCOTT P	2900-79-9448-000	736 W KING ST	62
15	WATERFALL INVESTMENTS, LLC	2900-89-0611-000	247 QUEEN ST	63
16	GRYDER RENTALS, LLC	2900-79-9476-000	728 W KING ST	64
17	EGGERS BROTHERS IRR TRUST,EGGERS, STACY C IV TRUSTEE	2900-79-9493-000	724 W KING ST	65
18	LOVIN, J FULTON	2900-89-0578-000	237 QUEEN ST	66
19	COFFEY, FRANK L,COFFEY, JOYCE	2900-89-0400-000	718 W KING ST	67
20	COFFEY, JOYCE, TRUSTEE	2900-89-1448-000	219 QUEEN ST	68
21	TOWN OF BOONE	2900-89-2460-000	680 W KING ST	69
22	VETRO, MICHAEL	2900-89-2254-000	664 W KING ST	70
23	BOONE TOWN OF	2900-89-3300-000	Watauga County PIN: 2900-89-3300-000	71
24	BOONE TOWN OF	2900-89-3369-000	Watauga County PIN: 2900-89-3369-000	72
25	642 WEST KING LLC	2900-89-3129-000	642 W KING ST	74
26	COOPER, JOHN E JR AND FAYE E	2900-89-3194-000	630 W KING ST	75
27	PHIL H VANCE JR FAMILY TRUST,VANCE, GLENDA	2900-89-4352-000	130 N DEPOT ST	76

#	Tax Account Name	Parcel ID	Address	Story Map ID
28	BOONE TOWN OF	2900-89-5144-000	604 W KING ST	78
29	LEGAL AID OF NC INC	2900-89-6350-000	171 GRAND BLVD	79
30	CLARK UNLIMITED PROPERTIES, LLC	2900-88-7679-000	525 W KING ST	142
31	SMITH, KARL G	2900-88-7740-000	531 W KING ST	143
32	BOONE INVESTMENTS LLC	2900-88-7767-000	539 W KING ST	144
33	BOONE TOWN OF	2900-88-8722-000	Watauga County PIN: 2900-88-8722-000	145
34	BOONE INVESTMENTS LLC	2900-88-7792-000	Watauga County PIN: 2900-88-7792-000	146
35	BOONE INVESTMENTS LLC	2900-88-6687-000	126 APPALACHIAN ST	147
36	HILL, ROBERT W.,HILL, LORI L.	2900-88-7791-000	128 APPALACHIAN ST	148
37	COX, GREGORY	2900-88-7622-000	132 APPALACHIAN ST	149
38	LOVIN MARKETING CO	2900-88-6594-000	140 APPALACHIAN ST	150
39	LOVIN MARKETING CO	2900-88-6538-000	363 HOWARD ST	151
40	SARVIS PROPERTIES INC	2900-88-6762-000	543/549 W KING ST	152
41	CHRISLAND PROPERTIES	2900-88-6892-000	553 W KING ST	153
42	SARVIS PROPERTIES, INC.	2900-88-6778-000	Watauga County PIN: 2900-88-6778-000	154
43	CHRISLAND PROPERTIES, INC.	2900-88-6770-000	Watauga County PIN: 2900-88-6770-000	155
44	SARVIS PROPERTIES, INC.	2900-88-6769-000	Watauga County PIN: 2900-88-6769-000	156
45	THE APPALACHIAN THEATRE OF THE HIGH COUN	2900-88-6722-000	Watauga County PIN: 2900-88-6722-000	157
46	THE APPALACHIAN THEATRE OF THE HIGH COUN	2900-88-6730-000	559 W KING ST	158
47	BOONE TOWN OF	2900-88-5833-000	567 W KING ST	159
48	VETRO, MICHAEL	2900-88-4868-000	587 W KING ST	160
49	SMITH, KARL G	2900-88-4826-000	593 W KING ST	161
50	TRADE LAND COMPANY LLC	2900-88-4900-000	603 W KING ST	162
51	PARISH, WILLIAM R AND PATRICIA NUNN	2900-88-3962-000	607 W KING ST	163
52	LOVIN MARKETING CO	2900-88-3953-000	611 W KING ST	164
53	BD BUILDINGS LTD PTNRP	2900-88-3947-000	617 W KING ST	165
54	HOWARD STREET LLC	2900-88-3868-000	277 HOWARD ST	166
55	TWO DAWGS RENTALS LLC	2900-88-2997-000	627 W KING ST	167
56	PARK, UIJIN,PARK, LAUREN	2900-88-2953-000	267 HOWARD ST	168
57	GREER WATAUGA LLC	2900-89-2081-000	631 W KING ST	169
58	GREER WATAUGA LLC	2900-89-2034-000	641 W KING ST	170
59	CHRISLAND PROPERTIES	2900-88-2928-000	139 DEPOT ST	171
60	HERRITAGE LLC	2900-88-2673-000	274 HOWARD ST	174

#	Tax Account Name	Parcel ID	Address	Story Map ID
61	LUCARNE, LLC	2900-88-1786-000	268 HOWARD ST	175
62	WILLETT, DANA	2900-88-1759-000	260 HOWARD ST	176
63	GANG OF 5 LLC	2900-88-1982-000	Watauga County PIN: 2900-88-1982-000	177
64	GANG OF 5 LLC	2900-88-1868-000	Watauga County PIN: 2900-88-1868-000	178
65	HERRITAGE LLC	2900-88-1701-000	181 S DEPOT ST	179
66	BOONE TOWN OF	2900-88-0710-000	884 RIVERS ST	180
67	LANGDON, TERRI GREENE	2900-89-1191-000	659 W KING ST	181
68	FARMERS HARDWARE AND SUPPLY CO INC	2900-89-1049-000	661 W KING ST	182
69	BOP KING STREET, LLC	2900-89-1113-000	671 W KING ST	183
70	FARMERS HARDWARE AND SUPPLY CO INC	2900-89-0096-000	Watauga County PIN: 2900-89-0096-000	184
71	FARMERS SKI SHOP INC	2900-89-0070-000	140 S DEPOT ST	185
72	BOONE TOWN OF	2900-88-0947-000	Watauga County PIN: 2900-88-0947-000	186
73	CRAYMIE LLC	2900-88-0879-000	158 S DEPOT ST	187
74	GH3, LLC	2900-88-0827-000	164 S DEPOT ST	188
75	MENA, JOHN J	2900-78-9884-000	174 S DEPOT ST	189
76	KRAUT CREEK, LLC	2900-78-9890-000	184 DEPOT ST	190
77	S C AND S FUTURE, INC.	2900-88-0902-000	216 HOWARD ST	192
78	HOPE PREGNANCY RESOURCE CENTER	2900-78-8997-000	208 HOWARD ST	194
79	S C AND S FUTURE, INC.	2900-79-9058-000	199 HOWARD ST	195
80	A AND F COFFEY ASSOC LLC	2900-89-0103-000	128 S DEPOT ST	196
81	A AND F COFFEY ASSOC LLC	2900-89-0165-000	681 W KING ST	197
82	COMMON GOOD COMPANY NC, LLC	2900-89-0148-000	683/685 W KING ST	198
83	SHEAR LUCK, LLC	2900-89-0220-000	693 W KING ST	199
84	BRIAN KENT DORSEY TRUST	2900-89-0201-000	697 W KING ST	200
85	DIXON, WILLIAM MAX JR	2900-79-9273-000	703 W KING ST	201
86	PRESNELL/STOUT ENTERPRISES LLC	2900-79-9288-000	707 W KING ST	202
87	WATSON, GEORGE DARRELL	2900-79-9244-000	711 W KING ST	203
88	D L WILCOX HEIRS, LLC	2900-79-9238-000	713 W KING ST	204
89	BOONE CITY HALL	2900-79-8391-000	721/729 W KING ST	205
90	GRYDER RENTALS, LLC	2900-79-8334-000	737 W KING ST	206
91	SMITH, BENJAMIN A	2900-79-8316-000	743 W KING ST	207
92	WINE TO WATER	2900-79-8447-000	747 W KING ST	208
93	HOWARD STREET VENTURES LLC	2900-79-7562-000	Watauga County PIN: 2900-79-7562-000	209

#	Tax Account Name	Parcel ID	Address	Story Map ID
94	HOWARD STREET VENTURES LLC	2900-79-6480-000	Watauga County PIN: 2900-79-6480-000	210
95	WINE TO WATER	2900-79-7368-000	Watauga County PIN: 2900-79-7368-000	211
96	WINE TO WATER	2900-79-8421-000	Watauga County PIN: 2900-79-8421-000	212
97	WINE TO WATER	2900-79-7377-000	Watauga County PIN: 2900-79-7377-000	213
98	TOWN OF BOONE	2900-79-7397-000	Watauga County PIN: 2900-79-7397-000	214
99	GRYDER RENTALS, LLC	2900-79-7371-000	Watauga County PIN: 2900-79-7371-000	215
100	WILCOX AND WRIGHT LLC	2900-79-7282-000	151/161 HOWARD ST	216
101	HOWARD STREET VENTURES II LLC	2900-79-8147-000	173 HOWARD ST	217
102	WILCOX & WRIGHT 179 HOWARD LLC	2900-79-8185-000	179 HOWARD ST	218
103	SIMPSON, ETHEL B	2900-79-9133-000	191 HOWARD ST	219
104	S C AND S FUTURE, INC.	2900-79-8051-000	Watauga County PIN: 2900-79-8051-000	220
105	APPALACHIAN STATE RENTALS LLC	2900-79-8015-000	182 HOWARD ST	221
106	APPALACHIAN STATE RENTALS LLC	2900-79-7061-000	178 HOWARD ST	222
107	RIVERS STREET VENTURES LLC	2900-78-7965-000	970 RIVERS ST	223
108	WILCOX AND WRIGHT 178 HOWARD	2900-78-6979-000	Watauga County PIN: 2900-78-6979-000	224
109	WILCOX AND WRIGHT 178 HOWARD	2900-79-7027-000	Watauga County PIN: 2900-79-7027-000	225
110	E G M INVESTMENTS INC	2900-79-5183-000	Watauga County PIN: 2900-79-5183-000	226
111	FURGIUELE, SAMUEL F JR, MENDEL FURGIUELE, PEGGY	2900-79-5419-000	140 BURRELL ST	232
112	L D & B OF BOONE, LLC	2900-79-5599-000	805 W KING ST / 138 BURRELL ST	234
113	DON DUNLAP CONST INC & REAL EST, C/O STACY EGGER IV	2900-79-5675-000	815 W KING ST	235
114	LOUISE RUSSELL FAM LTD PART	2900-79-5636-000	819 W KING ST	236
115	SPEED R. THOMAS ATTORNEY	2900-79-5628-000	825 W KING ST	237
116	SPEED, ROBERT T	2900-79-5609-000	827 W KING ST	238
117	VETRO HOLDINGS	2900-79-4747-000	831 W KING ST	239
118	RESORT AREA MINISTRIES	2900-79-1891-000	877 W KING ST	241
119	Board of Trustees of the Endowment Fund Appalachian State University	2900-78-8875-000	920 RIVERS ST	191

Town of Boone



PRESS RELEASE

To: All Local Media
Contact: John Ward
April 28th 2021
Town Manager

828-268-6205

john.ward@townofboone.net

The Town of Boone wants to hear from you!

The Town of Boone is currently engaged in the planning process on two downtown projects that will guide and inform development in what is commonly known as the 'Downtown Area'. The two projects include:

1. Creation of two new B1 Downtown Zoning Districts to replace and expand the existing B1 Central Business Zoning District and
2. Designation of a Downtown Boone Local Historic District

To learn more, please visit the Town of Boone Downtown Planning Projects website at:

www.townofboonedowntownplanningprojects.com

Here you will find the most recent updates on the project, draft maps, draft code language, answers to frequently asked questions and a schedule of public input events. You may also provide feedback directly through the website by clicking on the 'What's Your View' link on the home page. Not able to participate electronically? No worries, please call the *Planning and Inspections Department* at the number below to schedule an appointment.

Town of Boone
Planning and Inspections Department
680 West King Street, Suite C
Boone, North Carolina 28607
Email: planning@townofboone.net
Phone: 828-268-6960

**Town of Boone
Special Meeting
6:00 PM, Jun. 9, 2021
WebEx, WebEx**

Public Participation:

Watch the Meeting: Anyone can view the Council meeting live at: <https://townofboone.viebit.com/?folder=ALL>

Public Participation: Individuals who wish to address Council during remote public participation can do so through WebEx either online or by phone. If you wish to provide public comment, please email Town Manager, John A. Ward III at john.ward@townofboone.net or call in at 828-268-6205 and you will be provided with an invite to the meeting. All registrations must be completed by 5:45PM on the day of the meeting. Participants should complete the registration form provided in the meeting invite to be included in public participation and view further instructions. Staff will moderate the WebEx session to ensure all participants have an opportunity to address Council. Note: To preserve bandwidth and ensure an orderly meeting, only individuals who wish to address Council should use the WebEx link. Anyone who wants to watch the meeting, but not address Council, should view the livestream at the link above.

I. Town Council Call to Order

II. Downtown Planning Projects Public Input Summary

A. *Downtown Planning Projects Presentation*

Downtown Planning Projects PowerPoint Presentation

www.townofboonedowntownplanningprojects.com

B. *Virtual Town Hall Pubic Input Meeting Mintues*

Draft Meeting Minutes - May 11, 2021

Draft Meeting Minutes - May 19, 2021

Draft Meeting Minutes - May 27, 2021

C. *Public Input Comments (Email or through website)*

Tommy Ballas (Website)

Courtney Cornelius (Website)

Lindsay Marshall (Website)

Keith Gair (Website)

Jordan Sellers (Website)

Amy Briggs (Website)

Jim Deal (Email)

Nick Katers, ASU (Email)

Communication: Exhibit 2 Public Input Summary (May 2021) (Downtown Planning Project Exhibits)

D. *Appointment Summaries*

Jordan Sellers

Tommy Ballas

Keith Gair

Amanda Calloway

Jason Gaston

E. *Digital Watauga*

Digital Watauga Web Capture

III. Downtown Planning Project Discussion

10 Year Comparison on Permit Value

IV. Adjournment



Town of Boone Downtown Planning Projects B1 Expansion & Downtown Boone Local Historic District

Presentation materials prepared by Town of Boone Planning & Inspections Department with mapping assistance by Town GIS



Communication: Exhibit 2 Public Input Summary (May 2021) (Downtown Planning Project)

Downtown Planning Projects Website:

www.townofboonedowntownplanningprojects.com

B1 Expansion

Case P-03370-112019, Draft as of November 3, 2020

New text in UDO is marked in red. Existing text to be deleted is marked in blue. Narrative is marked in green. Changes from one draft to the next are marked in yellow. References that need no further action are marked in grey. Items that need work are marked in red.

Note: Draft has been prepared for you to go through the draft process. This work, UDO Article 14-59 would be adopted.

Article 7 Nonconforming

7.05 Nonconforming

7.05.01 Alteration of

A. Subject to as no new

7.05.02 Developer

A. Cost of the

together repair th

B. All new require

of God, t condition

Hazard A six (6) m

date within the

to such a than fifty

C. Compliance

shall be in accordance

with the procedures

following

Case P-03370-112019, Draft as of November 3, 2020

Article 26 B1 Downtown Core

26.01 Purpose: The B1

encompass the Town

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A. B1 Downtown C

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B. B1 Downtown I

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Downtown Core

district must be

District.

26.02 Relationship to Other

A. Where there is a

Development Ord

Historic Landmark

B. The B1 Downtown

located within the

edition of the NCJ

information during

the proposed dev

26.03 Intent: When Staff is

of this Section, the

determination by app

with the procedures

Case P-03370-112019, Draft as of November 3, 2020

26.04 Allowable Uses

The Table below

26.04.01 Table of Principles

Note: Reference numbers w

prior to sending the case out

Use #

2.01 Single-Family Dwelling

2.02 Manufactured Home - Cha

2.03 Manufactured Home - Cha

2.04 Manufactured Home - Cha

2.05 Manufactured Home - Cha

2.06 Duplex (one duplex buildi

2.07 Duplex (more than one d

2.08 Townhouse (up to 30 beds

2.09 Townhouse (31-100 beds

2.10 Multi-Family Dwelling (up

2.11 Multi-Family Dwelling (31

2.12 Multi-Family Dwelling (31

2.13 Multi-Family Dwelling (31

2.14 Multi-Family Dwelling (31

2.15 Multi-Family Dwelling (31

2.16 Multi-Family Dwelling (31

2.17 Family Care Home

2.18 Family Care Institutions

2.19 Halfway House, Category

2.20 Halfway House, Category

2.21 Nursing Care Home

2.22 Nursing Care Institution

2.23 United Nations Facility

2.24 Retirement Community, C

2.25 Retirement Community, C

2.26 Fraternity or Sorority Hou

2.27 Boarding House

2.28 Home for Survivors of Dis

2.29 Shelter for Homeless, Cat

2.30 Shelter for Homeless, Cat

2.31 Bed and Breakfast, Categ

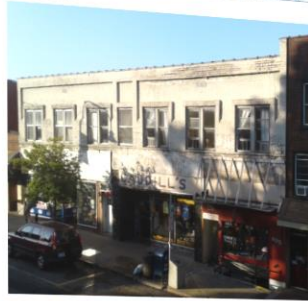
2.32 Bed and Breakfast, Categ

2.33 Vacation Rental

Case P-03370-112019, Draft as of November 3, 2020

26.05 26.06.01 Desired Downtown Design

26.05.01 West King Street Identified Features: Original brick materials, brick detailing and copings, fenestration percentages.

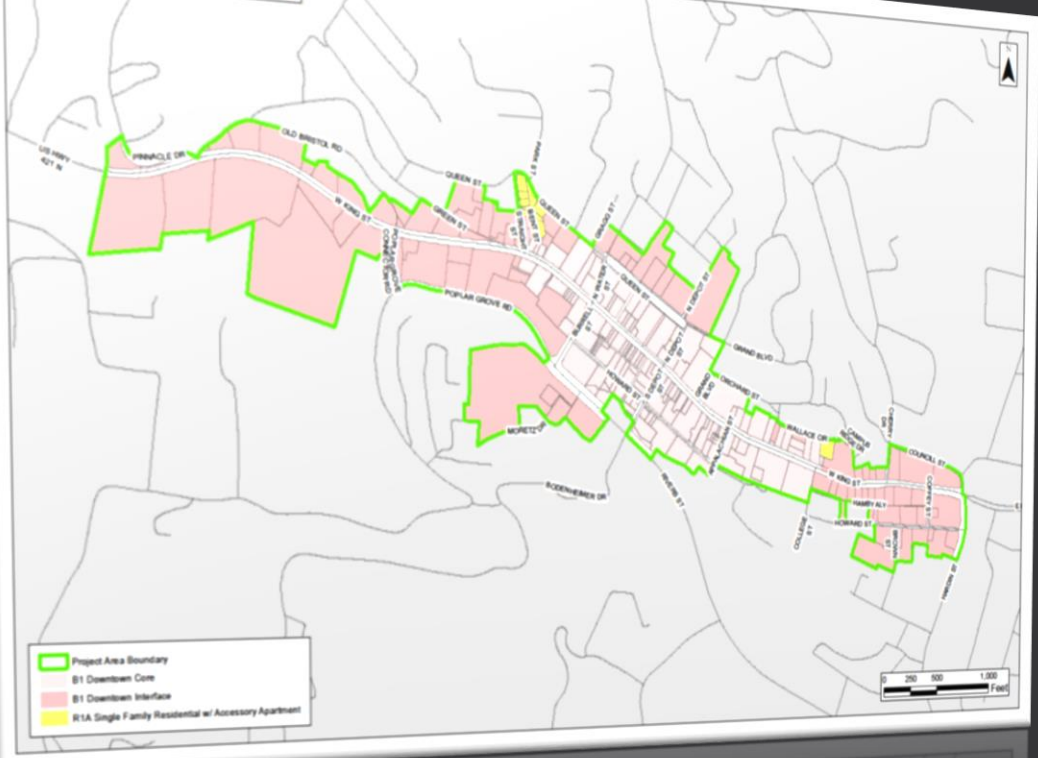


507 West King Street Identified Features: Original brick materials, brick detailing and copings, fenestration percentages, transoms over door.



Page 36 of 75

Project Area Proposed Zoning



B1 Downtown Expansion Project

Project proposed to replace and expand the current B1 Central Business Zoning District with the creation of two new zoning districts: B-1 Downtown Core (B1-DC) & B1 Downtown Interface (B1-DI)

Will involve both a UDO text amendment and a zoning map amendment

The B1 Expansion project includes the rezoning of 253 properties from their existing general-use zoning districts to either B1-DC, B1-DI, or R1A, all of which are general-use zoning districts. Accompanying the rezoning will be new standards for the B1-DC and B1-DI zoning districts.

Summary - B1 Downtown Expansion

UDO Text Amendment Summary

- The B1-Downtown Expansion project requires both an amendment to the Town of Boone's Unified Development Ordinance (UDO) and an amendment to the Town of Boone Zoning Map. By means of these amendments, the Town would expand and replace the current B1 Central Business zoning district with two new downtown general-use zoning districts: (1) B1-Downtown Core (B1-DC) and (2) B1-Downtown Interface (B1-DI).
 - These two new districts would encompass what is commonly known as the Town of Boone's downtown area and represent, in large measure, the remaining vestiges of the Town's historic character. Regulations in these districts are intended to preserve and maintain Boone's historic small town, high country atmosphere. Preservation and adaptive reuse of existing historic buildings are encouraged and new construction shall be appropriately scaled to be sympathetic to the existing built environment. Design and regulatory standards for these districts reinforce the character of the downtown as a pedestrian-friendly area by encouraging architectural solutions that are visually interesting and compatible in scale and character to the surrounding area. To help accomplish this, the area is divided into two districts, each with its own character and scale which will contribute to the overall vitality of the downtown area.
1. **B1 Downtown Core District:** The Downtown Core District is the center of the downtown area and contains the greatest concentration of historic commercial buildings. This district establishes a continuous building facade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human scale design, and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale and mass.
 2. **B1 Downtown Interface District:** The Downtown Interface District serves as a gateway into the downtown area and as the transition between the B1 Downtown Core District and adjacent zoning districts. Development in this district must be sensitive to issues of compatibility with the Downtown Core District as well as surrounding zoning districts, many of which are low-density residential.

Summary - B1 Expansion

UDO Text Amendment Summary 2

- Creates unique design standards for the B1 Downtown Core District and the B1 Downtown Interface District by creating new standards for:
 - New Construction and Additions
 - Renovation of Existing Buildings
 - Materials and Features that are compatible with Boone's existing Downtown Architecture
 - Massing and Scale
 - Landscaping
 - Retaining Walls and Fences

WHAT DOES REZONING MEAN FOR ME?

- If your property is included within the proposed boundary area, then your property will be rezoned to the B1-DC, B1-DI, or the R1A general-use zoning districts and subject to the standards adopted for the applicable district. Please note at this time, no changes are being proposed for the existing R1A zoning district standards. The two new downtown districts (B1-DC and B1-DI) will have new standards associated with them.
- Property owners do not have to sell or develop their land. Under UDO Article 7 “Nonconformities”), property owners may continue with current uses, assuming the uses are already lawfully commenced.
- If your property is undeveloped the standards will guide you through the development of new construction that is compatible with the B-1 Downtown Core District or the B-1 Interface District, as applicable.
- If you have an existing development and would like to renovate, the standards will guide you through the renovations. The standards also address the requirements for potential additions to existing structures.

B1 Downtown Expansion FAQ's

THE NEW STANDARDS CONTAIN DIFFERENT APPEARANCE STANDARDS THAN THE REST OF TOWN. WHY AND WHAT IS THE PURPOSE OF THE NEW APPEARANCE STANDARDS?

The Downtown area is architecturally and historically unique and thus the appearance standards that govern new construction in other parts of the Town may not be appropriate for the downtown area, especially in light of the Town's aim to preserve and enhance the existing built environment. After public input through a public survey, new standards were drafted by the Community Appearance Commission with input from the Historic Preservation Commission. These draft standards are intended to:

- Restore, maintain, and reinforce district character;
- Guide and improve district growth and development;
- Protect property values by avoiding inappropriate design and materials;
- Enhance and protect the visual integrity of the district;
- Provide standards for objective design review to create a level playing field;
- Serve as a common reference for architects, contractors, tenants, and property owners;
- Heighten public awareness of the value of historic structures and architecture;
- Provide the framework for making new construction and additions to historic structures as compatible as possible with the rest of the district

WHAT IS THE DIFFERENCE BETWEEN THE B1-DOWNTOWN CORE AND B1 DOWNTOWN INTERFACE DISTRICTS AND ARE THERE DIFFERENT STANDARDS FOR EACH DISTRICT?

The B-1 Downtown Core District is the center of the downtown area and contains the greatest concentration of historic commercial buildings. The B-1 Downtown Interface District serves as the gateway into the downtown area and as a transition between the B-1 Downtown Core District and adjacent zoning districts. While there is a different set of standards for each District, they are similar in regards to building design.

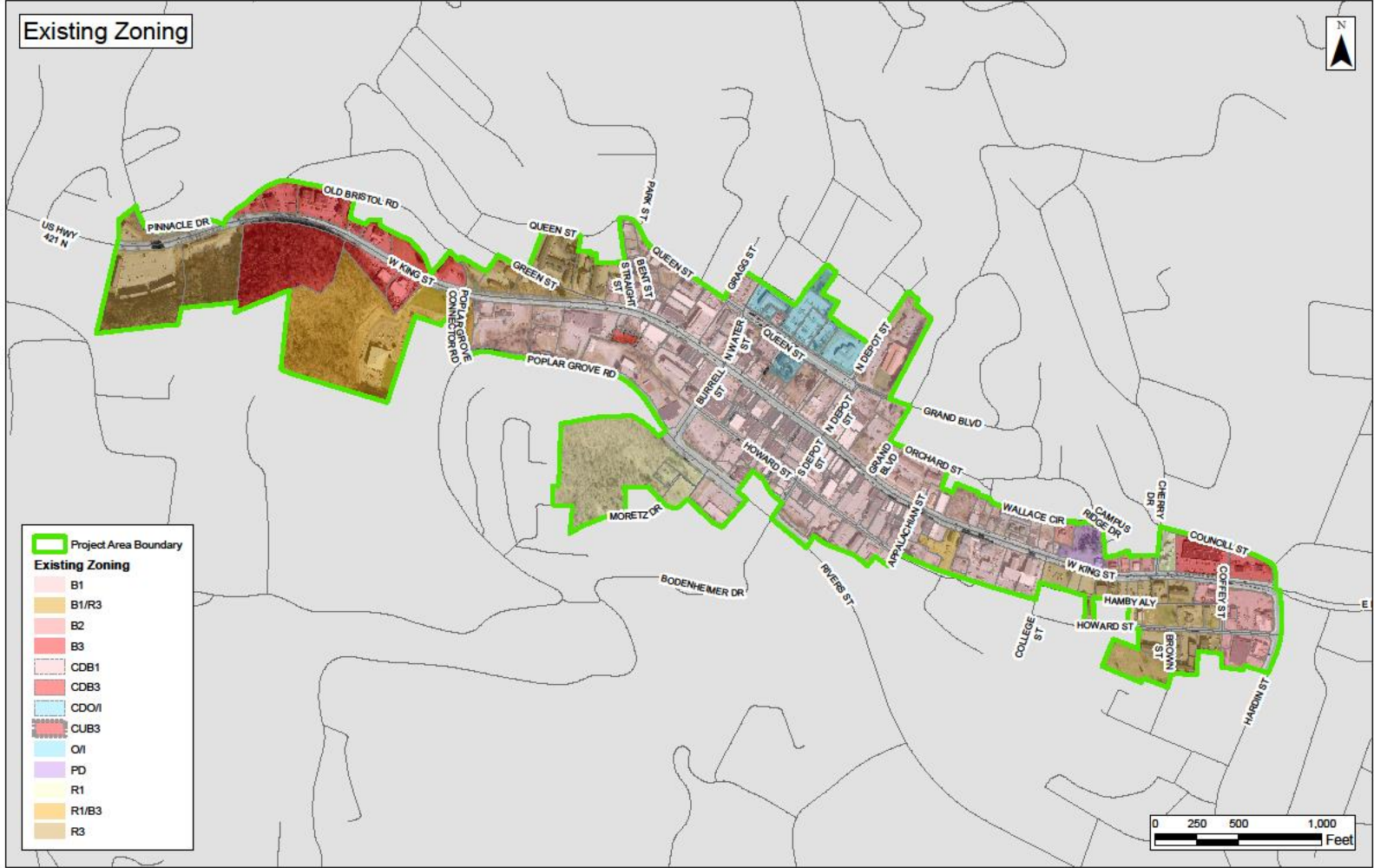
WHY ARE CHANGES BEING PROPOSED FOR THE DOWNTOWN AREA?

Our Downtown area has seen significant changes and growth recently. The Town recognizes the need to balance the protection of the character and identity of Downtown Boone with economic growth which is crucial to protect our future generations. The proposed standards within the UDO will provide direction to provide cohesive development by encouraging individual designs and advocating for actions that will maximize the collective value of Downtown Boone both visually and economically.

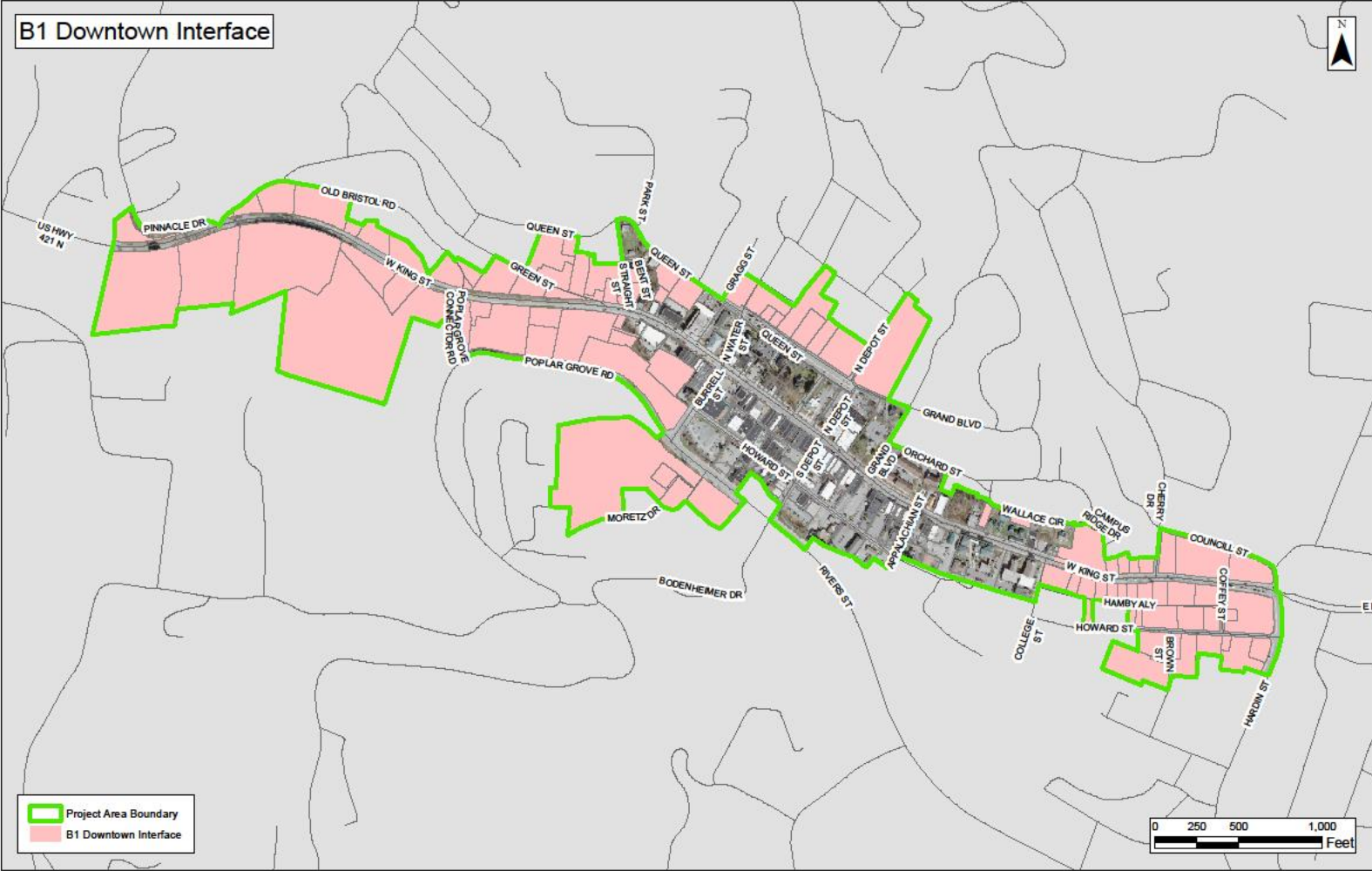
B1 Expansion - Project Area



B1 Expansion - Existing Zoning



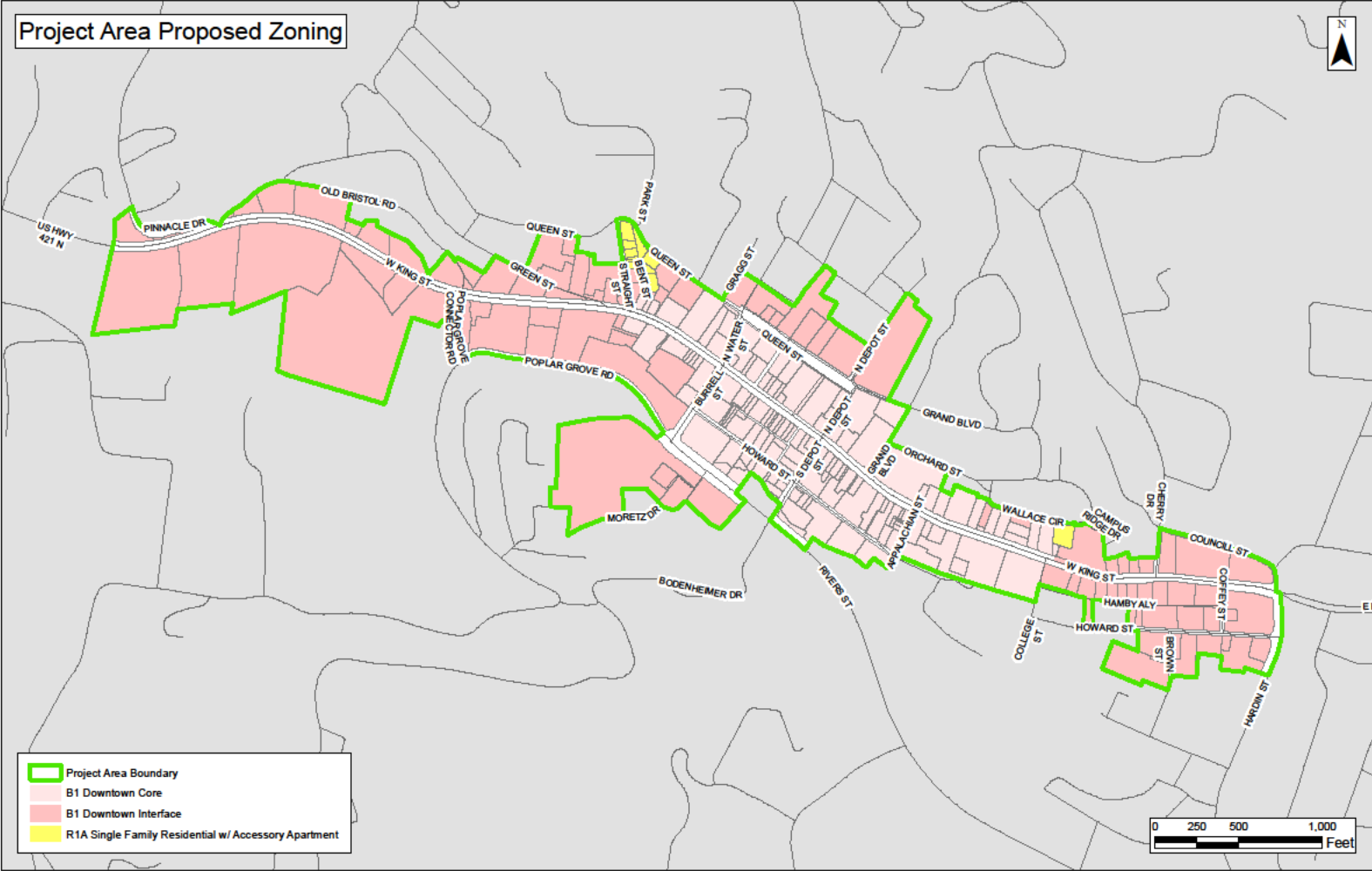
B1 Expansion – Proposed B1 Downtown Interface Zoning District



B1 Expansion – Proposed B1 Downtown Core Zoning District



B1 Expansion – Proposed Zoning of Entire Project Area





**Comprehensive Architectural Survey of
Downtown Boone, North Carolina
FINAL REPORT**

Dr. Eric W. Plaag

With Contributions from

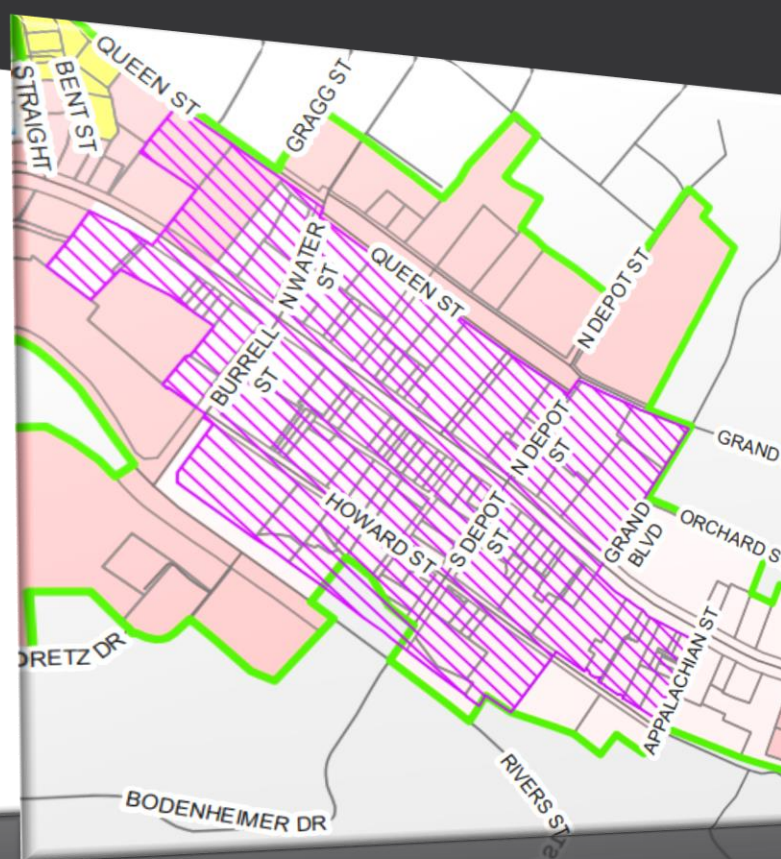
Paul Fuller
Nicole Holladay
Carson Hamilton

February 2021

**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

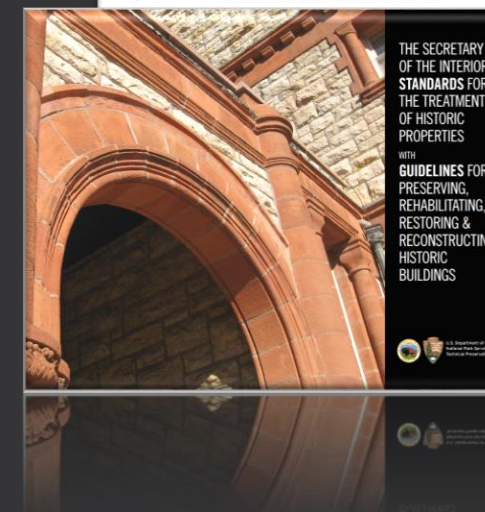


**Downtown Boone
Local Historic District
Design Guidelines
And Handbook**



Town of Boone Historic Preservation Commission

DRAFT, Final Draft January 7, 2020



Downtown Boone Local Historic District

Downtown Boone Local Historic District

The Downtown Boone Local Historic District is an overlay district in the core of the downtown area.

Overlay districts are those which overlap one or more general use districts and contain standards in addition to the general use district zoning standards. Where requirements conflict, Overlay district standards supersede general use district standards.

Project will involve a UDO text and a zoning map amendment as well as adoption of district design standards.

2 documents required for creation: Comprehensive Architectural Survey of Downtown Boone, NC and Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, NC

Entire work product for the local historic district overlay involves both a UDO Text and a Zoning Map Amendment where approximately 122 parcels in the downtown area are being considered for local historic district.

Summary- Architectural Survey of Downtown Boone

Comprehensive Architectural Survey of Downtown Boone, North Carolina

- Comprehensive research of 127 survey eligible properties in the MSD and 4 properties lying just outside the MSD. Research details the architectural and historical significance of each property and illustrates the many factors that influenced the development of Boone's historic downtown area between 1890 and 1970.
- Used to identify properties eligible for inclusion in potential historic district

Summary-Designation Report

Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, North Carolina

- History of the Comprehensive Architectural Survey, period of significance for district ranges from 1918-1964, recommendation for a local historic district, 2016 Comprehensive Plan Update Consistency, brief description of each property within the proposed district.

Summary-Design Guidelines

Downtown Boone Local Historic District Design Standards and Handbook

Historic Preservation in Boone, Why Preservation Matters, Historic Districts, Legal Overview of Historic Preservation Legislation, Historical Influence of Boone's Architecture, Commission Procedures, Design Standards for Residential Properties within the District, Design Standards for Commercial Property within the District, Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Standards for Relocation and Demolition, Bibliography, Glossary of Architectural Terms, Appendices.

- Drafted to provide starting point in conversation about district guidelines
- Must make decision on adoption- with or after Historic District Designation

Statement of Conformity & Certificate of Appropriateness

When an owner within a historic district wants to make changes to the exterior of their property, a Statement of Conformity from staff is required for minor work and a Certificate of Appropriateness (COA) is needed from the Historic Preservation Commission for major work. If changes are inconsistent with the Design Standards, the HPC will not be able to approve the application.

Other permits which apply and are required for the project will also be needed after a COA is granted by the HPC with work that is compatible with the Design Standards Handbook.

Steps to Receiving a Statement of Conformity & COA

Learn about local standards applicable to your project and check with staff if you are unsure whether your project requires a Statement of Conformity or a COA.

Complete the application form in its entirety, detailing proposed work. Be sure to include documentation that is required by the HPC, such as site plan(s), elevations, or pictures.

Submit your application by the deadline.

Staff or the HPC will review the application and a decision will be made according to due process in a public hearing for the HPC and in-office for staff. For the COA you are encouraged to attend and answer questions about your project.

Downtown Boone Local Historic District FAQ's

WHO IS THE HISTORIC PRESERVATION COMMISSION?

The Town of Boone Historic Preservation Commission is a seven-member volunteer board appointed by Council. To the extent qualified persons can be found, the majority of the Commission members shall have demonstrated special interest, experience, or education in history, architecture, archaeology, or related fields. The Historic Preservation Commission is responsible for inventorying historical, architectural, and culturally significant properties within the Town of Boone corporate limits. The Historic Preservation Commission also makes recommendations to Council to promote, enhance and preserve the character of historic landmarks or districts in the Town's planning area.

You can learn more about the Town of Boone Historic Preservation Commission by visiting their website at: www.boonehpc.com

WHAT IS THE DOWNTOWN BOONE LOCAL HISTORIC OVERLAY DISTRICT DESIGNATION?

Overlay districts are those zoning districts that overlap one or more underlying general use districts (such as B1 and B3) and include standards in addition to the underlying general use or conditional district zoning standards. The boundaries of an overlay zoning district do not have to coincide with other zoning district boundaries or even follow parcel boundaries. Often the limits of an overlay district are defined by natural or man-made features. Where requirements conflict, overlay district standards supersede general use district standards.

In this case, the proposed Downtown Boone Local Historic District applies to a group of contiguous historically significant properties located at the core of the downtown area. Modifications to property within the district are governed by the standards set forth for the underlying zoning district except where superseded by the proposed Downtown Boone Local Historic District Design Standards.

WHY IS HISTORIC PRESERVATION IMPORTANT?

North Carolina cities and towns are realizing that historic preservation is an effective way of improving quality of life by stabilizing property values and stimulating new investment in commercial areas. Through relatively low public expenditures, towns have seen a boost to their tax base as preservation efforts stimulate tourism and commercial activity. The improved appearance of areas affected by historic preservation is a useful tool in the addition of new businesses.

WHAT ARE THE BENEFITS OF OWNING PROPERTY IN A LOCALLY DESIGNATED HISTORIC DISTRICT?

Designation as part of a historic district is an honor for the property owner and a benefit for a business owner as the local government and community recognizes the properties in the area as worthy of recognition and protection. Unless the property is also designated as a local landmark (which can result in reduced property taxes), owning a property in a local historic district has no effect on local property tax rates for property owners. That said, a historic designation often stabilizes property values by maintaining the district's character and is beneficial to property owners by protecting their structures from inappropriate changes made by other owners that might damage the integrity and special qualities of the area. Numerous studies have also found that property values within local historic districts appreciate at a higher rate than similar, non-designated areas, while the same designated properties are less vulnerable to economic downturns.^[1] There are also innumerable community benefits, ranging from opportunities for education about local history to increased economic activity and tax revenue as a result of tourism to the social and psychological benefits of the comfort of recognizable landmarks and walkable downtown.

^[1] You can read more about the benefits of local historic district designation here:

<https://savingplaces.org/stories/10-on-tuesday-10-benefits-of-establishing-a-local-historic-district.xknf8shkjd4#.YH1tZGgpCuo> and here:

<https://www.nps.gov/tps/education/workingonthepast/benefits.htm>

Evidence from other historic districts around the country indicate that property values are generally found to stabilize or increase as compared to similar, non-designated areas.

WILL DESIGNATION PREVENT ME FROM REPAIRING, ALTERING, RENOVATING, ADDING ONTO, OR DEMOLISHING MY PROPERTY?

No. Many types of ordinary and routine maintenance are exempt from the design review process, so long as they conform with other zoning and building code requirements. More substantial work, categorized as either a Statement of Conformity or Major Work within the Downtown Boone Local Historic District Design Standards, must go through a design review process. Not unlike the requirements under general zoning, as long as the proposed repairs, alterations, renovations, and/or additions conform to the Design Standards for the historic district, they will be permitted. Projects involving demolition or relocation of a resource within the historic district may be subject to a one-year delay in order to explore alternatives.

ARE INTERIOR AREAS SUBJECT TO REVIEW?

No. Unless the property owner requests to have the interior of their property designated as part of a Local Landmark Designation, changes to the interiors of properties in the historic district will not be subject to review as a result of historic district designation. Other zoning and building code requirements will still apply to interior work.

HOW DO I ACQUIRE A CERTIFICATE OF APPROPRIATENESS (COA)?

It would be wise to consult with Town of Boone Planning Staff to determine if a property owner wants to make exterior changes to their property within the Historic District to determine if they need a COA from the Historic Preservation Commission or a Statement of Conformity from Planning Staff. Please review the draft Downtown Boone Local Historic District Design Guidelines for more information on the process required for each different type of application.

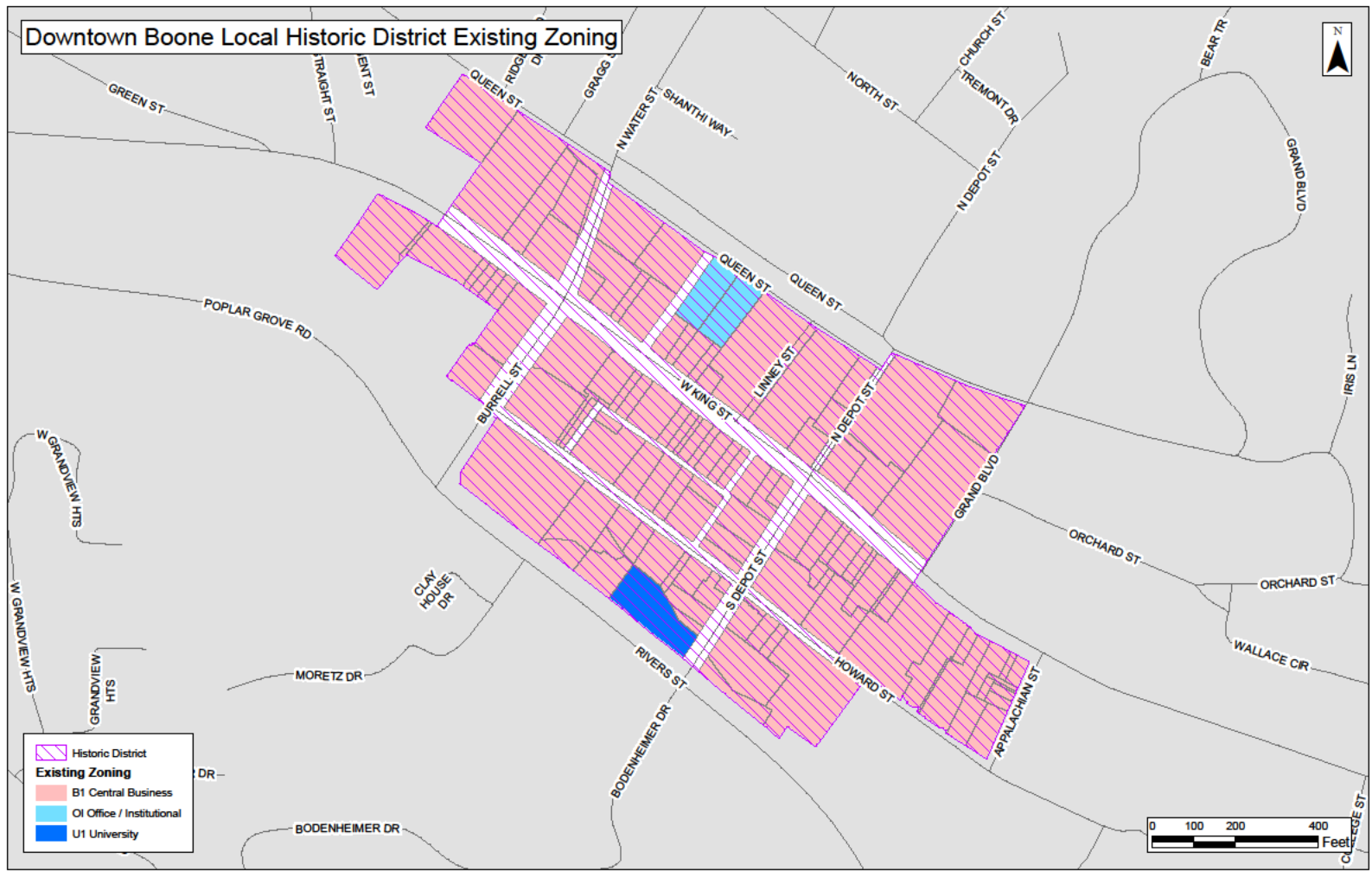
WHAT IS A CERTIFICATE OF APPROPRIATENESS?

The Historic Preservation Commission will be responsible for the design review of all proposed major changes to the exterior of structures, demolition of structures, moving of structures, new construction, and signage in the historic district. The design review process for changes in the District requires an application for a **Certificate of Appropriateness (COA)**. The COA process is designed to ensure the proposed work is compatible with the nature of the property and the character of the surrounding properties in the historic district.

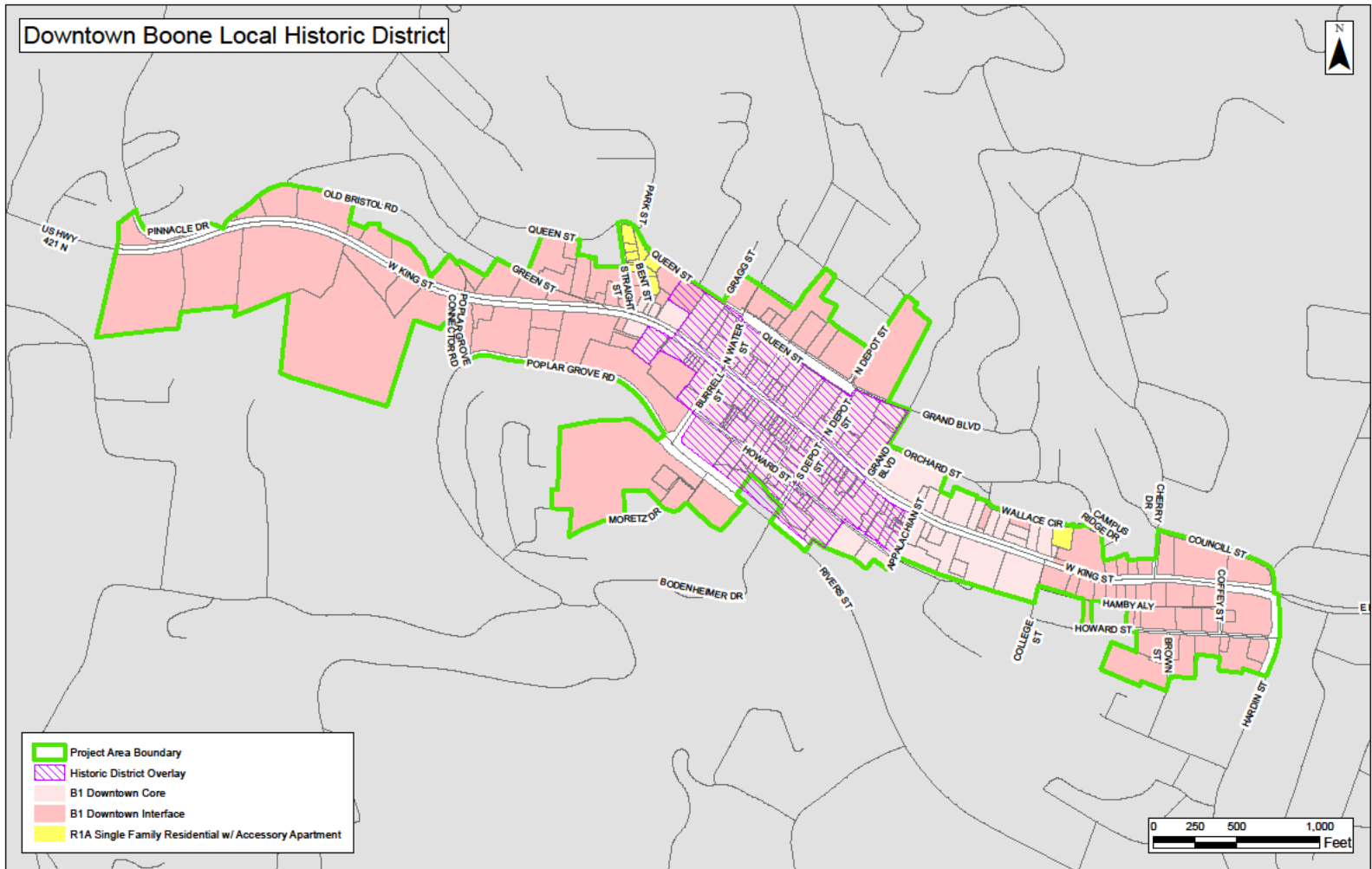
Significance of the Downtown Boone Local Historic District

- Period of Significance: 1918 to 1964
- Area of Significance: Architecture
- The buildings in the district represent a particularly rich concentration of commercial, institutional, and residential architecture that illustrates Boone's transformation from a rural, county seat in 1918 to a bustling commercial center by the mid-1960s.
- Area of Significance: History of Commercial Development
- The district's resources illustrate the four phases of Boone's commercial development between 1918 and 1964:
 - 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.

Downtown Boone Local Historic District Overlay with Existing Zoning



Downtown Boone Local Historic District Overlay together with B1 Expansion Proposed Zoning



HOW DO THE B1-DOWNTOWN EXPANSION AND THE DOWNTOWN BOONE LOCAL HISTORIC DISTRICT PROJECT WORK TOGETHER?

The B1 Expansion project includes the rezoning of 253 properties from their existing general-use zoning districts to either B1-DC, B1-DI, or R1A, all of which are general-use zoning districts. Accompanying the rezoning will be new standards for the B1-DC and B1-DI zoning districts. The Downtown Boone Local Historic District is an overlay zoning district that will apply to 119 properties within the center of the Downtown area.

Overlay districts are zoning districts that overlap one or more underlying general-use districts (such as B1-DC and B1-DI) and include standards in addition to the underlying general-use standards. Where requirements conflict, overlay district standards supersede general-use district standards.

The proposed Downtown Boone Local Historic District will apply to a group of contiguous historically significant properties located in the core of the downtown area. Modifications to property within the district are governed by the standards set forth for the underlying zoning district (B1-DC or B1-DI) except where superseded by the proposed Downtown Boone Local Historic District Design Standards.

Downtown Planning Projects Website:

www.townofboonedowntownplanningprojects.com

**BOONE TOWN COUNCIL SPECIAL MEETING
DOWNTOWN PLANNING PROJECTS - PUBLIC INPUT SESSION #1
TUESDAY, MAY 11, 2021 at 6:00 P.M.
VIA WEBEX SOFTWARE**

COUNCIL MEMBERS: Mayor Rennie Brantz, Mayor Pro Tem Connie Ulmer, Sam Furguele, Nancy LaPlaca, and Virginia Roseman

COMMUNITY APPEARANCE COMMISSION: Sarah-Davis Cagle, Vice-Chair

HISTORIC PRESERVATION COMMISSION: Chair Eric Plaag, Bettie Bond and Chuck Watkins

PLANNING COMMISSION MEMBERS: Chris Behrend, Amanda Halbert, John Tippet, Frank Veno and Adam Zebzda

PLANNING STAFF PRESENT: Jane Shook, Director of Planning and Inspections, Brian Johnson, Urban Design Specialist, Christy Turner, Senior Planner, Mike James, Senior Planner, Brenda Henson, Administrative Support Specialist, Stacey Miller, Chief Building Inspector, Matt McGregor Staff Intern and Marlene Crosby, Board Secretary

OTHER TOWN STAFF AND REPRESENTATIVES PRESENT:

OTHER ATTENDEES/PARTICIPANTS VIA WEBEX: Kayla Lasure, Watauga Democrat and Dave Greer, Citizen

CALL TO ORDER

Mayor Brantz called the special meeting of the Boone Town Council to order at 6:02 p.m. and welcomed everyone.

Downtown Planning Projects Presentation

Ms. Shook announced that this is the first of three Public Input Sessions on the Downtown Planning Projects. She explained that the other two Public Input Sessions are scheduled for Wednesday, May 19, 2021 at 9:00 a.m. and on Thursday, May 27, 2021 at 6 p.m. She noted that at the end of the presentations, we will review additional ways in which the public can provide input on these projects and to hear from the public who have joined this meeting.

Ms. Shook introduced the Council, Board members and Staff who were present. She stated that Mr. Johnson would present the B1 Downtown Expansion project and then Ms. Turner would present the Downtown Boone Local Historic District project.

Mr. Johnson explained that he and Ms. Turner will be presenting two different processes in their presentations. Mr. Johnson encouraged everyone to let he or Ms. Turner know if there are any questions on the information presented on the two work products because though they interact with each other, they are separate work products.

Mr. Johnson went over the presentation on the B-1 Downtown Expansion Project that is located in the presentation (permanently on file).

Ms. Turner went over the presentation on the Downtown Boone Local Historic District that is located in the presentation (permanently on file). Ms. Turner also noted more information of the Historic Preservation Commission can be found at the new Commission's new website (www.boonehpc.com).

Mr. Johnson concluded the presentation with information on how the B1 Downtown Expansion project and the Downtown Boone Local Historic District would work together, as outlined in the meeting packet.

Upon conclusion of the presentation, Ms. Shook went over the Town of Boone Downtown Planning Projects website at www.townofboonedowntownplanningprojects.com and highlighted the information and public input opportunities on the website.

Public Input

Ms. Shook stated she had a request for an invitation to join the meeting from Tommy Ballas and Lisa Currie. Neither were not present on the meeting.

Ms. Shook called on the members of the public were in attendance at the meeting. Of those present, only Dave Greer noted he was on the call to just listen to the presentation.

Ms. Shook went over the different methods Planning Staff had created to disseminate information to the public to get public feedback on the said information. She said in addition to the Downtown Boone Planning Projects website, the Planning Staff had mailed almost 500 postcards to property owners within the project boundary and within 150 feet of the proposed boundaries. She said that the Planning Staff intends to hand deliver postcards to business owners and a press release has been sent to the normal media sources, the Chamber of Commerce and the Downtown Boone Development Association.

Ms. Shook also noted that the www.townofboonedowntownplanningprojects.com website has received 160 unique visitors and 603 views as of this meeting date and two appointments have been scheduled through the website.

Ms. Shook read aloud the feedback from two people. The first one was Lindsey Marshall regarding the B1 Downtown Expansion project. Ms. Marshall wrote:

“Please do this. Boone needs to grow by opportunities for new local businesses that benefit the current residents and the tourist industry. It’s time for Boone to grow up a bit and this is the way to do it”.

The second person was Courtney Cornelius regarding the B1 Downtown Expansion project. Ms. Cornelius wrote:

“At the very least the downtown area needs to be expanded. Boone is growing and we need a downtown that reflects this progress. As so many charming towns have shown, there is a way to maintain the *magic* while also offering more for locals and tourists alike. I live in the neighborhood behind Council Street and we regularly talk about how great for the community it would be if the downtown became more of a hub for daily life within a small trip you can do on a Saturday. Not only do we need incentives to keep our local dollars in the community (instead of online shopping...) but more offerings will attract tourists and bolster our existing small businesses.”

Planning Commission Member Frank Veno asked if the Boone Chamber will comment on the Downtown Planning projects. Ms. Shook said that the Planning Staff did not know if the Chamber would comment but noted that they were included in the press release.

Council Member Sam Furguele also commented on Planning Commission Member Frank Veno’s question to Ms. Shook. He explained that the Boone Chamber lead an effort to develop what started out to be a “Small Business Rescue Plan” for the Downtown area. He said the DBDA did not show much interest in it. He said the Boone Chamber put together a committee to examine Downtown policies and operations to try to remove obstacles to help businesses succeed in the Downtown area.

Ms. Shook said that she is a part of the Downtown Boone Advocacy Committee and she has kept them updated on the progress of the Downtown Planning Projects. She said that David Jackson, Executive Director of the Boone Chamber is getting close to presenting to Council the committee’s initial findings.

Ms. Shook asked if there was anyone else attending this virtual meeting that wanted to speak or ask questions or give comments on the proposed two work projects. She asked for feedback on the presentations given at this meeting to help the Planning Staff improve upon their current work.

ADJOURNMENT

Council Member LaPlaca made a motion, seconded by Mayor Pro Tem Ulmer to adjourn the special meeting at 7:05 p.m.

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

Rennie Brantz, Mayor

Marlene Crosby, Board Secretary

**BOONE TOWN COUNCIL
DOWNTOWN PLANNING PROJECTS - PUBLIC INPUT SESSION #2
WEDNESDAY, MAY 19, 2021, 9:00 A.M.
VIA WEBEX SOFTWARE**

COUNCIL MEMBERS: Mayor Rennie Brantz-Mayor, Sam Furguele, Dustin Hicks, Nancy LaPlaca, and Virginia Roseman

HISTORIC PRESERVATION COMMISSION: Chair Eric Plaag, Chuck Watkins

COMMUNITY APPEARANCE COMMISSION: Vice-Chair Sarah-Davis Cagle

PLANNING COMMISSION MEMBERS: Amanda Halbert

PLANNING STAFF PRESENT: Jane Shook-Director of Planning and Inspections, Christy Turner-Senior Planner, Brian Johnson-Urban Design Specialist, and Brenda Henson-Board Secretary

OTHER TOWN STAFF AND REPRESENTATIVES PRESENT: Lane Moody, Downtown Coordinator

OTHER ATTENDEES/PARTICIPANTS VIA WEBEX: George Antczak, Mike Forrester, Joe Furman, Jim Marsh, Michelle Novacek, Michael Vetro, Jim Marsh, Tucker Deal, Laura Kratt, and George Antczak

Call to Order

Mayor Brantz called the special meeting of the Boone Town Council to order at 9:04 a.m. and welcomed everyone.

Downtown Planning Projects Presentation

Ms. Shook stated that today's meeting was the second of three opportunities for the scheduled public input sessions with the third session being scheduled for next Thursday at 6pm. Ms. Shook introduced the board members and staff who were present. She stated that Mr. Johnson would present the B1 Downtown Expansion project and then Ms. Turner would present the Downtown Boone Local Historic District project.

Mr. Johnson explained that he and Ms. Turner will be presenting two different processes in their presentations. Mr. Johnson encouraged everyone to let he or Ms. Turner know if there are any questions on the information presented on the two work products because though they interact with each other, they are separate work products.

Mr. Johnson went over the presentation on the B-1 Downtown Expansion Project that is located in the presentation (permanently on file).

Ms. Turner went over the presentation on the Downtown Boone Local Historic District that is located in the presentation (permanently on file). Ms. Turner also noted more information of the Historic Preservation Commission can be found at the new Commission's new website (www.boonehpc.com).

Upon conclusion of the presentation, Ms. Shook went over the Town of Boone Downtown Planning Projects website at www.townofboonedowntownplanningprojects.com and highlighted the information and public input opportunities on the website.

Public Input

Ms. Shook stated she had a request for an invitation to join the meeting from Lisa Curry. Ms. Curry was not present on the meeting.

Ms. Shook asked George Antczak if he had any public input he would like to share. Mr. Antczak stated he was the technical director at the Appalachian Theater and was just sitting in to gather information for Laura Kratt. He stated they were interested in getting information about the timetable and the scope of the project as it affected Howard Street and their loading zone. Ms. Shook replied that this project would not have an impact on the Howard Street project, noting that project was being handled independently through Town Hall. She stated that Ms. Turner could contact him and coordinate the information with him.

Ms. Shook asked Jim Marsh if he would like to speak. Mr. Marsh felt the information presented was very helpful. He stated he looked after the Daniel Boone Condos and was on the Downtown Committee.

Ms. Shook then recognized Michelle Novacek. Ms. Novacek stated she worked for the University and was concerned about University properties that were included in these proposals. She suggested the possibility of considering some sort of university zoning because they were not exactly B1. Ms. Novacek also noted that the DBDA sponsored some art with the purpose being to make Downtown more vibrant and interesting for tourists. She stated that the art was not necessarily historical in nature and asked how the art would be affected by the historic overlay. Ms. Shook replied that she would make a note about the University properties for further discussion and asked either Chair Plaag or Ms. Turner to address the question about art.

Chair Plaag explained that art installations that were done Downtown were temporary installations and they did not alter an existing building. He stated, in terms of streetscapes and landscapes, due to their temporary nature, they were designed to be removable. Chair Plaag stated he did not believe there were any permanent art installations in Downtown, other than perhaps the war memorial, and he was not aware of any proposals to establish new permanent art installations in Downtown. In the event that there was a proposal for a permanent addition of an art installation, that request would have to come before the HPC for review, but in the case of temporary art installations, that would likely be exempt. Chair Plaag noted that an exemption may need to be added in the Design Standards that exempted art installations on existing art installation sites so they would not have to go through the COA process. Chair Plaag asked Ms. Novacek which University property she had in mind because his understanding was that the zoning expansion would not change the original university zoning. Ms. Shook added that an attempt was made to avoid all the University properties in this project however, she thought the Historic District did include one University property but her understanding was that the State was not subject to overlay districts.

Chair Plaag asked Ms. Novacek if there were specific properties of concern and she replied that there were several properties of concern and stated they may not be zoned correctly to start with because they were University owned.

Council Member Furguele stated that even if there was a change in the parameters, the University would be grandfathered for the properties that were being used for university purposes unless the use was stopped or the University divested itself of the properties and they went into private ownership.

Ms. Novacek referred to the Boone mural located on the side of the building on Depot Street and stated there were some other murals that the DBDA would like to do. She asked if the murals would be considered temporary in nature and asked how temporary was defined. Ms. Novacek stated that the murals would not be painted on the buildings but would be in a way that they would be attached to the buildings, much like the Downtown mural. She stated the DBDA felt it might be a way to increase tourism by creating Instagrammable backdrops that people could stand in front of for photos and let people know that they were in Boone having a great time. Chair Plaag replied that modifying or affixing something to an historic building would be reviewable by the HPC under a COA process and signage requirements may apply as well.

Ms. Novacek asked if the intent for the Historic District was to freeze Downtown at 1964 so that everything that happened there should look like it's between 1918 and 1964. Chair Plaag replied that was not the intent at all. He stated what was intended was to encourage preservation of existing buildings, adaptive reuse of existing buildings that preserved defining historic features, and permit and encourage new construction that would be compatible with the existing construction in the district. Chair Plaag stated it was never the intent of preservation to freeze time, unless you were doing a true restoration project and those kinds of true restoration projects were very rare in the preservation world. He noted that from local historic districts to national register districts, there typically was an attempt to preserve the defining character features of a district while at the same time making sure that a new construction was compatible with existing structures.

Ms. Shook then asked if Michael Vetro had any comments and there was no reply.

Ms. Shook asked Mike Forrester if he had any comments. Mr. Forrester asked about the timeline for implementation. Ms. Shook replied that the intent was to obtain public input during the month of May once all the public input was gathered the four boards would meet in early June to discuss next steps so there was no definitive timeline at this moment. She stated that the website would be kept up to date on the next steps, letting people know the time frame as it was decided.

Council Member Furgiuele added that the proposed changes would go through the normal process of the UDO and would eventually go, in whatever form or way it may be changed, to a public hearing, then Planning Commission will make recommendations, and then Town Council would vote to approve or deny the projects. He noted that Town Council asked that there be an attempt to conclude the process before the end of the year because there would be a new Town Council seated in December and this Town Council had been part of the discussion for the last couple of years.

Ms. Shook reminded everyone that this meeting was just for public input and was not the public hearing. She noted that one on one meetings with planning staff were being offered and several of those had taken place.

Mr. Marsh stated they were doing some renovations at Daniel Boone Condos and as part of that they asked to update the handrails with wire but were told that they did not conform with the Jones House, which was next door. Mr. Marsh asked if the Jones House was going to be the standard throughout the whole district. Ms. Shook explained that currently the Town ordinances for the Downtown area for the existing B1 Central Business district had design standards that were modeled off of the Secretary of Interior's Standards for Rehabilitation for Historic Properties. She stated that the request Mr. Marsh made to change to a more contemporary handrail was not in compliance with the current standards that required the use of a material that was on the building or on a building on an adjoining property. Ms. Shook noted that the Daniel Boone Condos would not be within the proposed historic district so they would just be following the requirements that were in the underlying B1 Downtown Core zoning.

Ms. Shook then asked Tucker Deal if he had any comments. Mr. Deal stated he was a Downtown resident, he worked Downtown, and had previously been on the DBDA. He stated he appreciated the information sessions. Mr. Deal asked for clarification on how this would affect R3 properties that were being rezoned in the Interface district. He stated that renovations for some of those multifamily properties because some of the newer standards was going to require commercial windows on the ground floor and other things of that nature. Mr. Deal stated that the buildings would be non-conforming due to the change in standards. Ms. Shook replied that legally non-conforming uses could continue to be used as long as the use was not interrupted. She explained that buildings built prior to 50 years ago would be considered historic but if a building did not qualify as historic the standards for new construction would be applied and the construction still had to be sympathetic to those historic properties. Ms. Shook stated that was the intent of the Design Standards. She stated she had heard from someone with concerns about multi-

family properties along Green Street that would be placed in the B1 Downtown Interface district. Ms. Shook noted that the concern was that those properties were fully residential and any changes made on those properties would cause them to have to be brought into compliance. She provided the example of the building being burned down and the property owner not being able to build back in time to meet the requirements in Article 7. Ms. Shook stated one of the concerns she heard was would the property owner then have to put commercial on the ground floor to rebuild the residential portion when they were Green Street away from the Downtown area. Mr. Deal stated there were several other properties running up West King Street that were, at present, wholly multi-family. Ms. Shook replied that normal maintenance and repair was allowed for non-conforming uses so if the project was made non-conforming as a result of the rezoning, the provisions of Article 7 would apply.

Ms. Shook reminded everyone of the next and last scheduled public input session was scheduled for next Thursday at 6 pm. She stated that all of the comments from the website and individual meetings with staff as well as the minutes of all the public input sessions would be presented to the Town Council, the Planning Commission, the Community Appearance Commission, and the Historic Preservation Commission in early June for their review.

Adjournment

By consensus, Mayor Brantz adjourned the meeting at 10:08 a.m.

Rennie Brantz, Mayor

Brenda Henson, Board Secretary

**BOONE TOWN COUNCIL
DOWNTOWN PLANNING PROJECTS - PUBLIC INPUT SESSION #2
THURSDAY, MAY 27, 2021, 6:00 P.M.
VIA WEBEX SOFTWARE**

COUNCIL MEMBERS: Mayor Rennie Brantz-Mayor, Mayor Pro Tem Connie Ulmer, Sam Furgiuele, Dustin Hicks, and Virginia Roseman

HISTORIC PRESERVATION COMMISSION: Chair Eric Plaag-Chair, Vice-Chair Phoebe Pollitt, Bettie Bond, Chuck Watkins

COMMUNITY APPEARANCE COMMISSION: Vice-Chair Sarah-Davis Cagle

PLANNING COMMISSION MEMBERS: Chair Elizabeth Shay, Amanda Halbert and Adam Zebzda

PLANNING STAFF PRESENT: Jane Shook-Director of Planning and Inspections, Christy Turner-Senior Planner, Brian Johnson-Urban Design Specialist, and Brenda Henson-Board Secretary

OTHER TOWN STAFF AND REPRESENTATIVES PRESENT: John Ward, Town Manager; Lane Moody, Downtown Coordinator

OTHER ATTENDEES/PARTICIPANTS VIA WEBEX: David Jackson and Kayla Lasure

CALL TO ORDER

Mayor Rennie Brantz called the special meeting of the Boone Town Council to order at 6:03 p.m. and welcomed everyone.

Ms. Shook noted that at that time there were no members of the public available and asked Council how they wanted to proceed. At that time David Jackson, with the Chamber of Commerce joined the meeting. He noted that he had already seen a previous presentation. Ms. Shook opened the floor for public comment.

Mr. David Jackson, Executive Director of the Boone Chamber noted that he had received feedback from the downtown business owners. He noted that the turn out for public input sessions is not always as high, as we would like for it to be. He said the public doesn't necessarily take advantage of the chance to give their public input and learn more about proposed changes in the Downtown area. He said he had heard from two property owners in the Downtown area that they are no longer considering the Downtown area for development. He said the reason is because they feel it will be too difficult to do what they want to do, because of the possibility of moving away from rooftop additions. He said the business owners that he had heard from may not have been necessarily informed enough on the proposed changes. He noted that there is confusion and anxiety among some of the Downtown property owners regarding the limiting of what they can do with their property. He said he thought that more discussion could occur on uniform aesthetic appearance. Mr. Jackson said that he has not heard anyone yet that said they are against a historic look or feel in the Downtown area.

Council Member Roseman asked Mr. Jackson if he could repeat what the two property owners said about what they were considering to do with their property. Mr. Jackson said that both of them were thinking about restaurants with rooftop access like in the spirit of the Horton Hotel and a smaller gathering space that is very popular right now in many other communities. He said these two property owners are still looking to continue their projects in the community, just not in the Downtown area.

Mayor Brantz asked if there were other people signed up for public comment. Ms. Shook said that Mr. Tommy Ballas, Ms. Lisa Curry, Ms. Diane Blanks and Ms. Karolyn Mack had requested invitations to this public input session along with Mr. Jackson but only Mr. Jackson was in attendance.

Ms. Shook said the next step was the joint meeting of the Council, the Community Appearance Commission, the Historic Preservation Commission and the Planning Commission on June 9th and that Staff would compile the presentation, the meeting minutes and any outside public input for review.

Ms. Shook shared public input that she had received from the website during the month of May 2021. She said that Mr. Nick Caters, Associate Vice-Chancellor of Facilities at Appalachian State University sent in an email with his public comment. Mr. Caters showed concern for the eight University properties that would be zoned into non-conforming uses based on the UDO Section 14.03 Educational Districts Established. He said the University is requesting that consideration be given to these eight properties that they will not be zoned to cause conflict with properties contiguous to the main campus. He said that he has submitted a map to the Planning Staff that shows the location of the eight properties. Ms. Shook noted that she would include Mr. Caters' letter in the June 9th packet.

Ms. Shook noted that she had received an email from Jim Deal via Lane Moody and that Mr. Deal had written:

"I have heard from several folks who are very concerned about the new Downtown Business Interface District. It makes numerous properties nonconforming and the usage of the properties does not fit well with a Downtown business designation. It also brings properties that have historically been residential into a business district that does not seem to apply. The document is hard to read and interpret for people who are not attorneys and it is hard to read for those of us who are attorneys. Many of the properties that are affected are not part of the DBDA."

Ms. Shook said that Ms. Amy Bricks entered her public comment through the website. Ms. Bricks wrote:

"I think that this could greatly impact the downtown area of Boone. The areas between King and Howard are vastly underused and feel like forgotten spaces that have been left to rot instead of being repurposed into aesthetic and useful areas for businesses to use. Should this project address those areas I feel that it will receive positive feedback and see a boost to King St commerce. Along with the area between King and Howard, the edges of Downtown have no pull to guests leading to congested areas in the "heart" of downtown, public use restrooms (to avoid guests coming into business just for the bathroom) or possibly even better parking opportunities offered at either end would help balance out the distribution of Floridians."

Ms. Shook said that Mr. Jordan Sellers entered his public comment through the website. Mr. Sellers lives on Bent Street which is currently zoned B1. Mr Sellers commented:

I live on Bent Street, currently zoned B-1. I am surrounded by commercial properties and am feet off of King Street. I bought the property in 2018, largely due to the fact that it was commercially zoned. I have hosted and may again host short-term rentals, as I depend on some sort of income from the property, so going to a more restricted zone would have a significant effect on my income. For numerous other reasons, from future resale value to the possibility that I use the property commercially myself, anything changing me from my current zoning to more restrictive zoning is something I'm strongly opposed to.

Ms. Shook clarified Mr. Sellers property is located on Bent Street and this is where a group of properties are located that are being proposed to be rezoned to R1A. She noted that there is a property that we may want to give additional consideration to on Straight Street. She explained that she would have to confirm, but she thinks the property on Straight Street is residential and it is proposed to be in the B1 Interface.

Ms. Shook said she had received public comment from Mr. Garr who lives at 202 Grandview Heights. He showed concern for a property nearby that is being used for recreation or greenspace, a bird sanctuary or utility access. He wanted to know the Town's intentions for this property and why would it be rezoned, when you cannot build on it. Ms. Shook said the Planning Staff met with Mr. Garr and shared with him the discussions that Council has had regarding that particular piece of property. Ms. Shook said that Mr. Garr had no objections and was excited about additional opportunities with the property, especially, with the trail that might be coming through the property.

Ms. Shook noted the website has had 325 unique visitors and 100 of those visitors were added since the previous meeting.

Mr. John Ward, Town Manager voiced a couple of public comments that had come to Town Hall. He said he encouraged each person that reached out to him to participate in one of the public input sessions. He said each one of these three individuals were either in the process or planning, further expansion of the use of their buildings through potential rooftop amenities. He said each one of them that contacted him were concerned about the proposed size limitations.

Council Member Furgiuele asked about the opportunities that people have right now for rooftop development, if no change occurred. Ms. Shook read the current requirements that are located in UDO Section 16.08. Council Member Furgiuele confirmed that this section of the UDO is for the B1.

Mr. Ward showed concern for a possible rush of people applying for permitting before the public hearing process occurs to try to get their permits before the proposed restrictions are possibly approved.

Council Member Furgiuele talked about a few of the comments that were communicated in this meeting, he said he felt the comments were reasonable for possible change to particular parcels maybe. He said he agrees with examining the properties on Bent Street regarding the residential and commercial uses. He said as far back as he was the Town Attorney that he has heard that it is impossible to develop in Boone and yet we have an incredible amount of development. He said in thinking about the future, it is not just to accommodate an individual who may find discomfort in change. He said he has also heard people complain about the way Boone was developed and the lack of preservation. It noted that it is unfortunate that people do not come out to speak during public input sessions. He said he does believe that there is a great body of people here that want to see things protected and preserved. He said he felt that we should not be dissuaded by people who see proposed change as adding some complications.

Historic Preservation Commission Chairperson Eric Plaag explained that on the Digital Watauga website, the responses were overwhelmingly supportive for at least the historic district portion that was presented. He stated that he felt that the community of people that live and work here in Boone are frightened by the fact that so much of our history has been demolished and disappointed to see so much happening in our Downtown community. He urged everyone to take a look at the feedback on said website and see how people feel about these proposed projects.

HPC Chairperson Plaag asked Ms. Shook if the proposed rooftop standards for rooftop uses does not prohibit the rooftop uses in any way. Ms. Shook said it does not prohibit, it does provide some additional guidance for the construction and additional transitional zones, meaning applicants may have to obtain additional approvals than currently. Ms. Shook said the proposed requirements and additional guidance is on the website.

Council Member Furgiuele noted transitional zones do create a requirement of a different procedure. He said the transitional zones are an attempt to balance the interest of the developers with the residential neighborhoods. He explained that the different procedure simply offers an opportunity for the people that are negatively affected and for the developers to actually think in advance before they propose a development and before a development is approved regarding the ways they can mitigate the predictable impacts. He confirmed with Ms. Shook that they could not think of any proposed projects that have been turned down by the approval process. Council Member Roseman said that she can appreciate the hurdles that one must go through to make sure what you do is in the best interest of the community as a whole and not just for a business.

Council Member Furgiuele asked Ms. Shook if she could get the comments from HPC Chairperson Plaag from the Digital Watauga Project website.

ADJOURNMENT

Council Member Roseman made a motion, seconded by Mayor Pro Tem Ulmer to adjourn the special meeting at 6:52 p.m.

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

Rennie Brantz, Mayor

Marlene Crosby, Board Secretary

DRAFT

From: Squarespace <form-submission@squarespace.info>
To: <planning@townofboone.net>
Date: 5/3/2021 9:51 PM
Subject: EXTERNAL EMAIL - Form Submission - New Form

Sent via form submission from [Town of Boone Downtown Planning Projects](#)

Name: Tommy Ballas

Email: tommyballas@aol.com

Comments Regarding; Both

Message: I would like additional information/details as it pertains to my two specific properties within this proposed district. I am affiliated with Carolina Shoppes, LLC (487 W. King St) and with Kastt, LLC (784 W. King St). Looking for details on both properties as it pertains to the new district(s).

Thank You,

Tommy

Communication: Exhibit 2 Public Input Summary (May 2021) (Downtown Planning Project Exhibits)

From: Squarespace <form-submission@squarespace.info>
To: <planning@townofboone.net>
Date: 5/3/2021 9:52 AM
Subject: EXTERNAL EMAIL - Form Submission - New Form

Sent via form submission from [Town of Boone Downtown Planning Projects](#)

Name: Courtney Cornelius

Email: courtneycornelius426@gmail.com

Comments Regarding; B1-Downtown Expansion Project

Message: At the very least, the downtown area needs to be expanded. Boone is growing and we need a downtown that reflects this progress. As so many charming towns and cities have shown, there is a way to maintain the *magic* while also offering more for locals and tourists alike. I live in the neighborhood behind Council street and we regularly talk about how great for the community it would be if the downtown became more of a hub for daily life rather than a small strip you can do on a Saturday. Not only do we need incentives to keep our local dollars in the community (instead of online shopping...), but more offerings will attract tourists and bolster our existing small businesses.

Communication: Exhibit 2 Public Input Summary (May 2021) (Downtown Planning Project Exhibits)

From: Squarespace <form-submission@squarespace.info>
To: <planning@townofboone.net>
Date: 5/4/2021 7:14 PM
Subject: EXTERNAL EMAIL - Form Submission - New Form

Sent via form submission from [Town of Boone Downtown Planning Projects](#)

Name: Lindsay Marshall

Email: ldmarsall@me.com

Comments Regarding; B1-Downtown Expansion Project

Message: Please do this. Boone needs to grow by opportunities for new local businesses that benefit the current residents and the tourist industry. It's time for Boone to grow up a bit and this is the way to do it.

From: Squarespace <form-submission@squarespace.info>
To: <planning@townofboone.net>
Date: 5/5/2021 12:31 PM
Subject: EXTERNAL EMAIL - Form Submission - New Form

Sent via form submission from [Town of Boone Downtown Planning Projects](#)

Name: KEITH GAIR

Email: k.gair@comcast.net

Comments Regarding; B1-Downtown Expansion Project

Message: Hello, I am the owner of 202 Grandview heights, I know the property behind me was left to the town by the Rivers family for exclusive use for recreation, green space, bird sanctuary or utility access. I would like to know your intentions of this property and why you would rezone as B1 when you cannot build upon it. Please let me know.

Thank you
Keith Gair
954 661 4562 cell
k.gair@comcast.net

Communication: Exhibit 2 Public Input Summary (May 2021) (Downtown Planning Project Exhibits)

From: Squarespace <form-submission@squarespace.info>
To: <planning@townofboone.net>
Date: 5/23/2021 3:53 PM
Subject: EXTERNAL EMAIL - Form Submission - New Form

Sent via form submission from [Town of Boone Downtown Planning Projects](#)

Name: Jordan Sellers

Email: JordanSellers19@gmail.com

Comments Regarding; B1-Downtown Expansion Project

Message: I live on Bent Street, currently zoned B-1. I am surrounded by commercial properties and am feet off of King Street. I bought the property in 2018, largely due to the fact that it was commercially zoned. I have hosted and may again host short-term rentals, as I depend on some sort of income from the property, so going to a more restricted zone would have a significant effect on my income. For numerous other reasons, from future resale value to the possibility that I use the property commercially myself, anything changing me from my current zoning to more restrictive zoning is something I'm strongly opposed to.

Communication: Exhibit 2 Public Input Summary (May 2021) (Downtown Planning Project Exhibits)

From: Squarespace <form-submission@squarespace.info>
To: <planning@townofboone.net>
Date: 5/23/2021 8:33 PM
Subject: EXTERNAL EMAIL - Form Submission - New Form

Sent via form submission from [Town of Boone Downtown Planning Projects](#)

Name: Amy Briggs

Email: a.briggs1191@gmail.com

Comments Regarding::

Message: I think that this could greatly impact the downtown area of Boone. The areas between King and Howard are vastly underused and feel like forgotten spaces that have been left to rot instead of being repurposed into aesthetic and useful areas for businesses to use. Should this project address those areas I feel that it will receive positive feedback and see a boost to King St commerce. Along with the area between King and Howard, the edges of Downtown have no pull to guests leading to congested areas in the "heart" of downtown, public use restrooms (to avoid guests coming into business just for the bathroom) or possibly even better parking opportunities offered at either end would help balance out the distribution of Floridians.

From: Lane Moody
To: Jane Shook
Date: 5/27/2021 11:11 AM
Subject: Fwd: EXTERNAL EMAIL - RE: Two Training Opportunities that start TODAY!

Hi Jane,
Please see below!
Thanks,
Lane

Lane S. Moody
Downtown Development Coordinator
Town of Boone
567 W. King Street
Boone, NC 28607
828-268-6283

>>> On 5/27/2021 at 8:19 AM, in message <46af0969fd7d95032ee3a87fda84079e@mail.gmail.com>, Jim Deal <jdeal@dealmoseley.com> wrote:
Lane

I have heard from several folks who are very concerned about the new Downtown Business Interface District. It makes numerous properties nonconforming and the usage of the properties does not fit well with a Downtown business designation. It also brings properties that have historically been residential into a business district that does not seem to apply. The document is hard to read and interpret for people who are not attorneys and it is hard to read for those of us who are attorneys. Many of the properties that are affected are not part of the DBDA.
Thanks

Jim
James M. Deal Jr.
Deal, Moseley, & Smith, LLP
P.O. Box 311
870 West King St, Suite B
Boone, NC 28607
828-264-4734
828-264-2712 (fax)
jdeal@dealmoseley.com

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From: Lane Moody <Lane.Moody@townofboone.net>

Sent: Thursday, May 27, 2021 8:02 AM

Subject: Two Training Opportunities that start TODAY!

Good Morning Folks!

I hope that your week is going well! I've got two things for you...

First, if you will scroll down and see the email for the Reboot 2021 Webinar series that is a partnership of the SBNC, SBTDC and NCMSRP. It is a three part series, that starts this morning, that will focus on business recovery and resiliency following the COVID-19 crisis. This morning's webinar is about updating your social media strategy for a post pandemic world and starts at 11:30am.

Second, tonight at 6pm Planning and Inspections will be hosting their final informational session regarding downtown projects via Webex. The discussion will be regarding the creation of a new B1 Downtown Zoning District to replace and expand the existing B1 Central Business Zoning District as well as the designation of a downtown Boone local historic district. I have attached a copy of the agenda for your review.

If you would like an invite to participate please call [828-268-6960](tel:828-268-6960). If you would just like to listen in you can watch a live-stream of the discussion by following this link www.townofboonedowntownplanningprojects.com (you can also request an invite to the meeting on this page as well)

Finally, if you would like more information about the project, I would highly recommend checking out

www.townofboonedowntownplanningprojects.com There are FAQ pages that are very helpful, maps, interviews and the opportunity to provide feedback. If you can't make the meeting the website offers a wealth of information.

Please let me know if you have any additional questions!

Take care,

Lane S. Moody
Downtown Development Coordinator
Town of Boone
567 W. King Street
Boone, NC 28607
828-268-6283

>>> On 5/26/2021 at 12:04 PM, in message <AA.5D.36179.C917EA06@bc.mta1vrest.cc.pr.d.sparkpost>, "NC MS&RP Training"
<naomi.riley@nccommerce.com> wrote:

Can't see this message? [View in a browser](#)

BUSINESS TRAINING

A Partnership

[SBNC](#) | [SBTDC](#) | [NCMSRP](#)

REBOOT 2021 WEBINAR SERIES

The Reboot 2021 Webinar Series is a 3-part workshop series on business recovery and resiliency following the COVID-19 crisis. Participants will learn from business advisors and experts in the key areas of (1) marketing, (2) finances, and (3) operations.

This series is a partnership between the NC Main Street and Rural Planning Center, SBCN and SBTDC.

May 27 | 11:30-1:00

Updating Your Social Media
Strategy for a Post-Pandemic World

[Register Today!](#)

June 3 | Noon-1:00

Managing Cash Flow - Building a
Cash Plan for Your Business

[Register Today!](#)

July 13 | TBD

How to Find, Hire, and Retain
Employees

[Registration](#)

The NC Main Street & Rural Planning Center works in regions, counties, cities, towns, downtown districts, and in designated North Carolina Main Street communities, to inspire placemaking through building asset-based economic development strategies that achieve measurable results such as investment, business growth, and jobs.

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From: Nick Katers <katersnw@appstate.edu>
To: Jane Shook <jane.shook@townofboone.net>, John Ward <John.Ward@townofboone.net>
CC: Novacekm Facilities Operations <novacekm@appstate.edu>
Date: 5/27/2021 5:08 PM
Subject: App State Comments for UDO Changes Being Recommended
Attachments: App State Comments on UDO Changes.pdf

Jane and John,

Attached are App State's comments on the proposed expansion of the B1 areas.

Respectfully,
Nick

--

Nick Katers
Associate Vice Chancellor for Facilities Management
Appalachian State University
B. B. Dougherty Admin Bldg, Suite 305
[438 Academy Street.](#)
[Boone N.C. 28608](#)-2003
(828) 262-6432 Office.
(254) 640-7399 Mobile

Facilities Administration

APPALACHIAN STATE UNIVERSITY®

May 27, 2021

Ms. Jane Shook
Director of Planning and Inspections
Town of Boone
680 W. King Street, Suite C
Boone, NC 28607

RE: Public Comment Submission – B1 Core and B1 Interface Zones

Dear Ms. Shook:

Thank you for the opportunity to provide public comment to the Town of Boone regarding the creation and implementation of newly proposed B1 Core and B1 Interface zoning designations downtown.

If implemented as currently presented by the town there are eight university-owned properties that would be zoned into non-conforming uses based on the Unified Development Ordinance (UDO) section 14.03 defining Educational Districts. (See attached UDO excerpt for reference.) These parcels are:

#	Name	Parcel	Currently Zoned (non-conforming)	Proposed Non Conforming	Contiguous to Main Campus
1	Legends (back lot)	2910-07-6982-000	B2 Neighborhood Business	B1 Downtown Interface	Yes
2	Legends (building)	2910-07-7844-000	B2 Neighborhood Business	B1 Downtown Interface	Yes
3	Sustainability Garden	2910-08-2068-000	R3 Multiple-Family Residential	B1 Downtown Interface	Yes
4	King Street Parking Lot (3 of 3)	2910-08-1291-000	R3 Multiple-Family Residential	B1 Downtown Interface	Unclear
5	King Street Parking Lot (2 of 3)	2910-08-1212-000	R3 Multiple-Family Residential	B1 Downtown Interface	Unclear
6	King Street Parking Lot (1 of 3)	2910-08-0252-000	R3 Multiple-Family Residential	B1 Downtown Interface	Unclear
7	Turchin	2900-98-2479-000	B1 Central Business	B1 Downtown Core	Yes
8	Estes House	2900-88-5447-000	B1 Central Business	B1 Downtown Core	Yes

The university requests consideration be given to these properties so that zoning is not enacted that would conflict with the UDO. We further believe parcels contiguous to the main campus should be zoned U1.

Respectfully,



Nick Katers
Associate Vice Chancellor, Facilities

14.03 Educational Districts Established

14.03.01 The educational districts are established to provide areas which promote the enhancement of compatible educational institutions and opportunities within the town's planning area while preserving the overall small-town character of Boone.

14.03.02 The U-1 University District is established for the main campus of Appalachian State University (ASU). This district is intended to provide for the planning and expansion of ASU's main campus that is consistent with the Town's overall planning objectives. In the event that a property or portion of property zoned U-1 is sold to a non-university third party, the property must be rezoned. The third-party property owner shall submit a petition to rezone the property within 6 months of closing on its purchase of the property.

14.03.03 The E-1 Educational District is established to provide for appropriate uses by colleges or universities outside of the ASU main campus. Such uses shall not include residential uses. The owner of a property zoned E-1 must be a college or university. In the event that a property or portion of property zoned E-1 is sold to a third party that is not a college or university, the property must be rezoned. The third-party property owner shall submit a petition to rezone the property within 6 months of closing on its purchase of the property.

14.03.04 The E-2 Educational District is established to provide for appropriate uses by colleges or universities outside of the ASU main campus, which uses may include residential uses. The owner of a property zoned E-2 must be a college or university. In the event that a property or portion of a property zoned E-2 is sold to a third party that is not a college or university, the property must be rezoned. The third-party property owner shall submit a petition to rezone the property within 6 months of closing on its purchase of the property.

14.03.05 The E-3 Educational District is established to provide for planning and appropriate expansion of trade schools and public or private elementary and secondary educational institutions. Such uses shall not include residential uses unless such are approved through a CD process. The owner of a property zoned E-3 must be a public or private educational institution. In the event that a property or portion of property zoned E-3 is sold to a third party that is not such an educational institution, the property must be rezoned. The third party property owner shall submit a petition to rezone the property within 6 months of closing on its purchase of the property.

From: Novacekm Facilities Operations <novacekm@appstate.edu>
To: Nick Katers <katersnw@appstate.edu>
CC: Jane Shook <jane.shook@townofboone.net>, John Ward <John.Ward@townofboone.net>
Date: 5/27/2021 5:13 PM
Subject: Re: App State Comments for UDO Changes Being Recommended
Attachments: The_Effect_of_the_Town_of_Boone_Zoning_Changes_on_App_State_Properties_2021_MAP_NO_B.pdf

Here's a 'visual aid' so you can see where the parcels are located easier.

Michelle Novacek
Director, Real Estate & External Communications
Direct: 828-262-8776
novacekm@appstate.edu



On Thu, May 27, 2021 at 5:08 PM Nick Katers <katersnw@appstate.edu> wrote:
Jane and John,

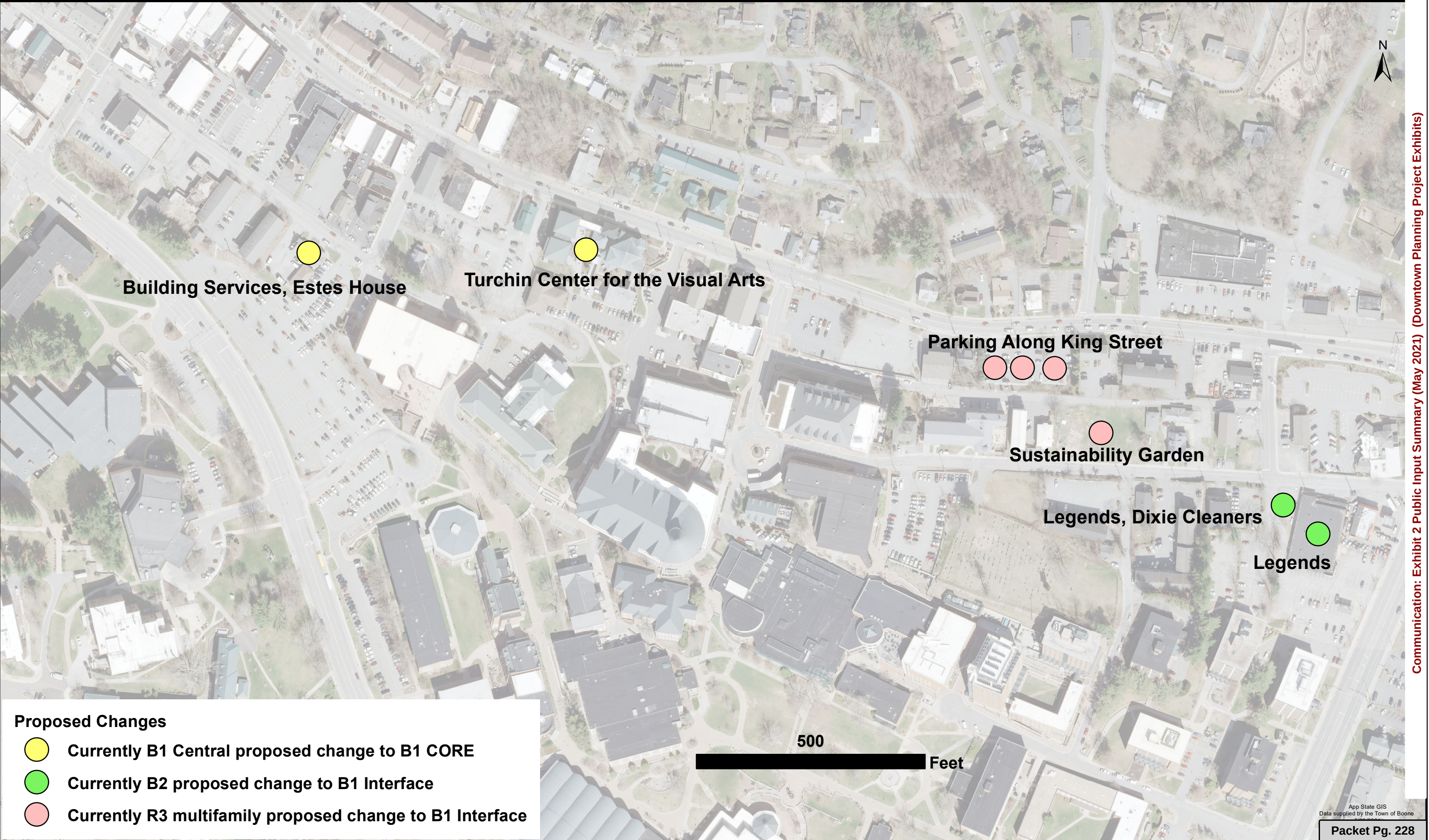
Attached are App State's comments on the proposed expansion of the B1 areas.

Respectfully,
Nick

--

Nick Katers
Associate Vice Chancellor for Facilities Management
Appalachian State University
B. B. Dougherty Admin Bldg, Suite 305
[438 Academy Street.](#)
[Boone N.C. 28608-2003](#)
(828) 262-6432 Office.
(254) 640-7399 Mobile

The Effect of the Town of Boone Zoning Changes on App State's Properties 2021



Downtown Planning Project – Public Input

Appointment Summary

Name:	<u>Jordan Sellers</u>
Address:	<u>145 Bent Street</u>
Appointment Date:	<u>May 5, 2021</u>
Appointment Time:	<u>9:00 am</u>
Appointment Type:	<u>☐ Phone Conference or ☒ Video Conference</u>
Appointment Attendees:	<u>Jordan Sellers, Brian Johnson and Christy Turner</u>

Summary of Appointment (listing any concerns or feedback):

Mr. Sellers was concerned about rezoning his property on Bent Street from B1 (business) to R1-A (residential) because he purchased the property knowing it was zoned business with a legal non-conforming use of using the house as residential with an accessory apartment. He feels that he might want to use the property as a business use one day or sell the property to be used as a business. He doesn't understand why some houses on Strait Street are maintaining their business zoning while his house is losing the business zoning being so close to the downtown area.

Any follow-up action required? ☐ Yes ☒ No

If yes, please provide explanation:

Downtown Planning Project – Public Input

Appointment Summary

Name:	<u>Tommy Ballas</u>
Address:	<u>784 W. King Street, 489 W. King Street</u>
Appointment Date:	<u>May 7, 2021</u>
Appointment Time:	<u>9:00 am</u>
Appointment Type:	<u>☒ Phone Conference or ☐ Video Conference</u>
Appointment Attendees:	<u>Tommy Ballas, Brian Johnson and Christy Turner</u>

Summary of Appointment (listing any concerns or feedback):

Mr. Ballas was concerned about how the Historic District Design Guidelines and regulations for the Downtown Core would affect his buildings. Staff explained the COA process as well as the requirements that might change in the UDO for the Downtown Core. Mr. Ballas was a little hesitant about what the new regulations might mean for his properties, but decided to attend one of the public input sessions to learn more about the proposed changes.

Any follow-up action required? ☐ Yes ☒ No

If yes, please provide explanation:

From: Squarespace <form-submission@squarespace.info>
To: <planning@townofboone.net>
Date: 5/5/2021 12:31 PM
Subject: EXTERNAL EMAIL - Form Submission - New Form

Sent via form submission from [Town of Boone Downtown Planning Projects](#)

Name: KEITH GAIR

Email: k.gair@comcast.net

Comments Regarding; B1-Downtown Expansion Project

Message: Hello, I am the owner of 202 Grandview heights, I know the property behind me was left to the town by the Rivers family for exclusive use for recreation, green space, bird sanctuary or utility access. I would like to know your intentions of this property and why you would rezone as B1 when you cannot build upon it. Please let me know.

Thank you
Keith Gair
954 661 4562 cell
k.gair@comcast.net

Communication: Exhibit 2 Public Input Summary (May 2021) (Downtown Planning Project Exhibits)

Downtown Planning Project – Public Input

Appointment Summary

Name:	Keith Gair
Address:	202 Grandview Heights
Appointment Date:	May 10, 2021
Appointment Time:	9:00 am
Appointment Type:	☒ Phone Conference or ☐ Video Conference
Appointment Attendees:	Keith Gair, Brian Johnson and Jane Shook

Summary of Appointment (listing any concerns or feedback):

Mr. Gair inquired to the Town's intent in including the River's property (Town owned) off of Moretz Drive in the potential rezoning. Staff explained that the Town was currently working on a proposed plan to historically renovate the house to be used as an office (possibly for the TDA). Staff also explained that the Northern Peaks Trail was expected to have a trail head at the location.

Mr. Gair did not express any concerns after the explanation and seems satisfied, if not happy, about the Northern Peaks Trail information.

Mr. Gair also inquired as to the status of a platted right-of-way (but has not street constructed) that is located adjacent to his property. He explained that platted right-of-way then entered into the Town's property by the River's house. Staff explained that Mr. Gair should probably consult his attorney but told him that he may want to consider appearing before Town Council for a discussion since the Town owns property that is impacted by this platted right-of-way. Staff also encouraged Mr. Gair to reach out to Todd Moody, Deputy Director of Public Works to discuss this issue further.

Any follow-up action required? ☒ Yes ☐ No

If yes, please provide explanation:

Staff sent Mr. Gair a follow-up email that including information on how to appear before Town Council and provided the contact information for Mr. Moody (see attached email).

From: Jane Shook
To: k.gair@comcast.net
Date: 5/10/2021 11:35 AM
Subject: Town of Boone - Requested Information

Good Morning Mr. Gair,

Thank you for your time this morning. Per our discussion I am following up a couple of pieces of information. First, I have sent John your information so that he can forward you the Northern Peaks Information.

Second, in regards to the paper street/right-of-way issue we discussed, I have provided the link to the document that explains how to appear before Town Council below:

[Agenda-Item-Procedure-and-Form-Revised-2-1.pdf \(townofboone.net\)](#)

You will want to follow the form but I encourage you to coordinate with Todd Moody, Deputy Public Works Director as well. Todd can be reached by phone (828-268-6230) or by email todd.moody@townofboone.net.

Thank you and please let us know if you have any questions.

Respectfully,
Jane

Jane M. Shook
Director of Planning and Inspections
office 828.268.6960

Town of Boone
Planning and Inspections
680 West King Street, Suite C
Boone, North Carolina 28607

Disclaimer: The information provided herein is only informal advice. This email is not a final decision, is not binding on the Town, and is not appealable. A binding decision or interpretation may only be provided upon proper written application. If you wish to obtain a final and binding decision or interpretation from the Town, you must specifically request such a decision or interpretation and submit the required written application and fee. Please contact the Planning Department for more information.

Downtown Planning Project – Public Input

Appointment Summary

Name:	<u>Amanda Calloway</u>
Address:	<u>225 N. Water Street</u>
Appointment Date:	<u>May 12, 2021</u>
Appointment Time:	<u>9:00 am</u>
Appointment Type:	<u>☒ Phone Conference or ☐ Video Conference</u>
Appointment Attendees:	<u>Amanda Calloway, Brian Johnson and Christy Turner</u>

Summary of Appointment (listing any concerns or feedback):

Ms. Calloway was asking how her property that she recently purchased would be affected by the zoning changes. We explained that her property was not included in the Downtown Project area, but she had received the letter because she was within 150 feet of the project area. She was satisfied with staff's explanation of why she received the publication. Staff informed her of other Town staff she might want to speak with as she purchases her property due to some issues with water pressure.

Any follow-up action required? ☐ Yes ☒ No

If yes, please provide explanation:

Downtown Planning Project – Public Input

Appointment Summary

Name:	Jason Gaston
Address:	130 Green Street
Appointment Date:	June 1, 2021
Appointment Time:	4:00 pm
Appointment Type:	☒ Phone Conference or ☐ Video Conference
Appointment Attendees:	Jason Gaston, Christy Turner and Brian Johnson

Summary of Appointment (listing any concerns or feedback):

Mr. Gaston expressed concern that you would be forcing larger and more massing of buildings in an area that he felt would be detrimental to the adjacent neighborhood.

Mr. Gaston expressed concern for UDO Section 7.05.02 if the language was changed in the future. Staff advised that section is being be looked for possible revision. Mr. Gaston felt that while he can plan for that section if his structure was damaged, destroyed or as general repairs are done, he was concerned on how long-term protection would be dealt if future changes are made.

Mr. Gaston mentioned that if the proposed districts are a good proposal, then make them voluntary.

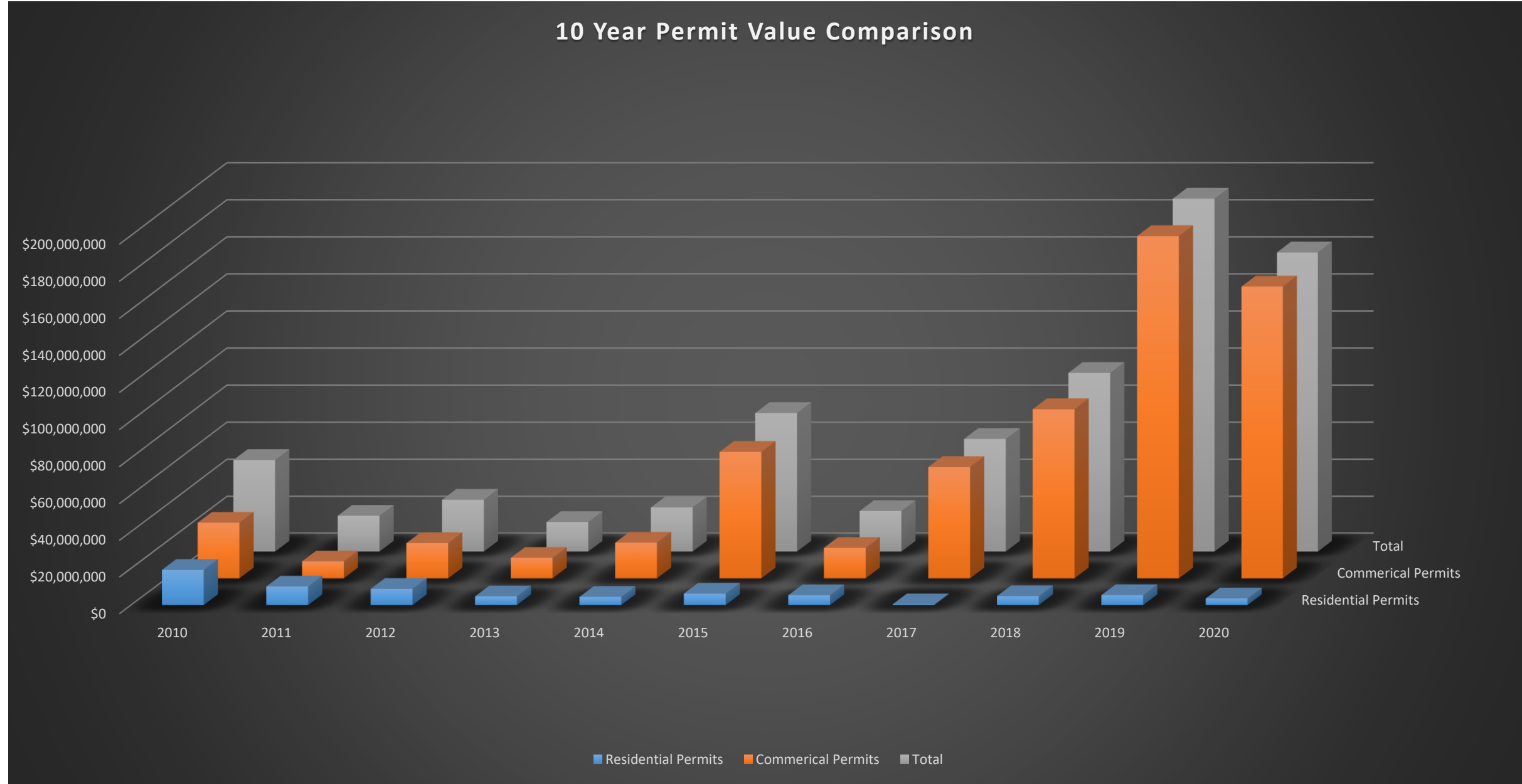
Any follow-up action required? ☒ Yes ☐ No

If yes, please provide explanation:

Staff would provide further direction on UDO Section 7.02.03 relating to Certificate of Conformity.

Town of Boone Planning Inspections Department
Permit Value Comparison

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Residential Permits	\$19,319,441	\$10,259,004	\$8,984,460	\$4,939,908	\$4,623,646	\$6,384,702	\$5,516,392	\$569,720	\$5,017,461	\$5,564,864	\$3,786,288
Commerical Permits	\$30,447,608	\$9,352,856	\$19,332,094	\$11,298,007	\$19,554,950	\$68,760,203	\$16,725,099	\$60,577,543	\$91,781,657	\$185,210,892	\$157,995,006
Total	\$49,767,049	\$19,611,860	\$28,316,554	\$16,237,915	\$24,178,596	\$75,144,905	\$22,241,491	\$61,147,263	\$96,799,118	\$190,775,756	\$161,781,294

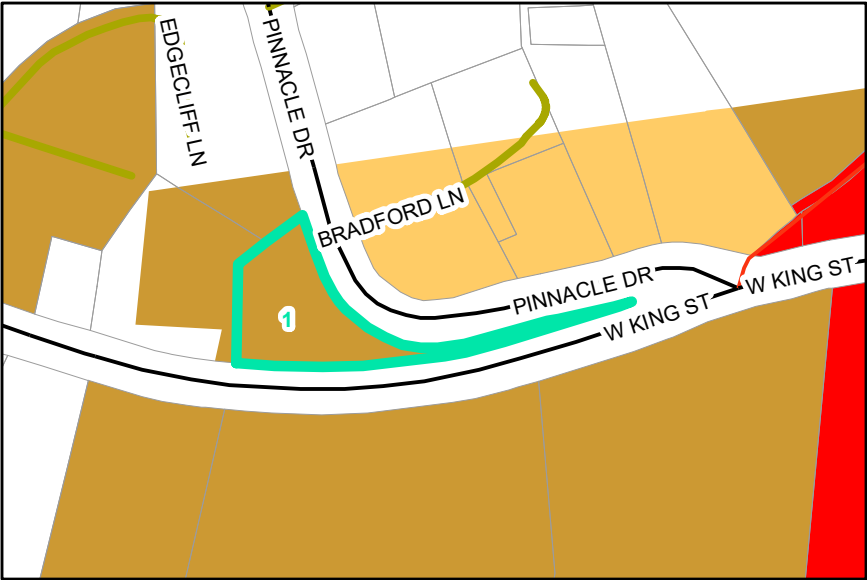


Map ID: 1
PIN: 2901-40-0480-000
Address: 1520 W KING ST
Property Owner: FOUR SEASONS APARTMENTS, INC

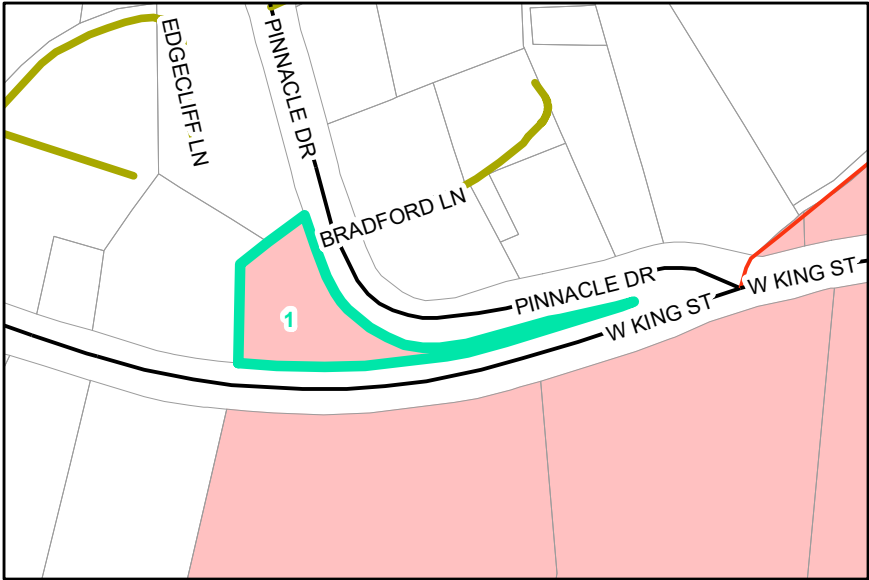
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

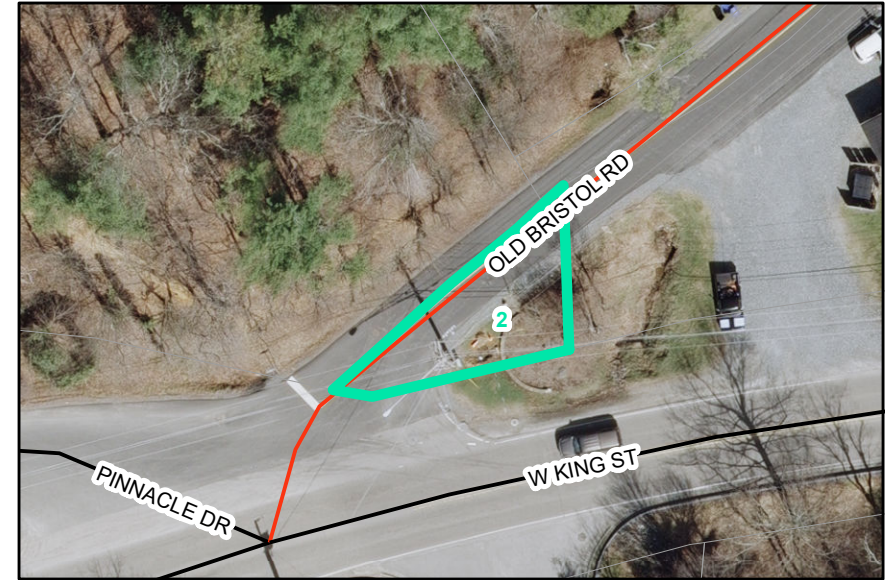


Proposed Zoning

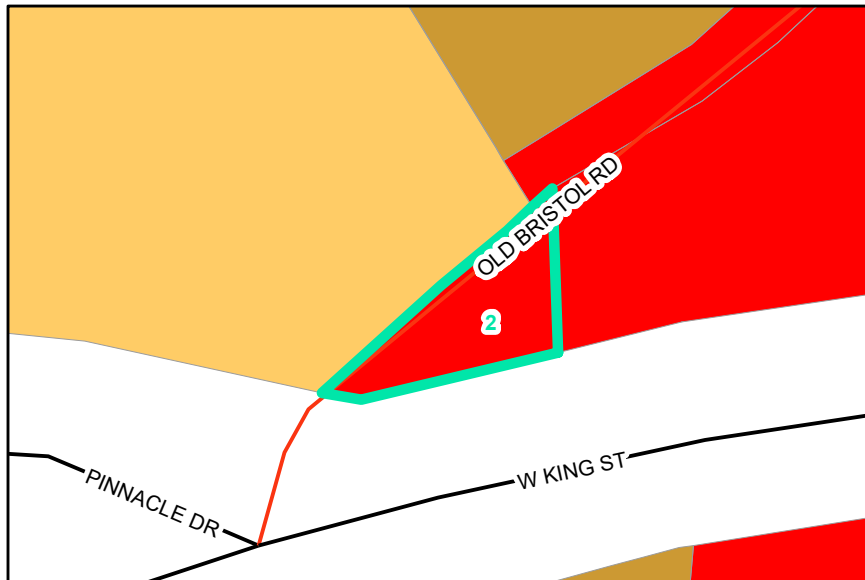


Map ID: 2
PIN: 2901-40-7429-000
Address: VACANT
Property Owner: BOONE TOWN OF

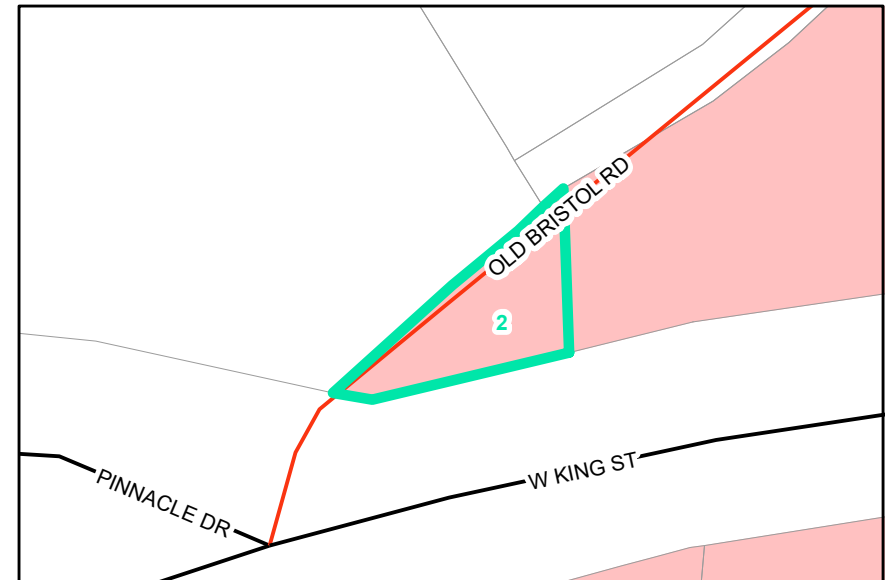
Current Zoning: B3 General Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Interface
Historic District: No



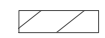
Overview



Current Zoning



Proposed Zoning

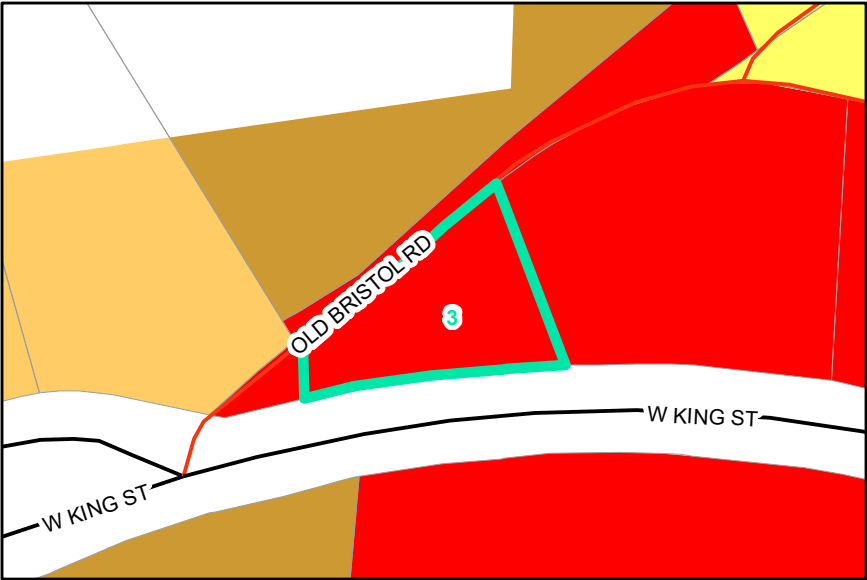


Map ID: 3
PIN: 2901-40-8503-000
Address: 1358 W KING ST
Property Owner: LITTLE, THOMAS G,BLEVINS, WILLIAM H

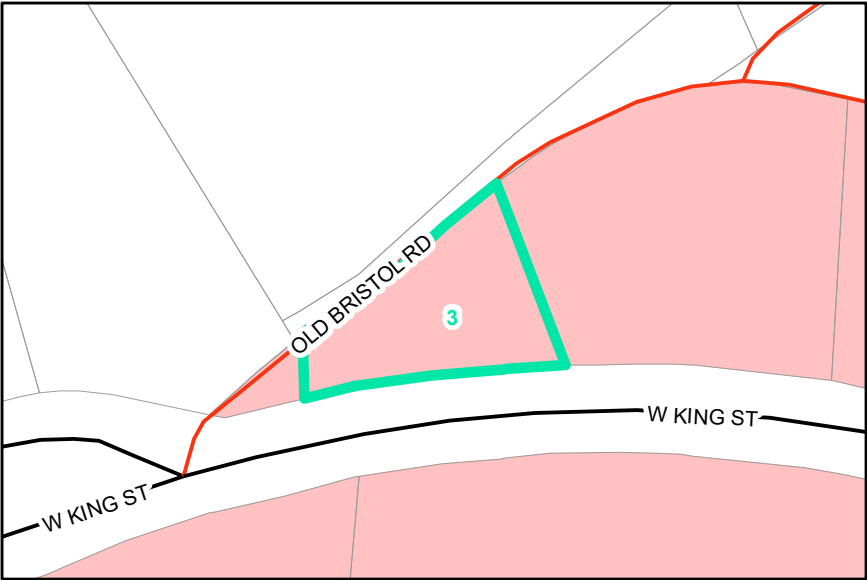
Current Zoning: B3 General Business
Current Use: Retail
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

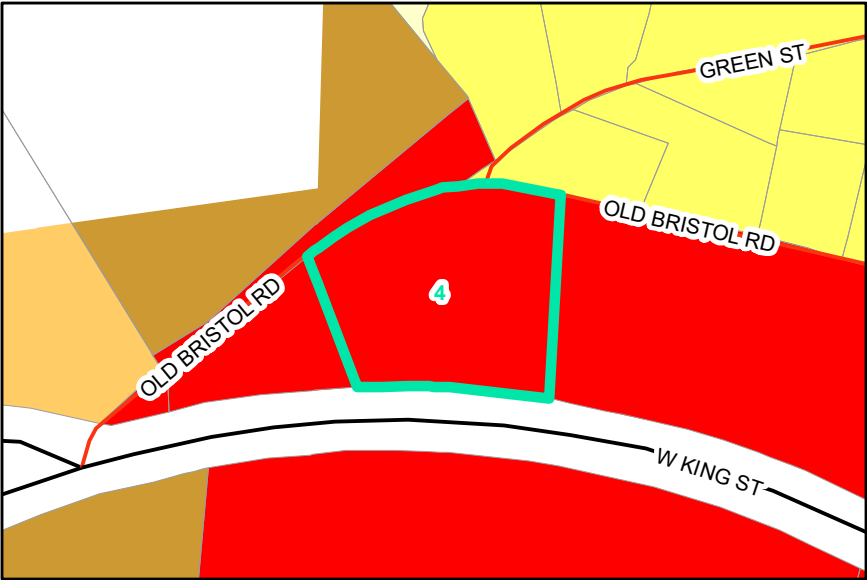


Map ID: 4
PIN: 2901-50-0636-000
Address: 1320 W KING ST
Property Owner: SNYDER, SAMUEL E

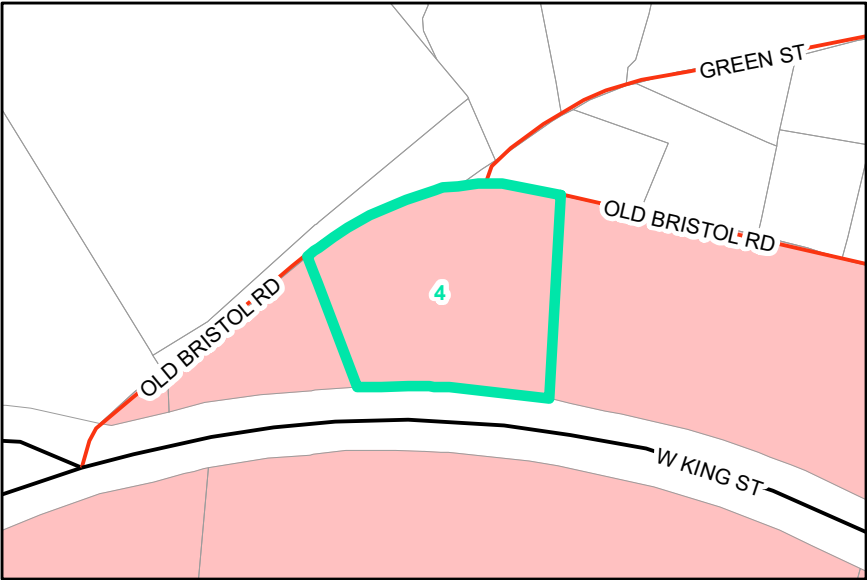
Current Zoning: B3 General Business
Current Use: Retail
Proposed Zoning: B1 Downtown Interface
Historic District: No



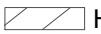
Overview



Current Zoning



Proposed Zoning

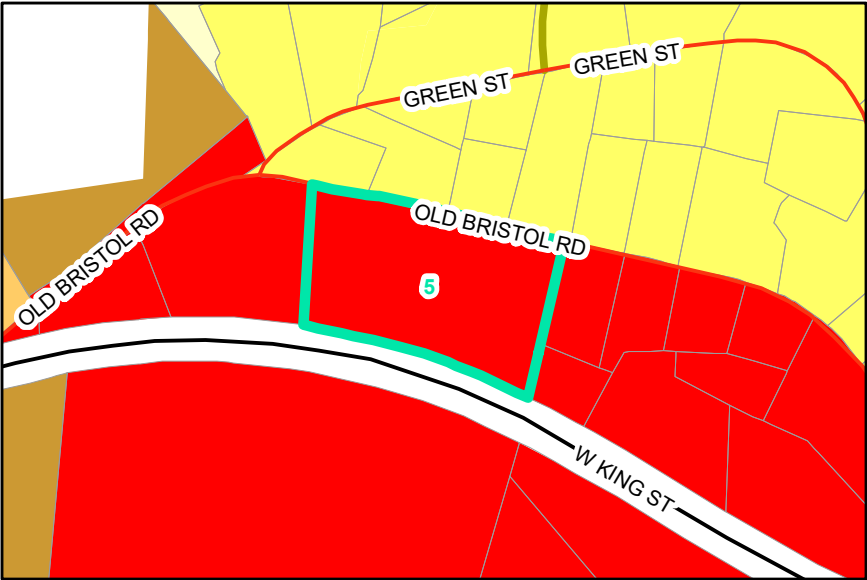


Map ID: 5
PIN: 2901-50-3549-000
Address: 295/335 OLD BRISTOL RD
Property Owner: ASU TRAPPERS KEEP 1, LLC

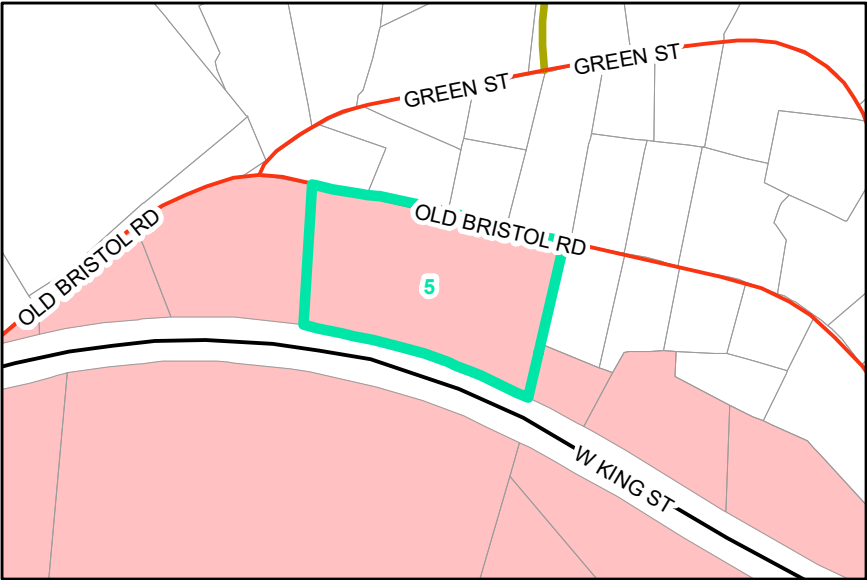
Current Zoning: B3 General Business
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

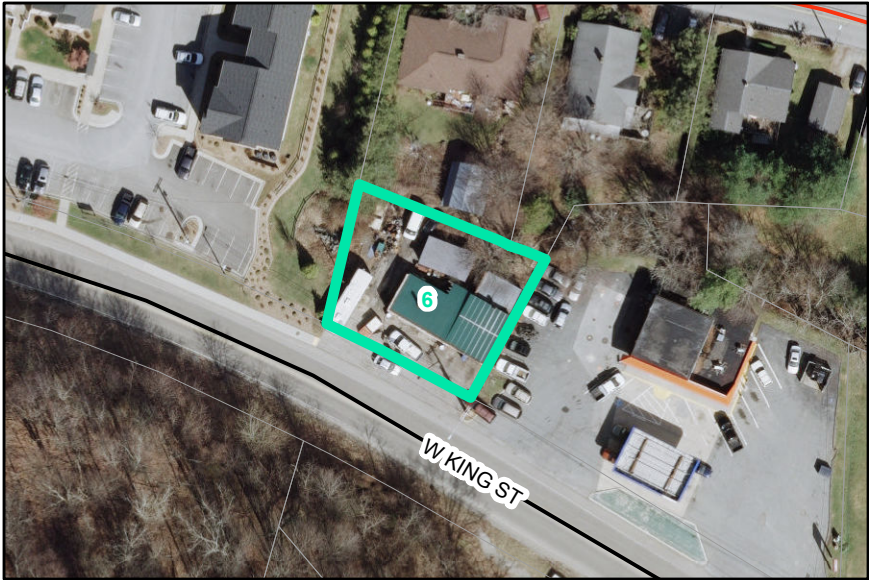


Proposed Zoning

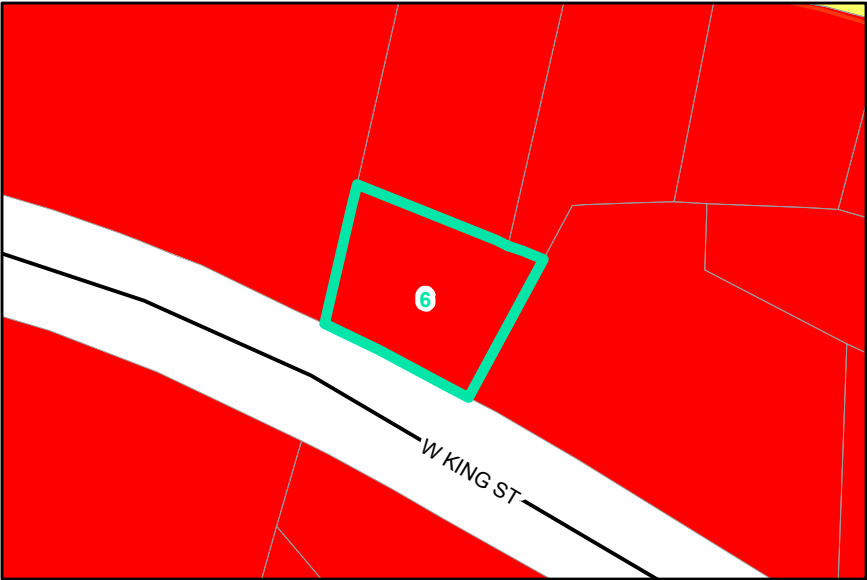


Map ID: 6
PIN: 2901-50-4432-000
Address: 1246 W KING ST
Property Owner: COLVARD OIL CO

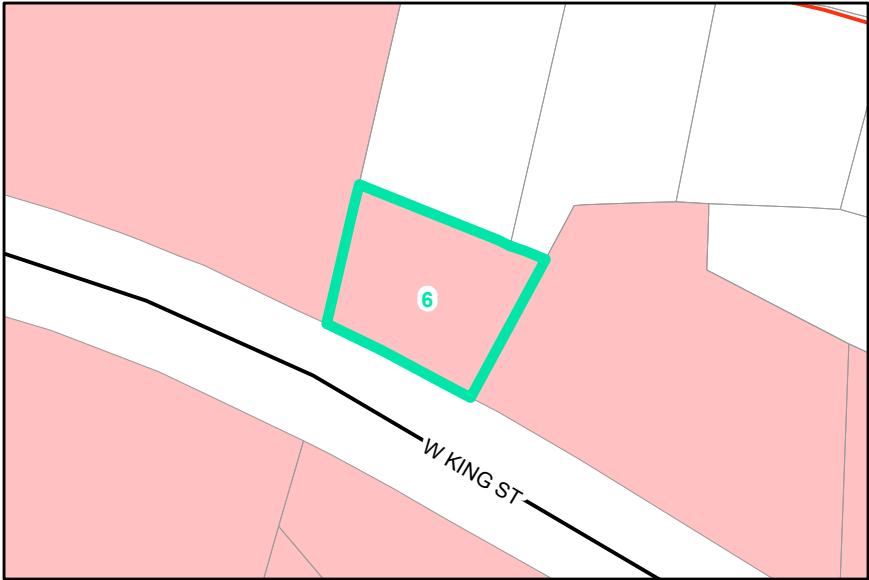
Current Zoning: B3 General Business
Current Use: Personal Service Establishment
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

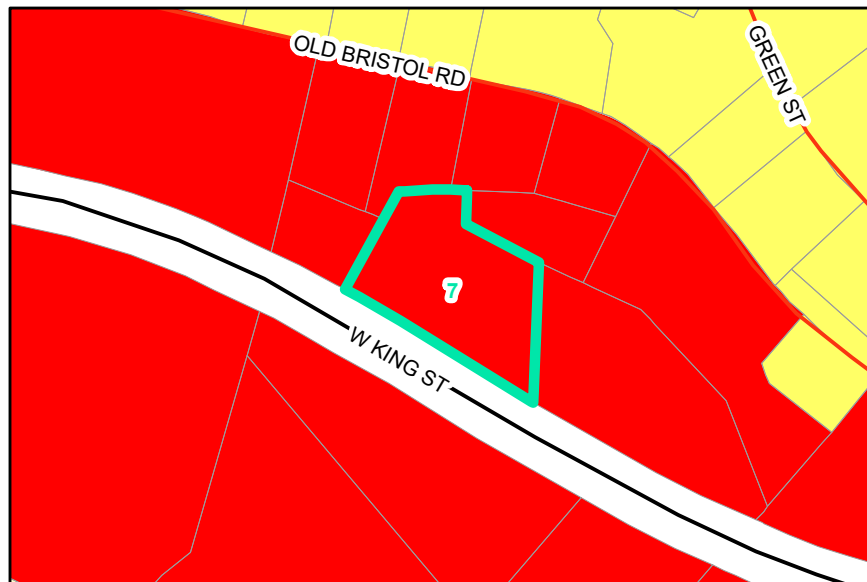


Map ID: 7
PIN: 2901-50-6443-000
Address: 1220 W KING ST
Property Owner: FOX, LEVERNE S JR

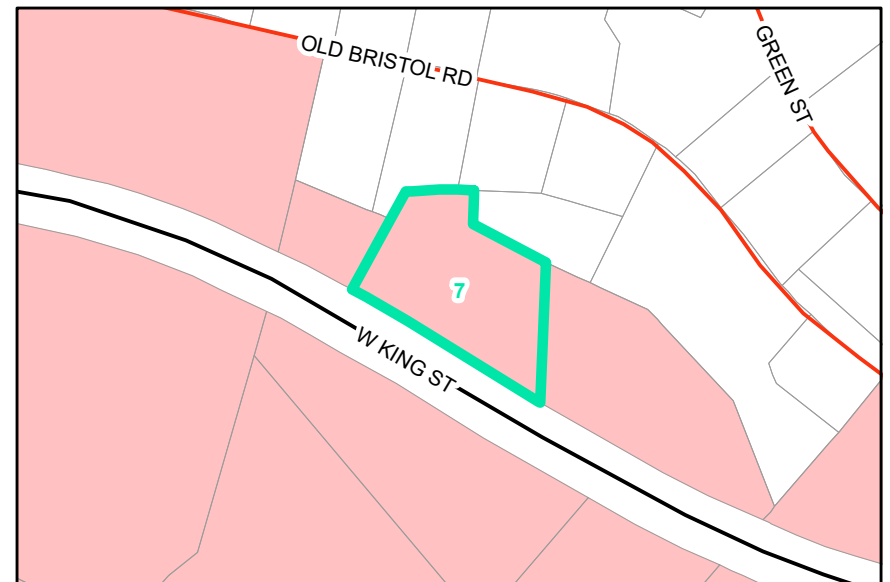
Current Zoning: B3 General Business
Current Use: Retail
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

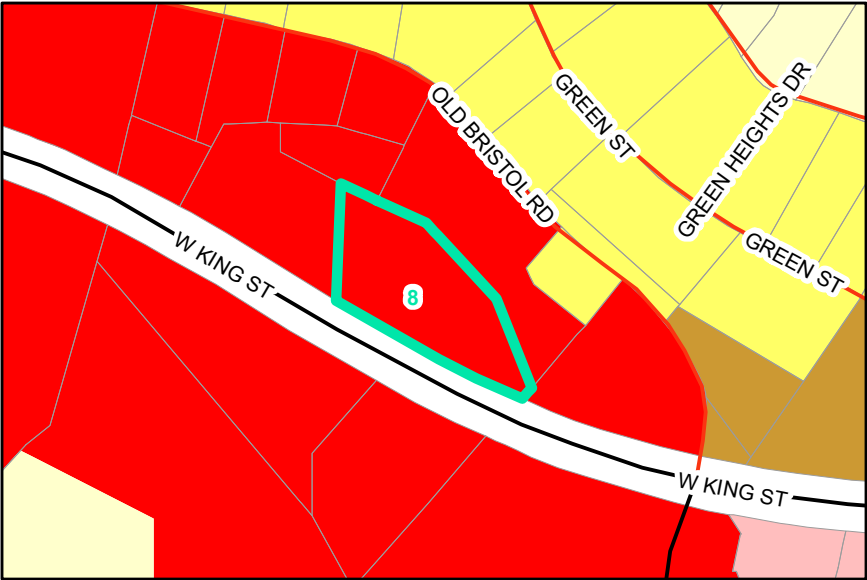


Map ID: 8
PIN: 2901-50-8332-000
Address: VACANT
Property Owner: FOX, LEVERNE S JR

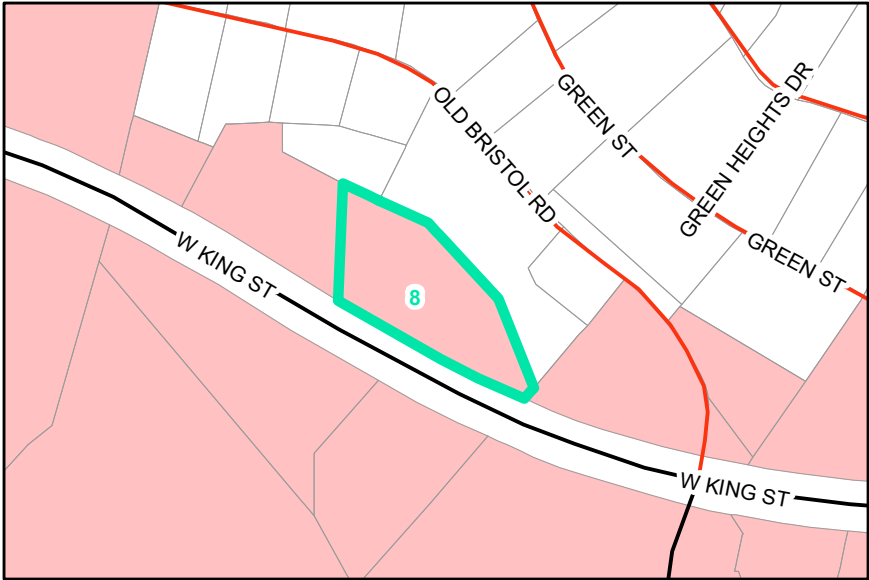
Current Zoning: B3 General Business
Current Use: Other
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 9

PIN: 2901-60-0114-000

Address: 1134 W KING ST

Property Owner: PHILLIPS, DEBRA W

Current Zoning: B3 General Business

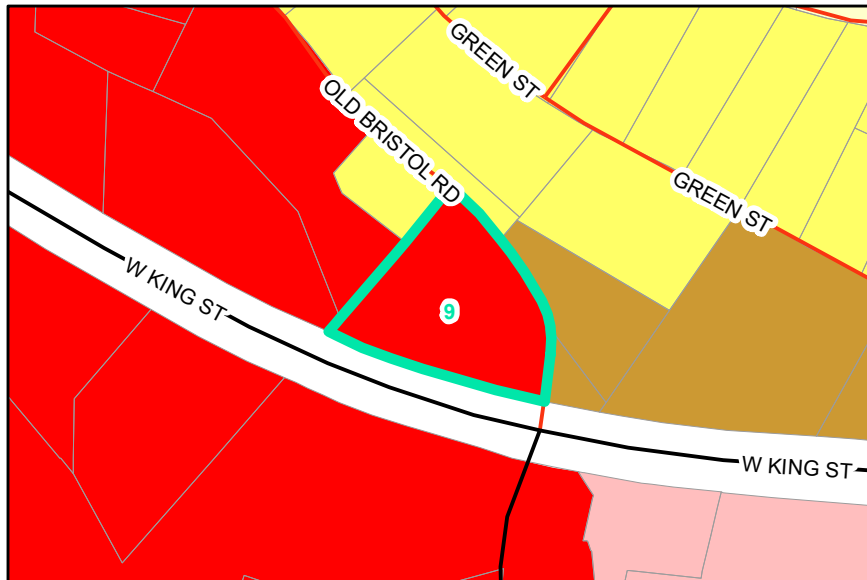
Current Use: Mixed-Use Multi-Family And Commercial

Proposed Zoning: B1 Downtown Interface

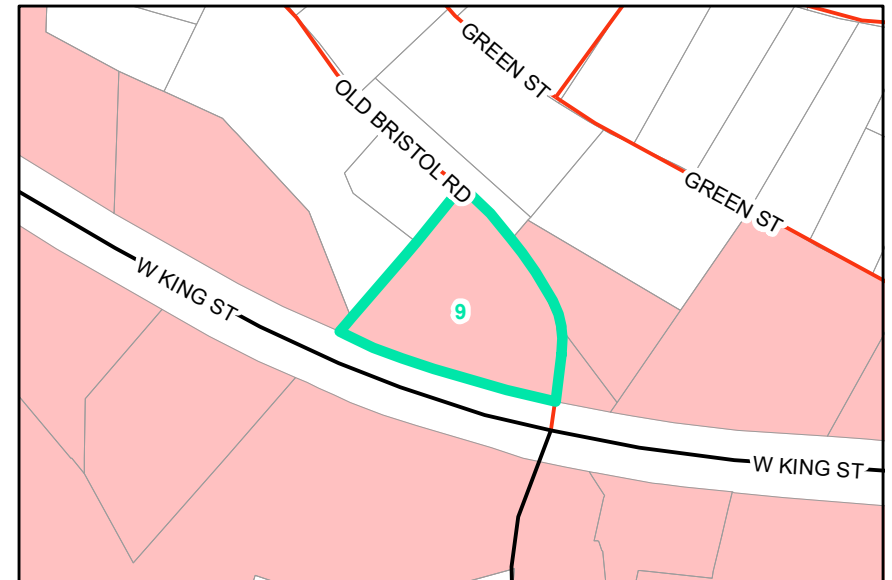
Historic District: No



Overview



Current Zoning



Proposed Zoning

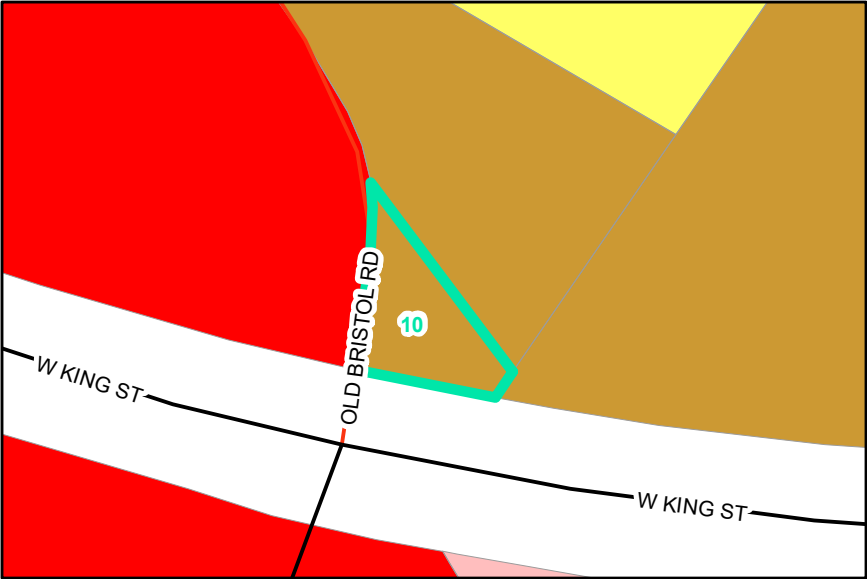


Map ID: 10
PIN: 2901-60-1036-000
Address:
Property Owner: BOONE TOWN OF

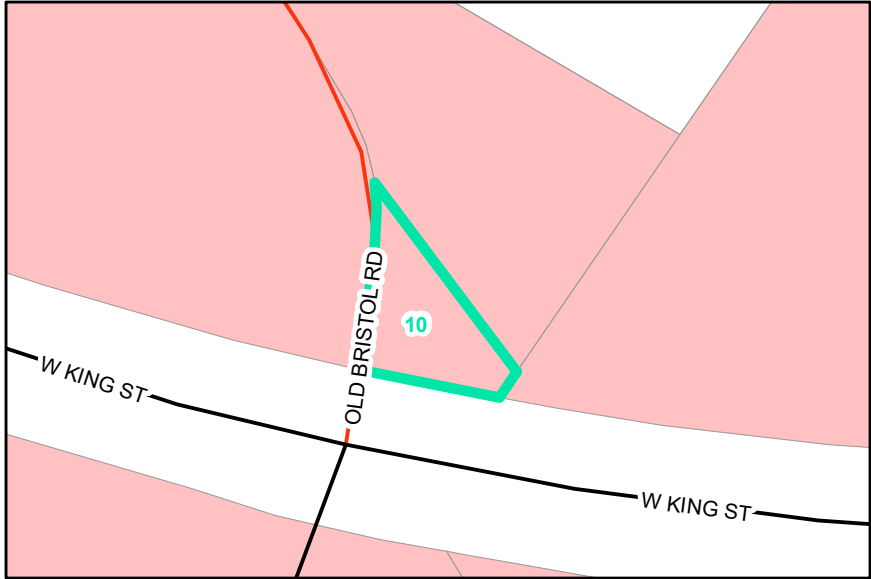
Current Zoning: R3 Multiple-Family Residential
Current Use: Government Use
Proposed Zoning: B1 Downtown Interface
Historic District: No



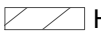
Overview



Current Zoning



Proposed Zoning

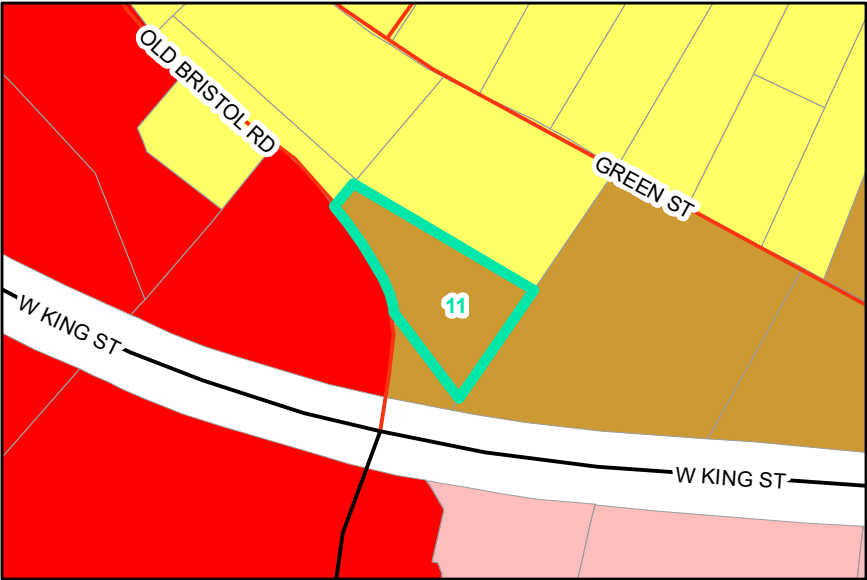


Map ID: 11
PIN: 2901-60-1155-000
Address: 140 OLD BRISTOL RD
Property Owner: CEDAR OAKS, LLC

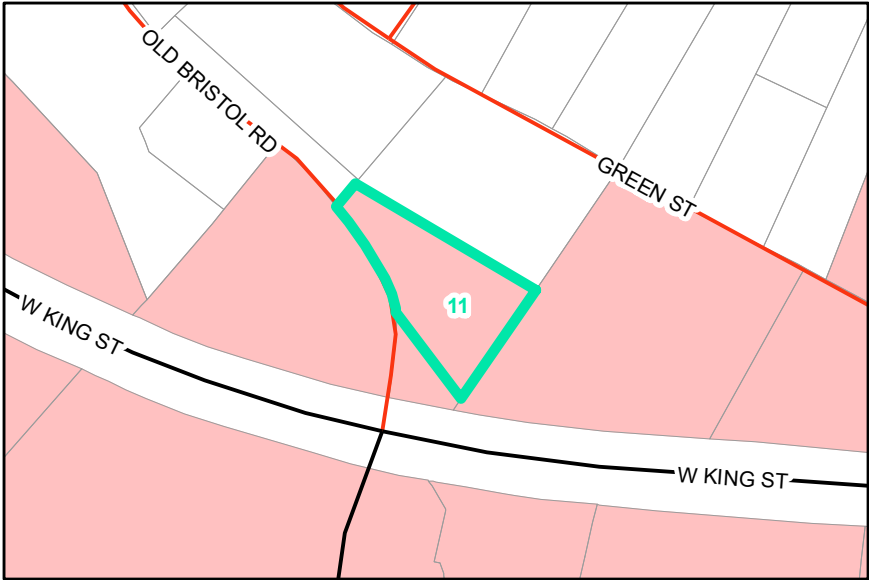
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

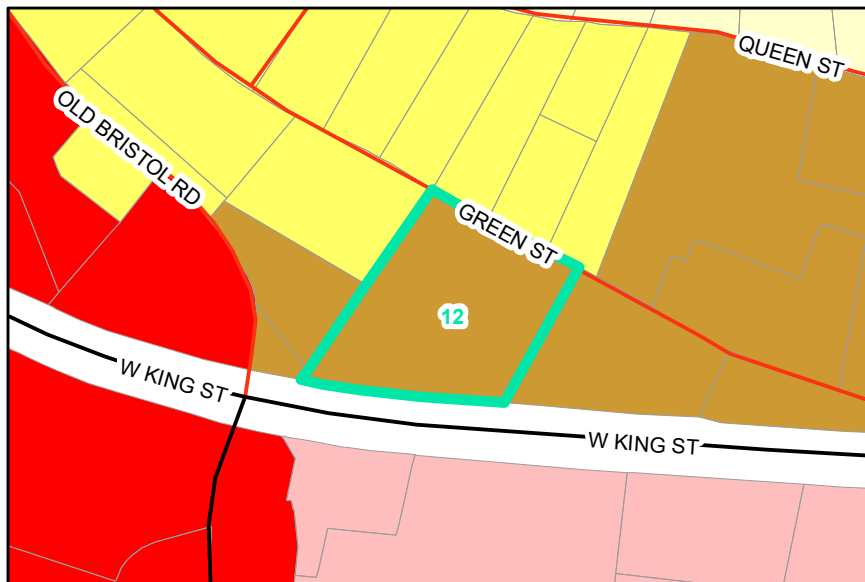


Map ID: 12
PIN: 2901-60-3100-000
Address: 219 GREEN ST
Property Owner: CEDAR OAKS, LLC

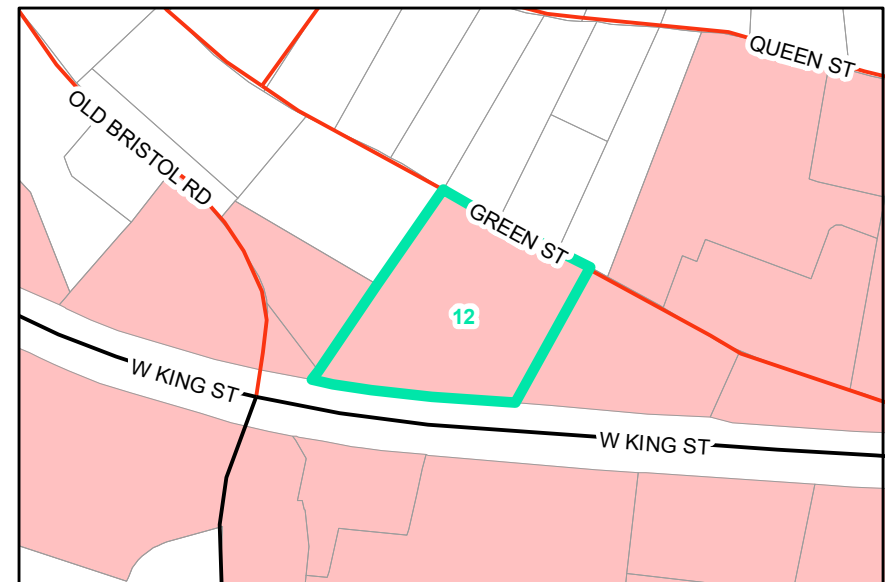
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

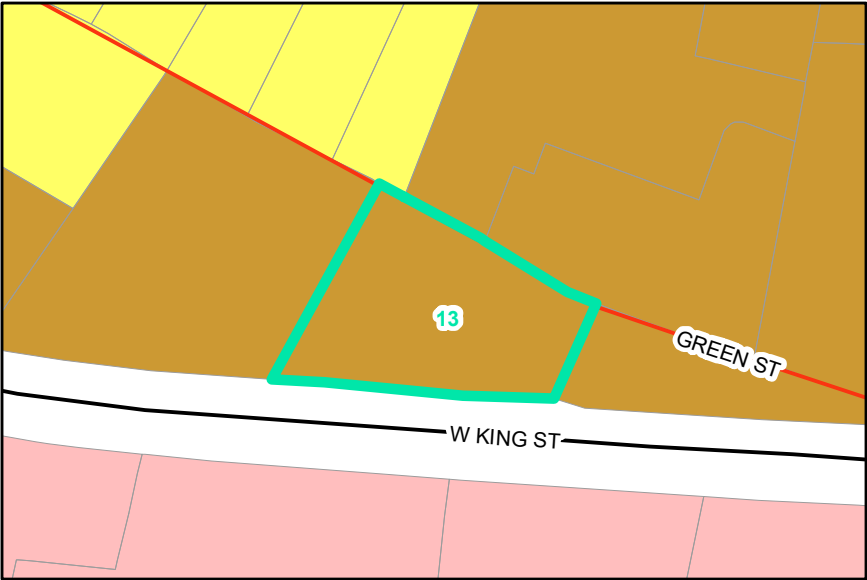


Map ID: 13
PIN: 2901-60-5006-000
Address: 195 GREEN ST
Property Owner: PITTMAN, DAVID F AND SYLVIA

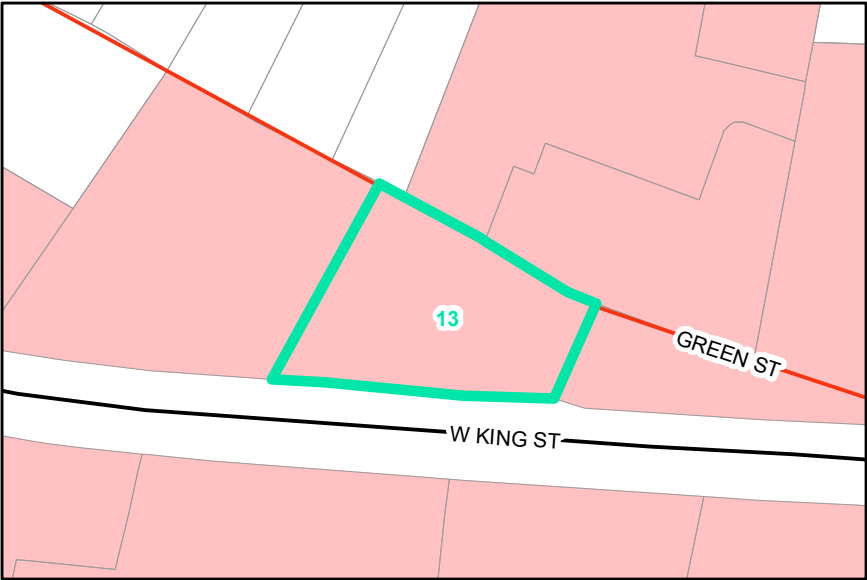
Current Zoning: R3 Multiple-Family Residential
Current Use: Single-Family/Two-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

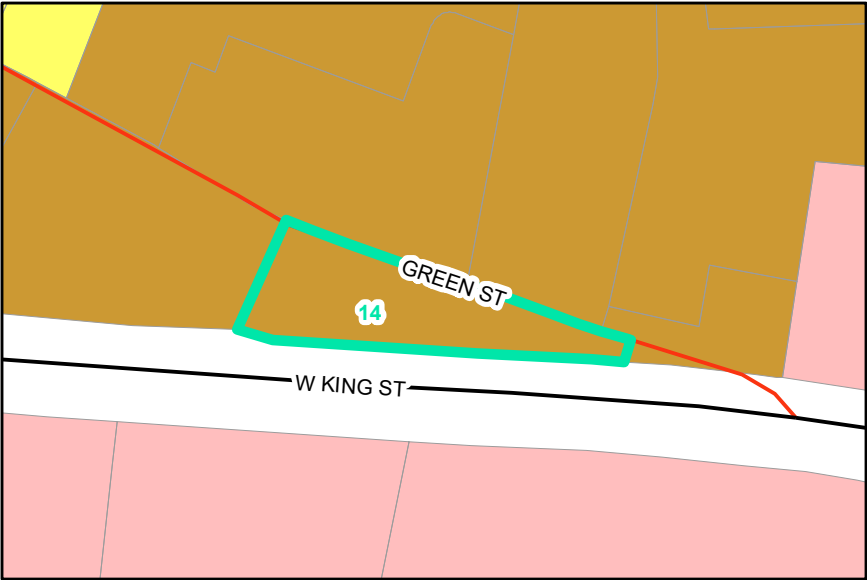


Map ID: 14
PIN: 2901-60-6092-000
Address: 157 GREEN ST
Property Owner: CLAY, LORENE TURPIN

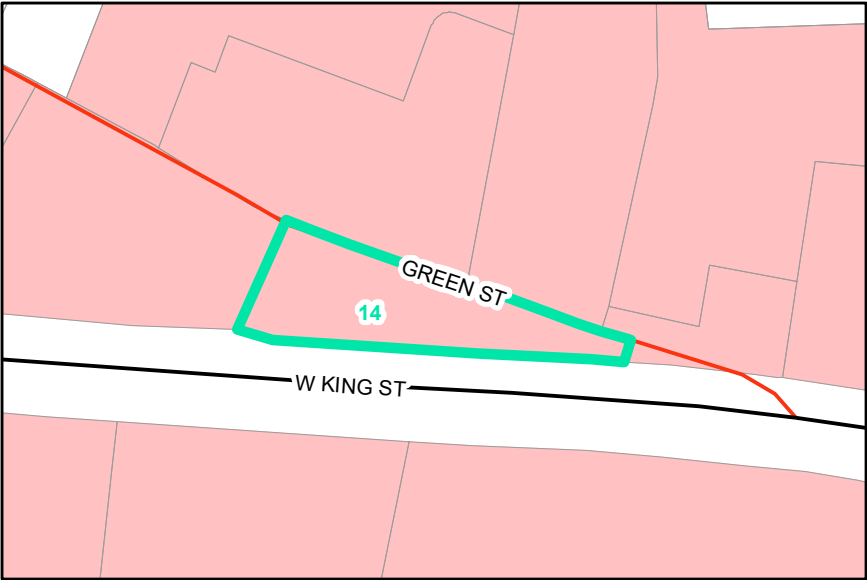
Current Zoning: R3 Multiple-Family Residential
Current Use: Single-Family/Two-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

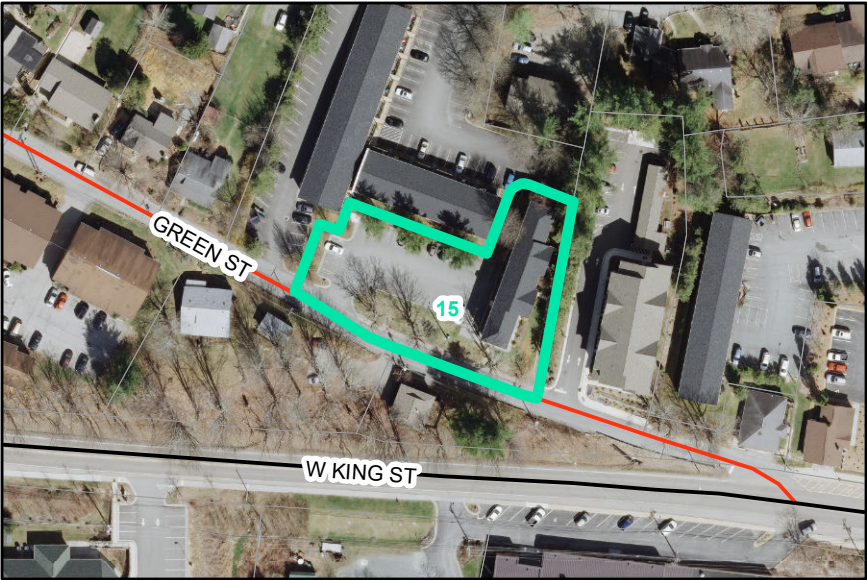


Proposed Zoning

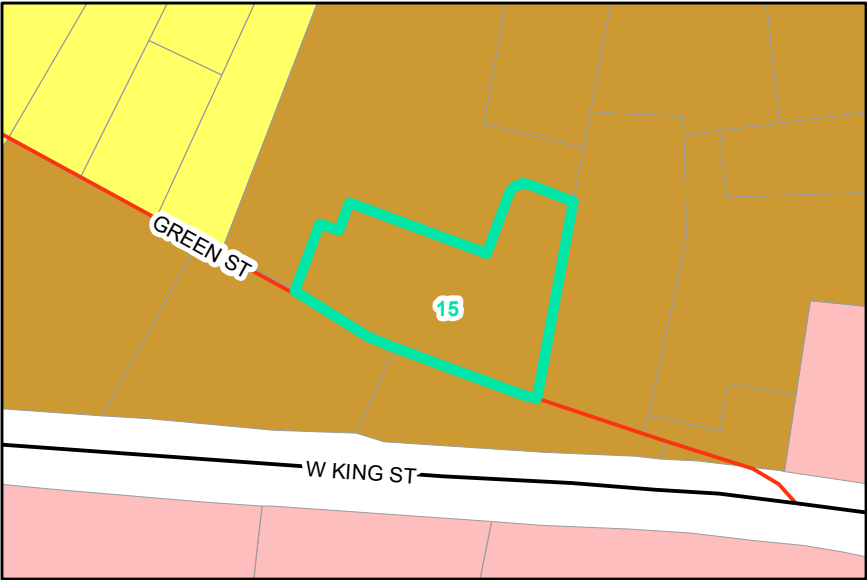


Map ID: 15
PIN: 2901-60-7119-000
Address: 150 GREEN ST
Property Owner: VINEYARDS LLC

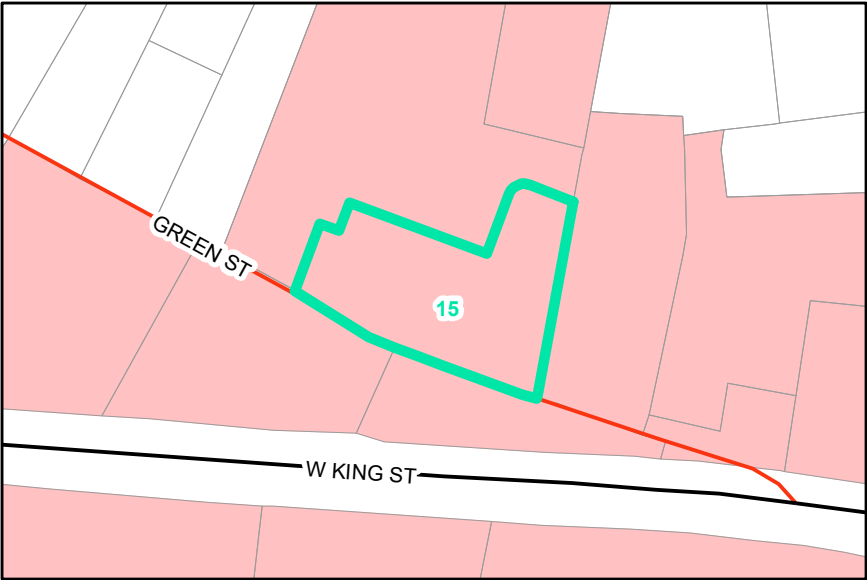
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

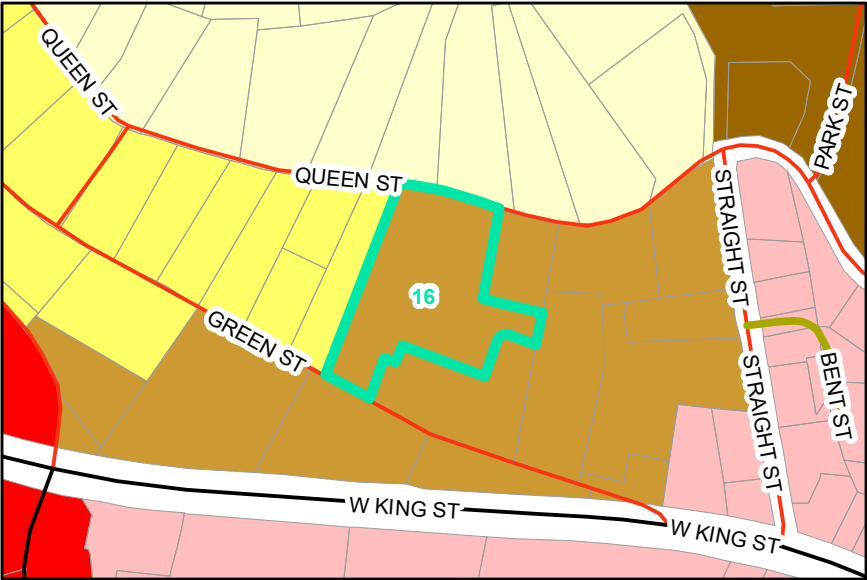


Map ID: 16
PIN: 2901-60-6385-000
Address: 575 QUEEN ST
Property Owner: VINEYARDS LLC

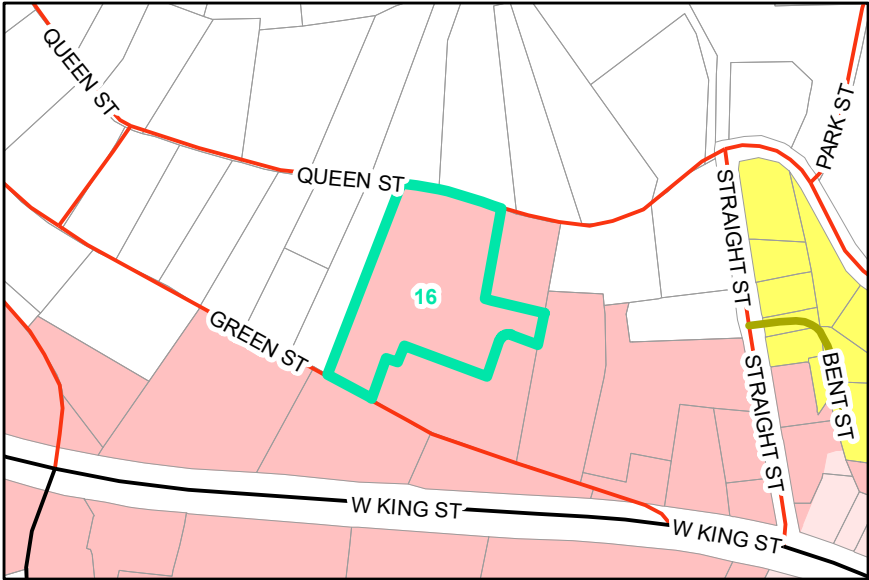
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

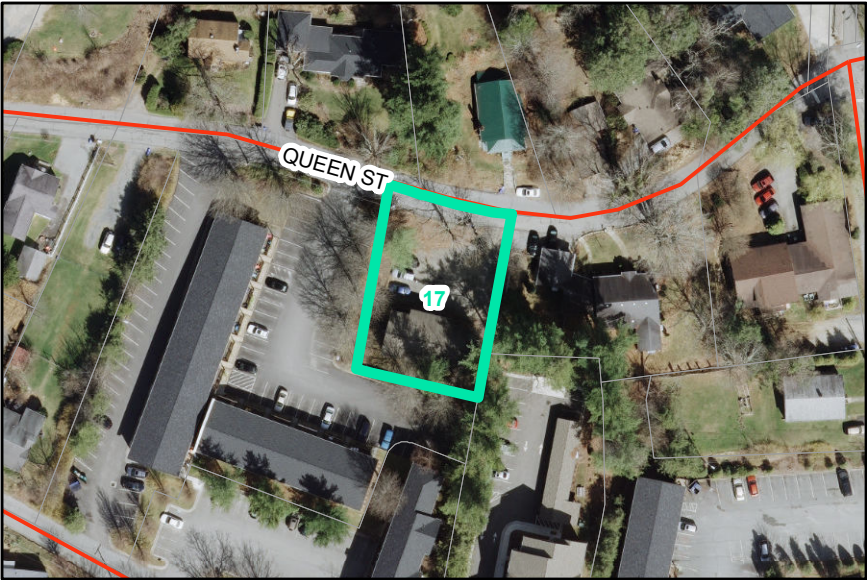


Proposed Zoning

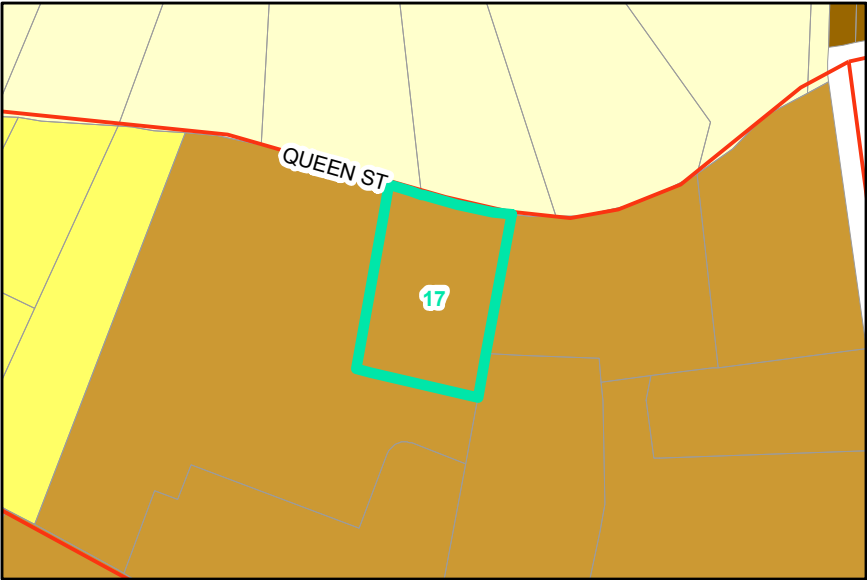


Map ID: 17
PIN: 2901-60-7360-000
Address: 555 QUEEN ST
Property Owner: FOUR SEASONS APARTMENTS, INC

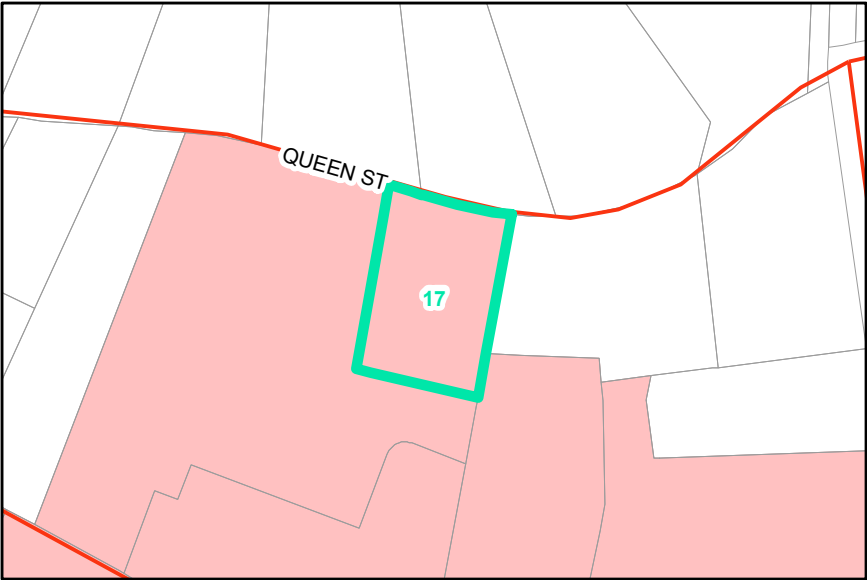
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



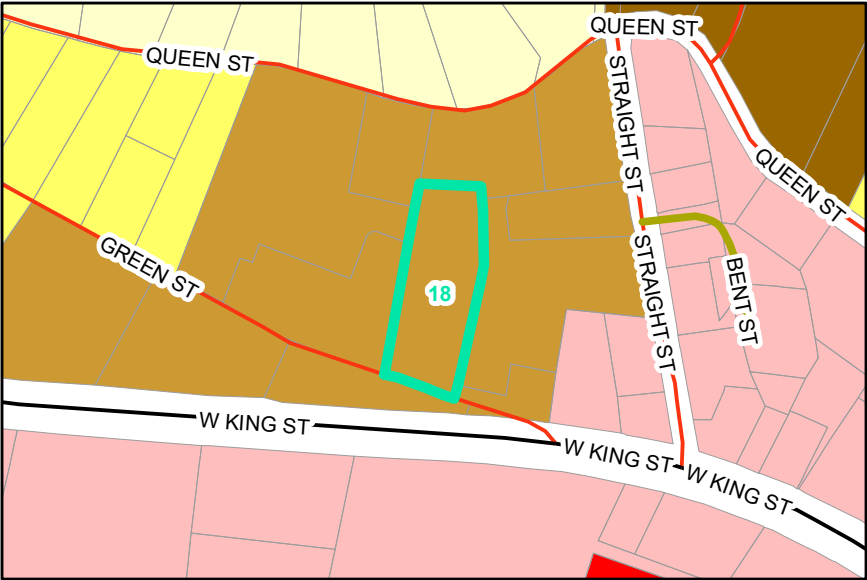
Map ID: 18
PIN: 2901-60-7089-000
Address: 130 GREEN ST
Property Owner: THE HEIGHTS ON GREEN STREET, LLC



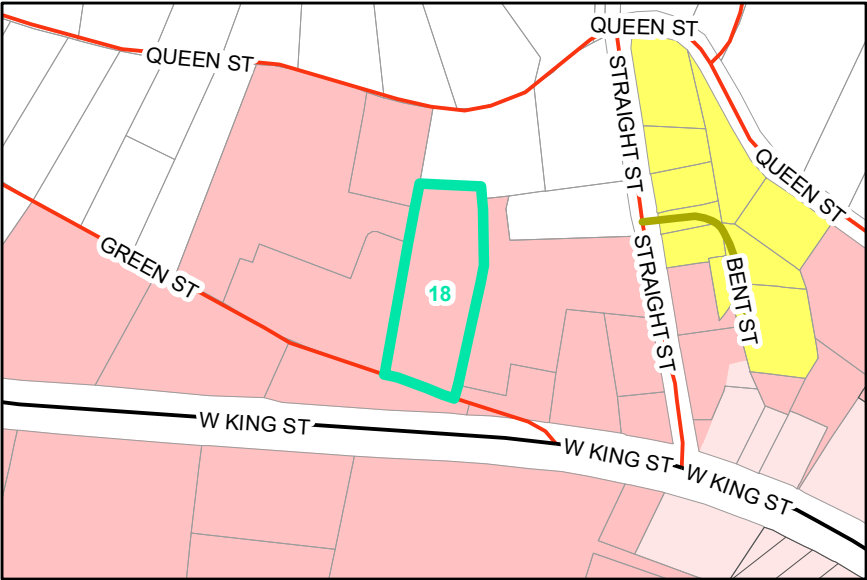
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 19

PIN: 2901-60-9021-000

Address: 106 GREEN ST

Property Owner: STEEPLECHASE II LLC

Current Zoning: R3 Multiple-Family Residential

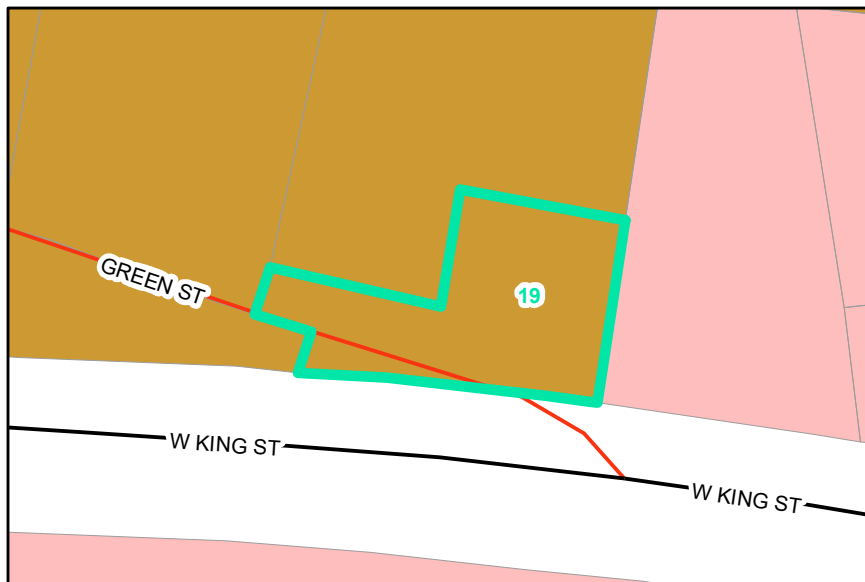
Current Use: Multi-Family

Proposed Zoning: B1 Downtown Interface

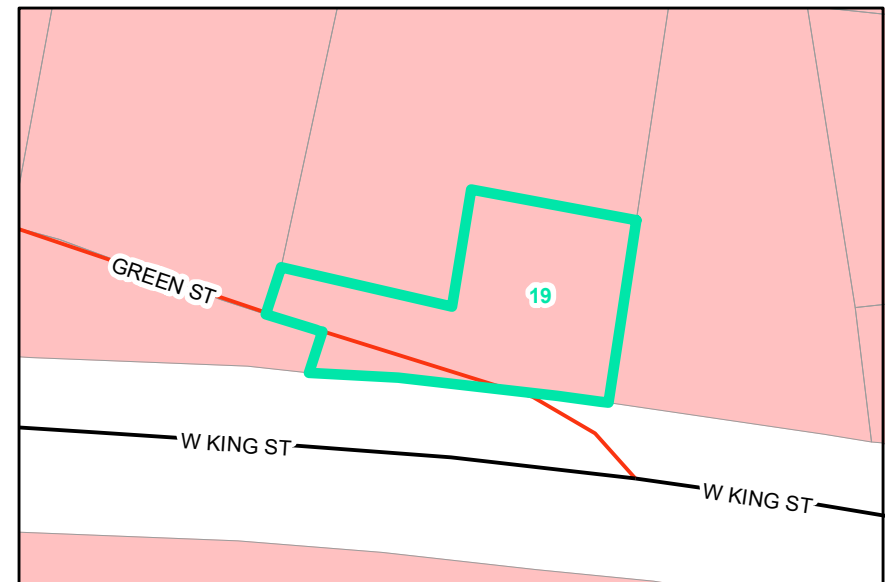
Historic District: No



Overview



Current Zoning



Proposed Zoning

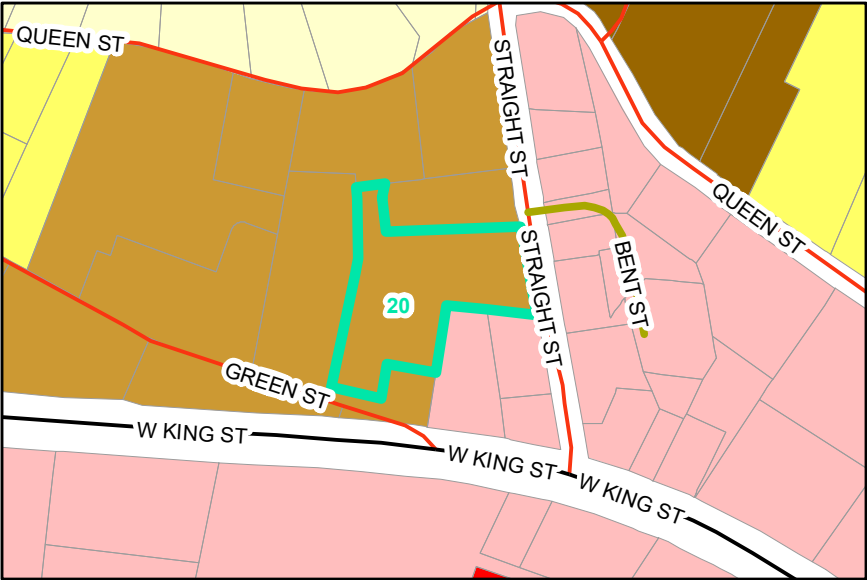


Map ID: 20
PIN: 2901-60-9123-000
Address: 135 STRAIGHT ST
Property Owner: STEEPLECHASE II LLC

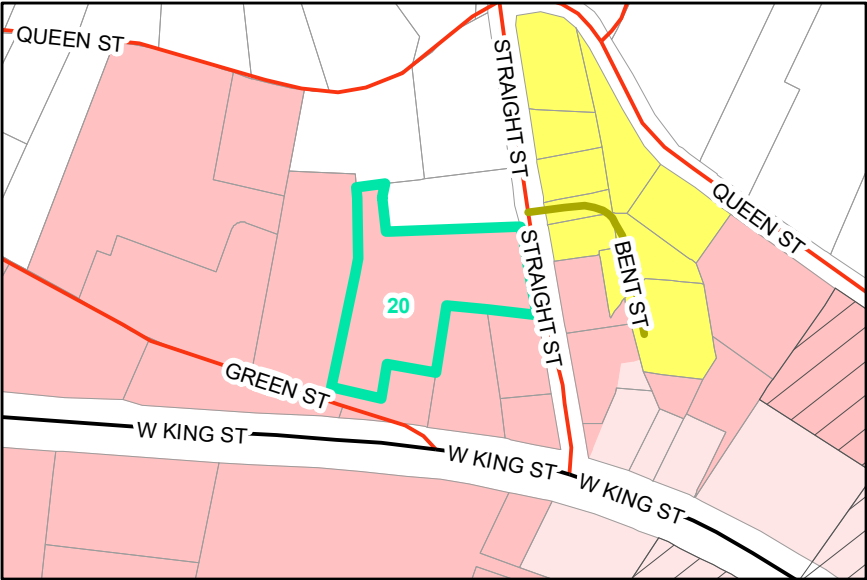
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 21

PIN: 2901-60-9094-000

Address: 938 W KING ST

Property Owner: JONES, NANCY N.

Current Zoning: B1 Central Business

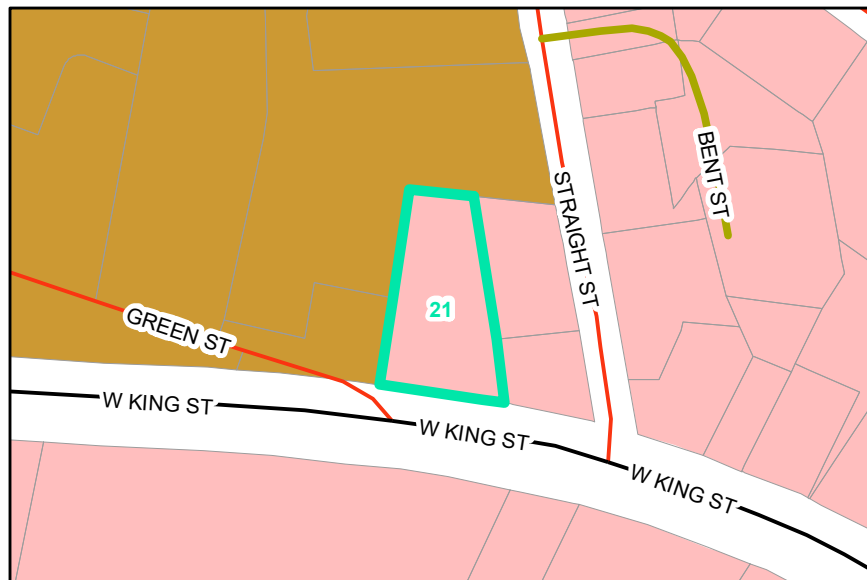
Current Use: Business/Professional Office

Proposed Zoning: B1 Downtown Interface

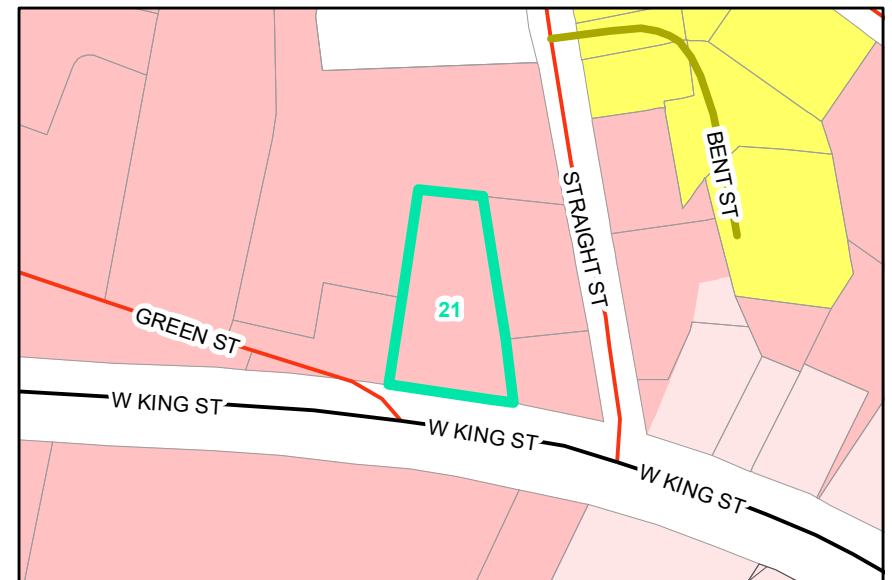
Historic District: No



Overview



Current Zoning

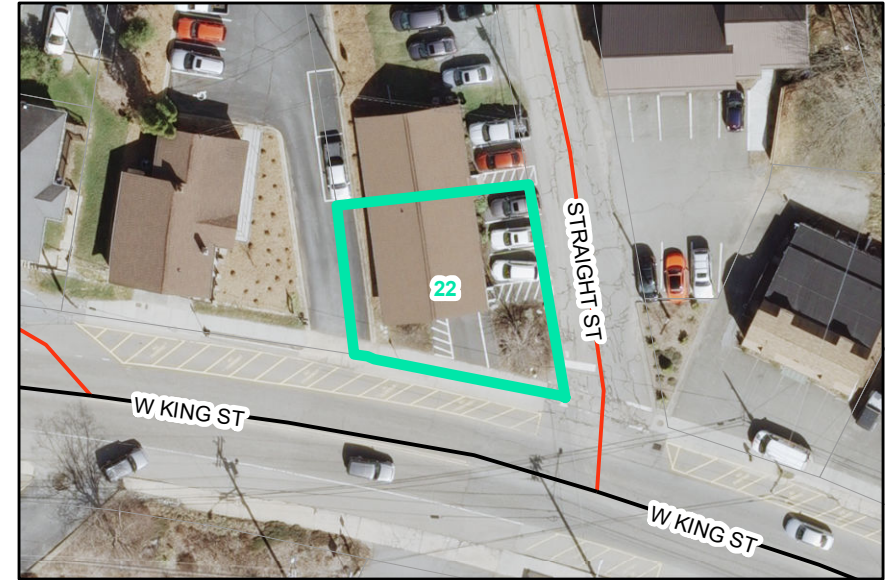


Proposed Zoning

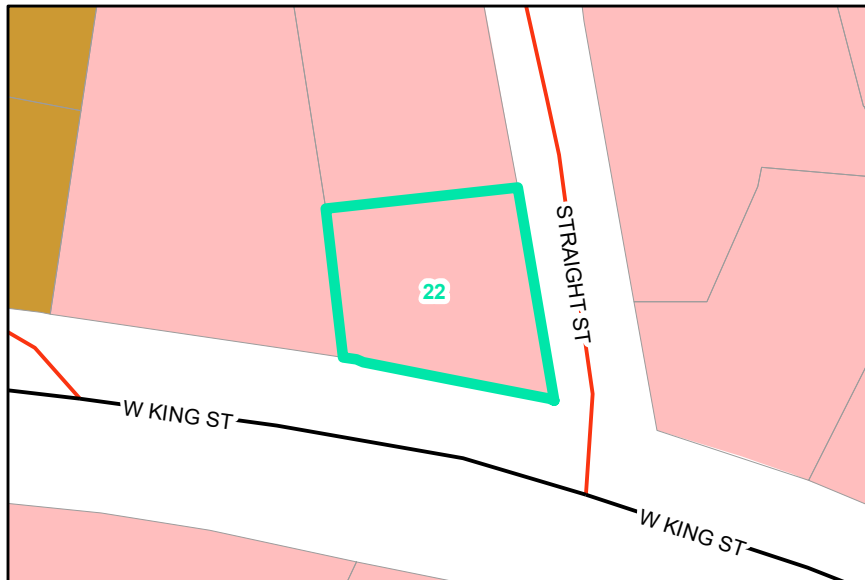


Map ID: 22
PIN: 2900-79-0978-000
Address: 920 W KING ST
Property Owner: KING STREET COMMERCIAL PROPERTIES LLC

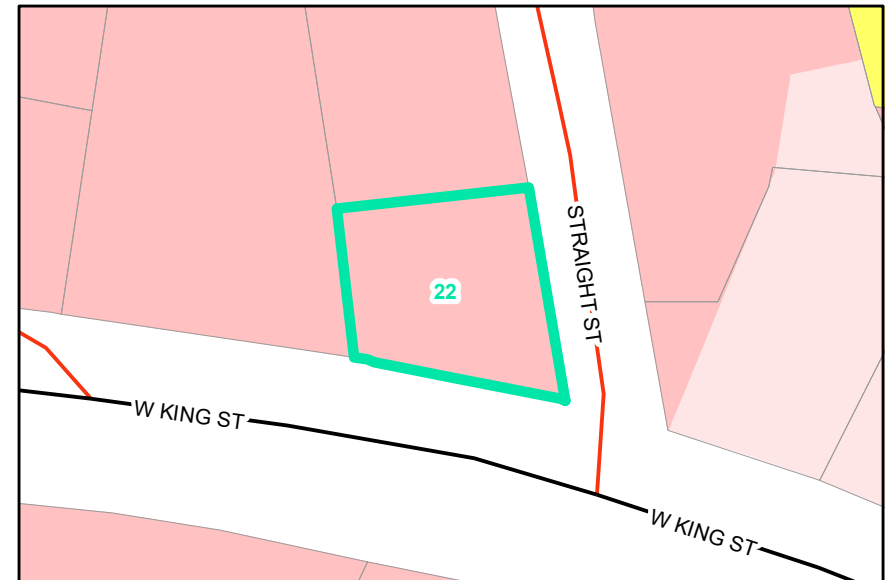
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

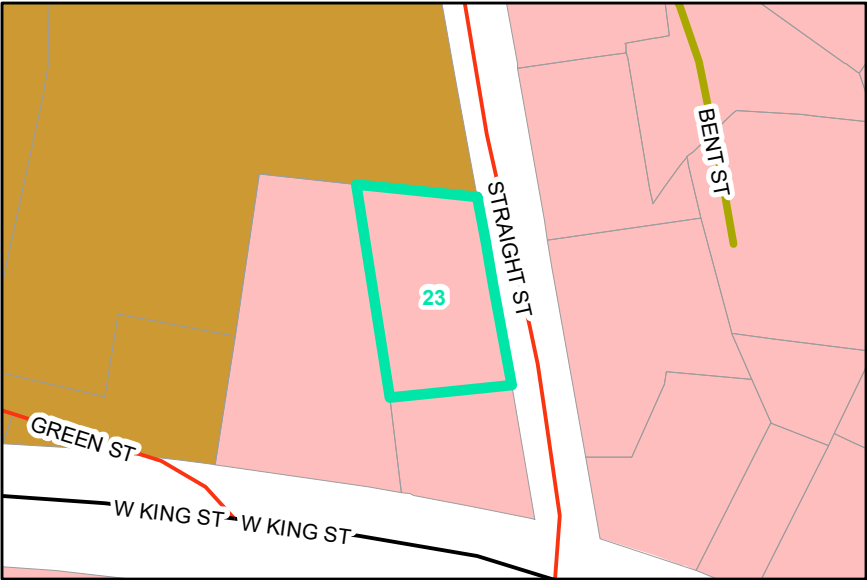


Map ID: 23
PIN: 2901-70-0054-000
Address:
Property Owner: ANGLE, ROBERT B JR, ANGLE, EMILY O

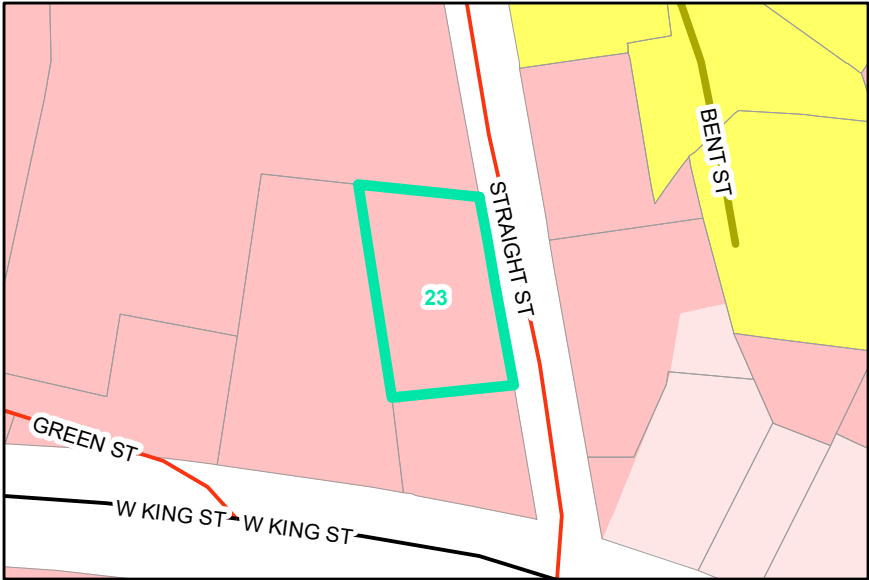
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



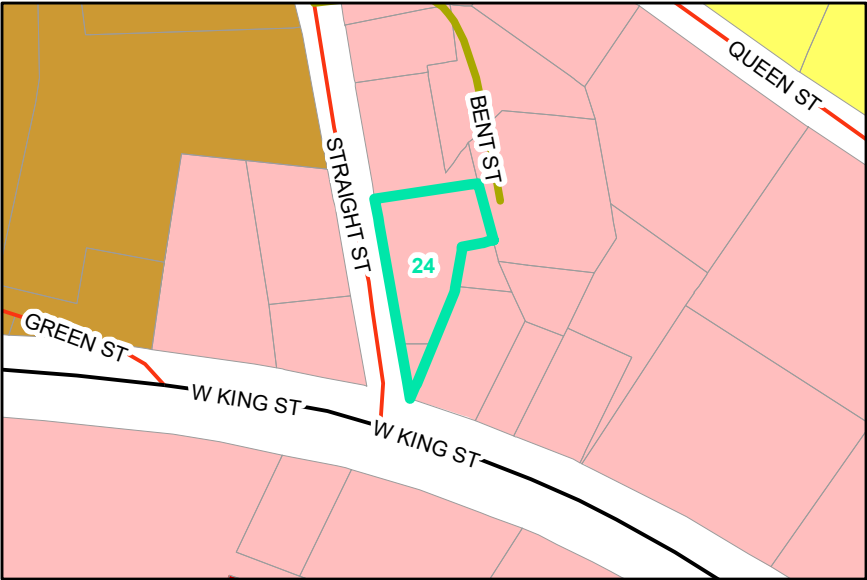
Map ID: 24
PIN: 2901-70-1023-000
Address: 910 W KING ST
Property Owner: ANGLE, ROBERT B JR, ANGLE, EMILY O



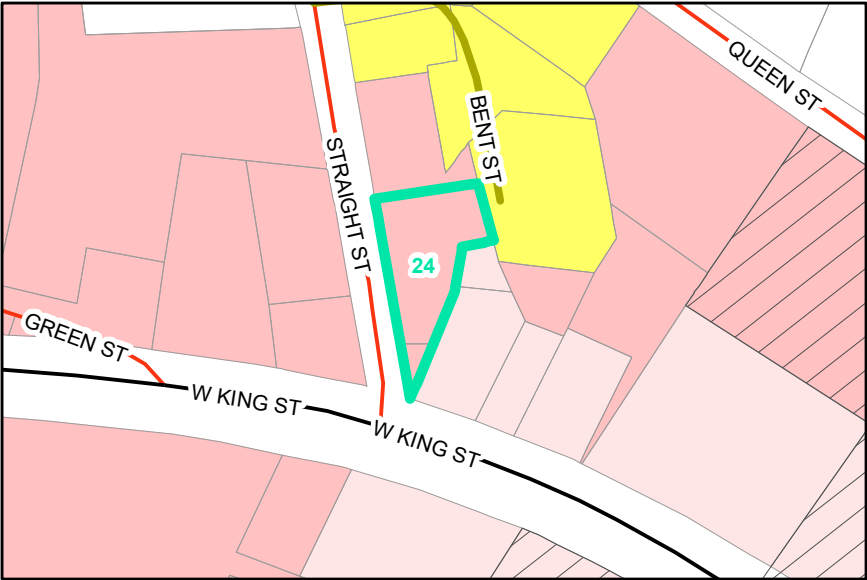
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

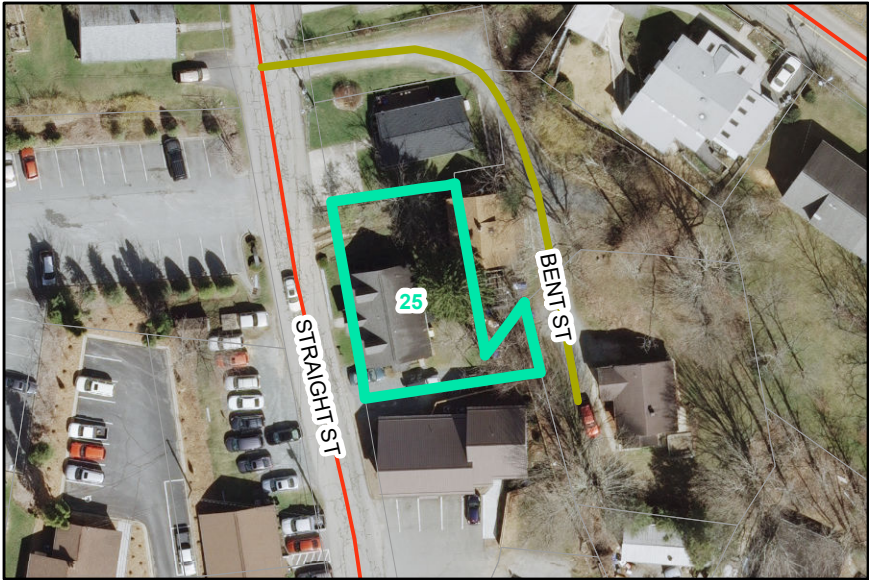


Proposed Zoning

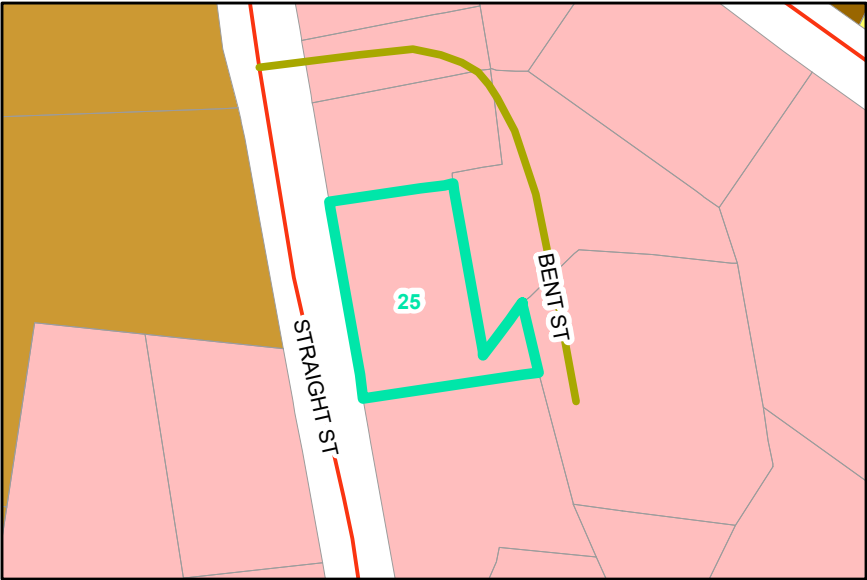


Map ID: 25
PIN: 2901-70-1113-000
Address: 132 STRAIGHT ST
Property Owner: HEDRICK, JEFFERY M,HEDRICK, MARGARET

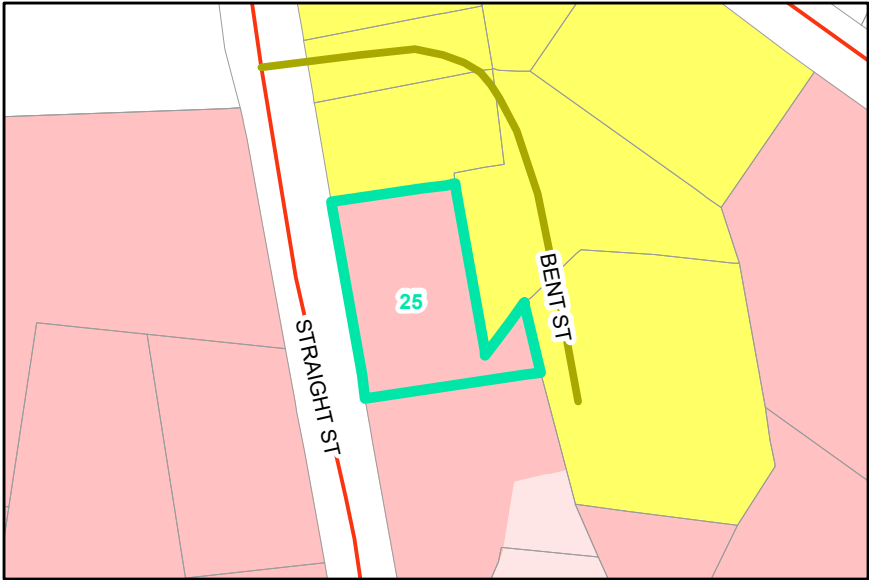
Current Zoning: B1 Central Business
Current Use: Single-Family/Two-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

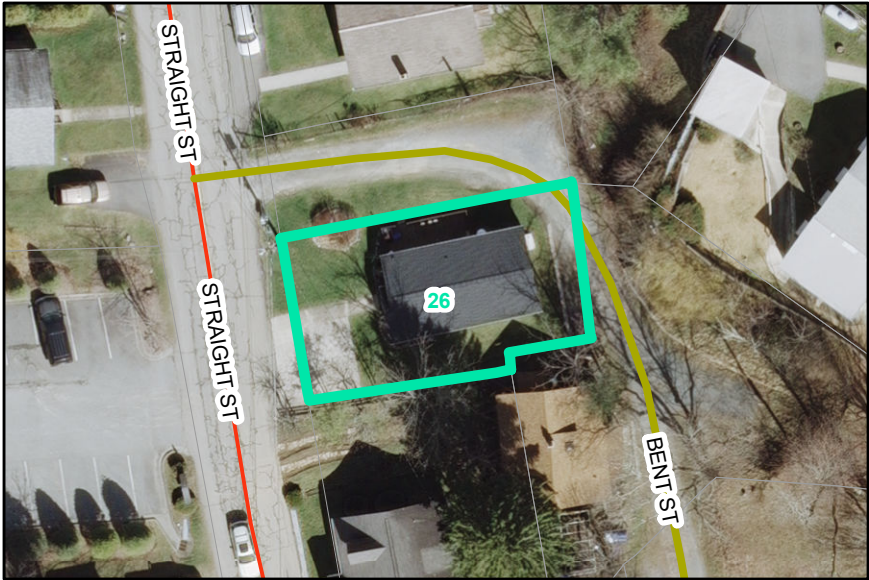


Proposed Zoning

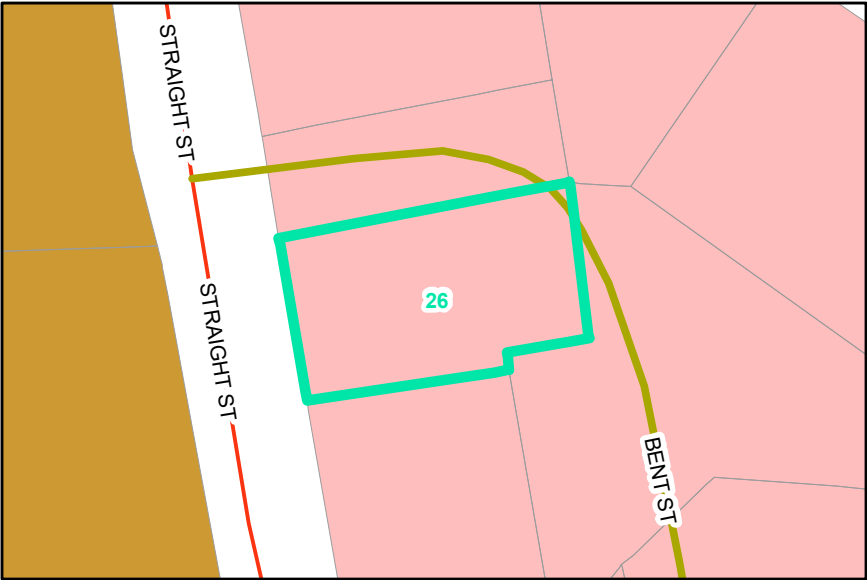


Map ID: 26
PIN: 2901-70-1108-000
Address: 146 STRAIGHT ST
Property Owner: CLONTZ, FREDRICK RAY

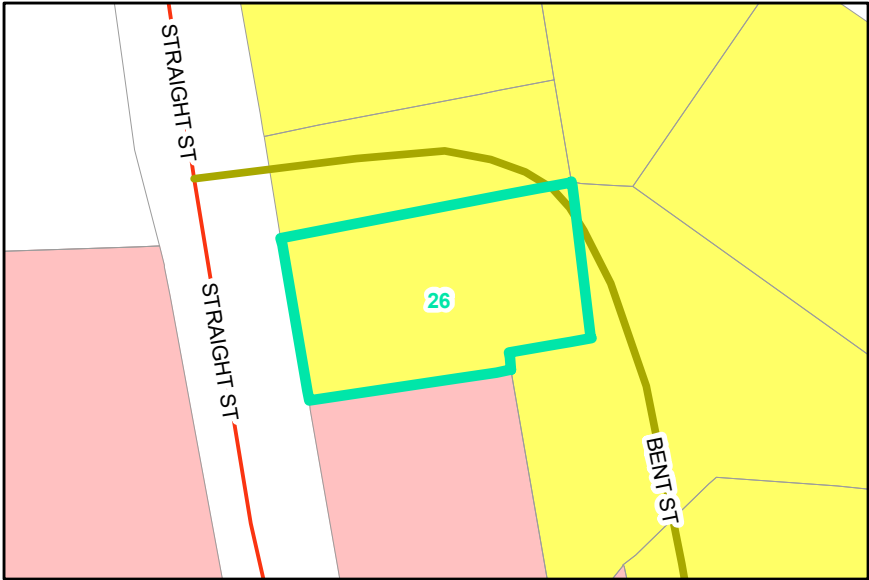
Current Zoning: B1 Central Business
Current Use: Single-Family/Two-Family
Proposed Zoning: R1A
Historic District: No



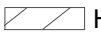
Overview



Current Zoning

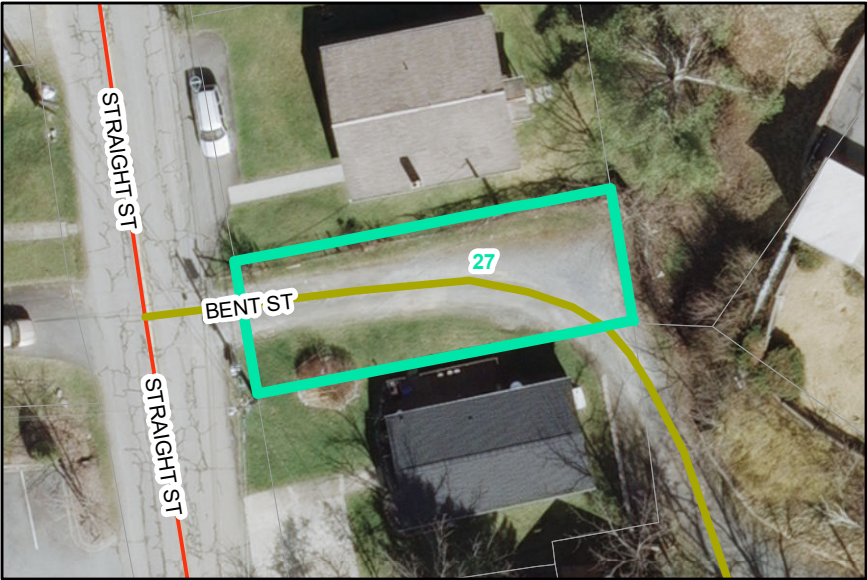


Proposed Zoning

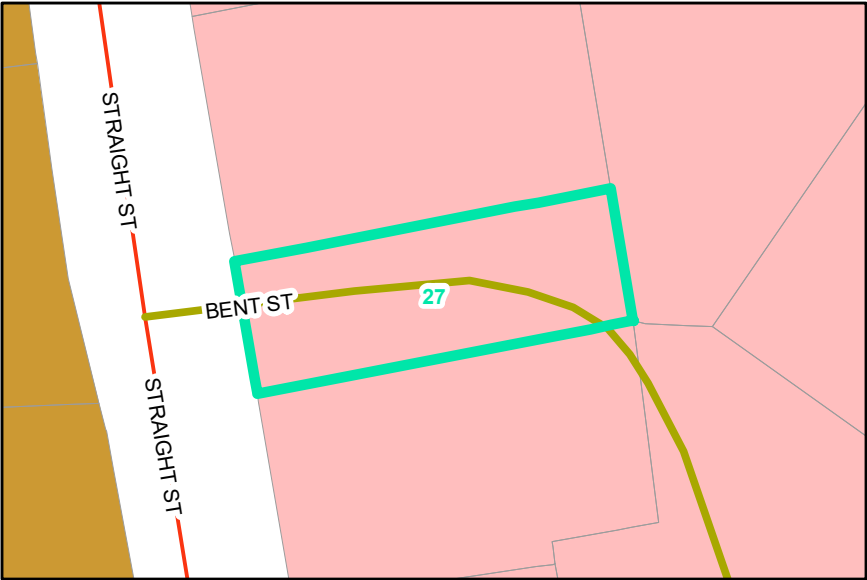


Map ID: 27
PIN: 2901-70-0292-000
Address:
Property Owner: STACY, DUSTIN N

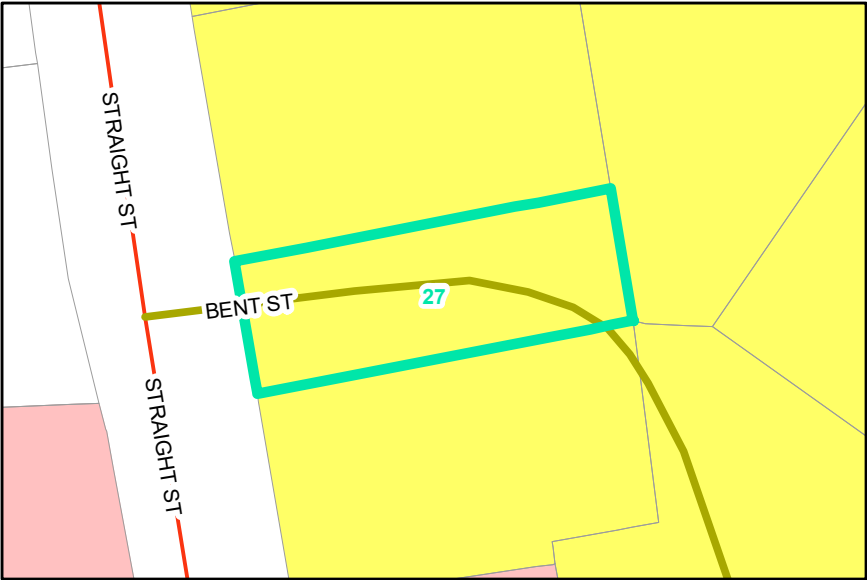
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: R1A
Historic District: No



Overview



Current Zoning

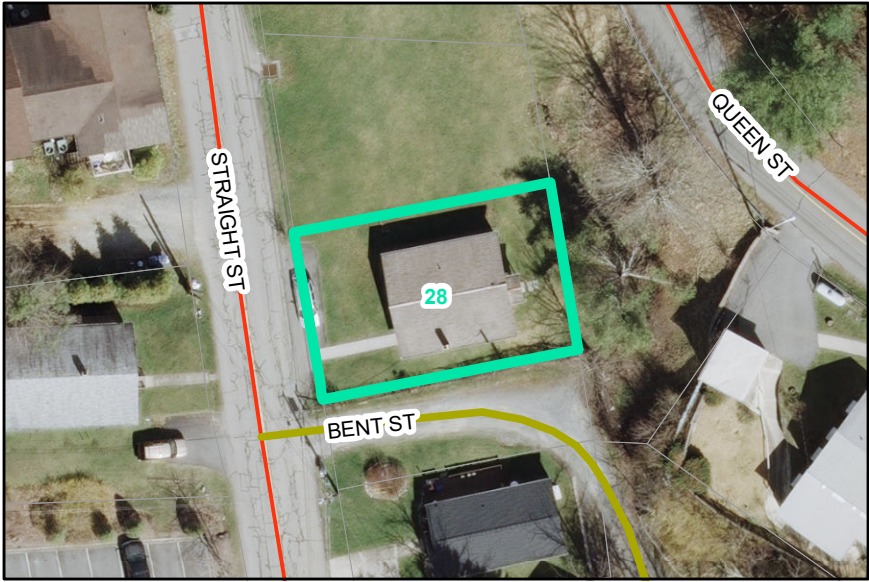


Proposed Zoning

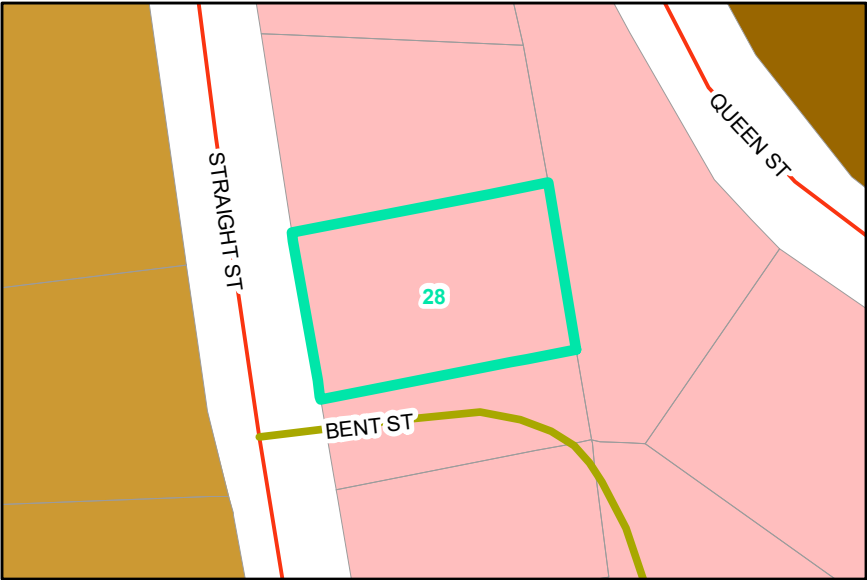


Map ID: 28
PIN: 2901-70-0286-000
Address: 160 STRAIGHT ST
Property Owner: JUANITA W WILSON SPECIAL NEEDS TRUST

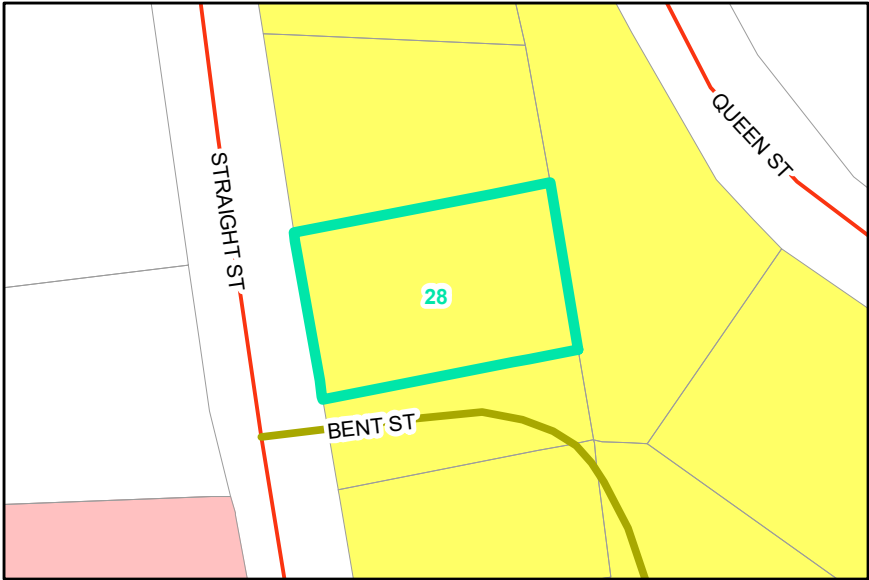
Current Zoning: B1 Central Business
Current Use: Single-Family/Two-Family
Proposed Zoning: R1A
Historic District: No



Overview



Current Zoning



Proposed Zoning

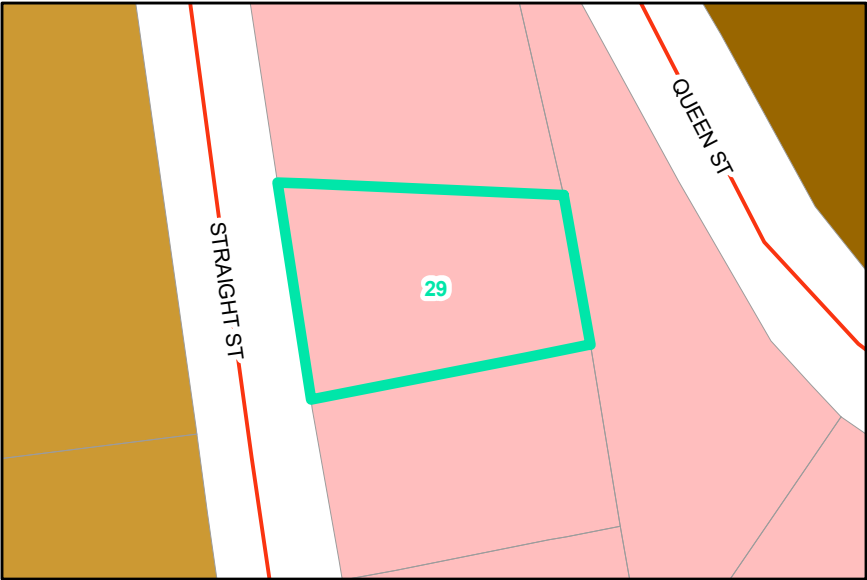


Map ID: 29
PIN: 2901-70-1378-000
Address: VACANT
Property Owner: WILSON, LEWIS HEIRS

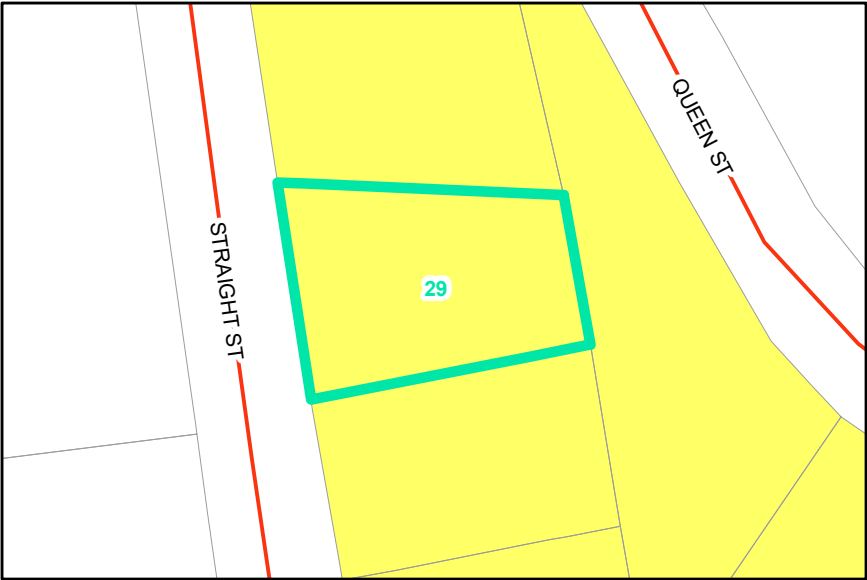
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: R1A
Historic District: No



Overview



Current Zoning



Proposed Zoning

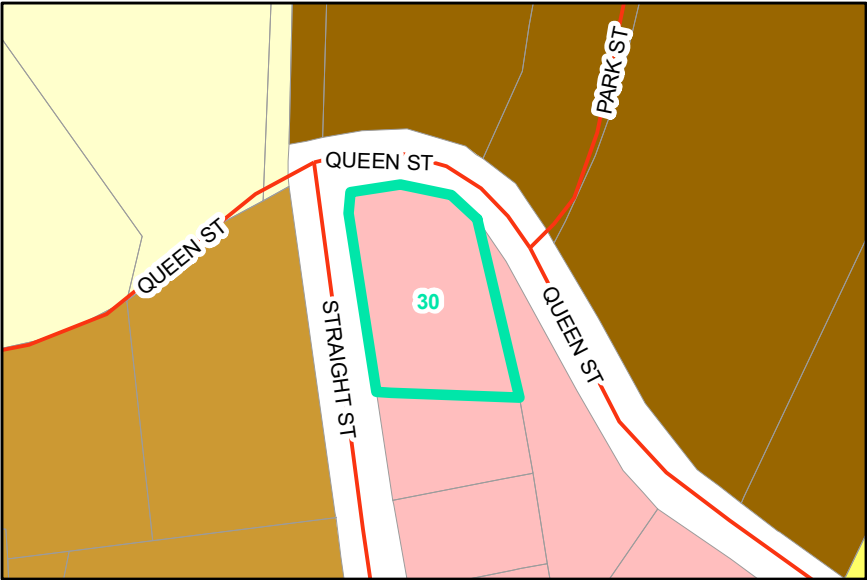


Map ID: 30
PIN: 2901-70-1306-000
Address: 489 QUEEN ST
Property Owner: WILSON, JUANITA LIFE ESTATE

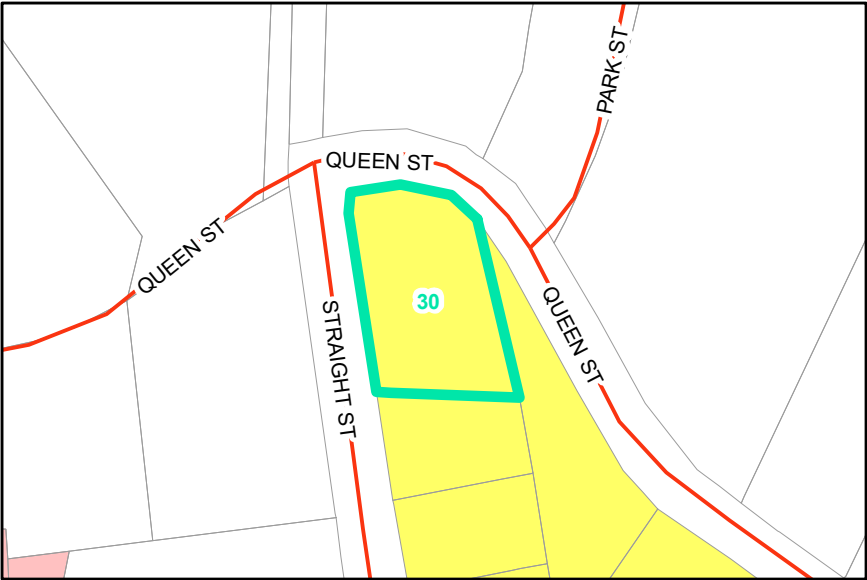
Current Zoning: B1 Central Business
Current Use: Single-Family/Two-Family
Proposed Zoning: R1A
Historic District: No



Overview



Current Zoning



Proposed Zoning

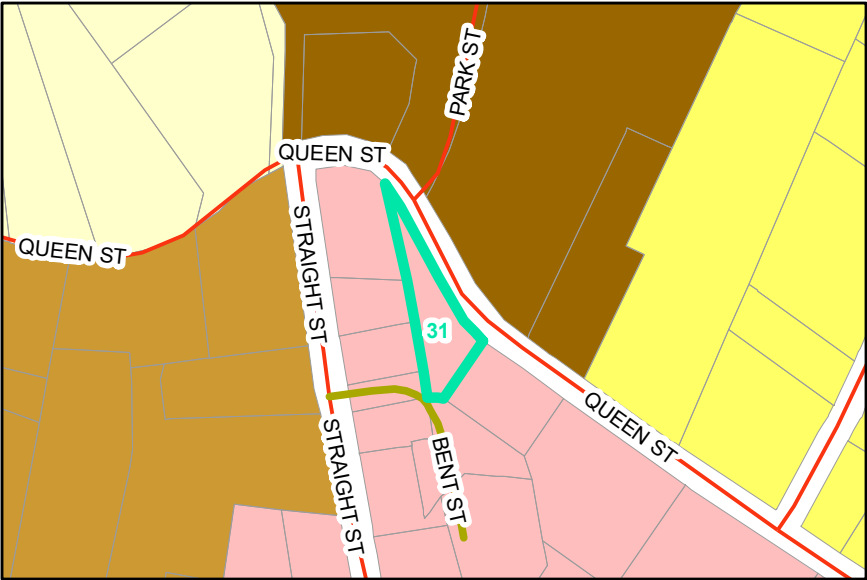


Map ID: 31
PIN: 2901-70-2345-000
Address: VACANT
Property Owner: WILSON, LEWIS HEIRS

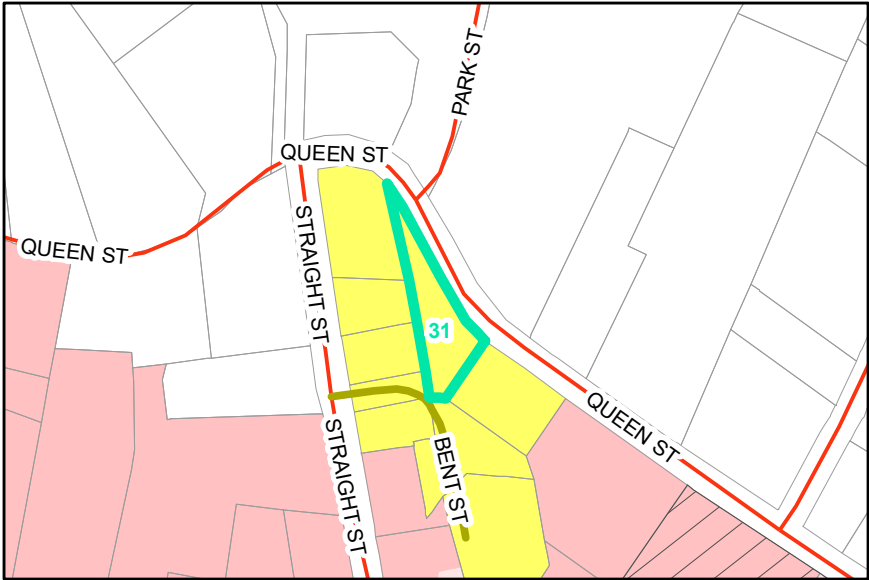
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: R1A
Historic District: No



Overview



Current Zoning

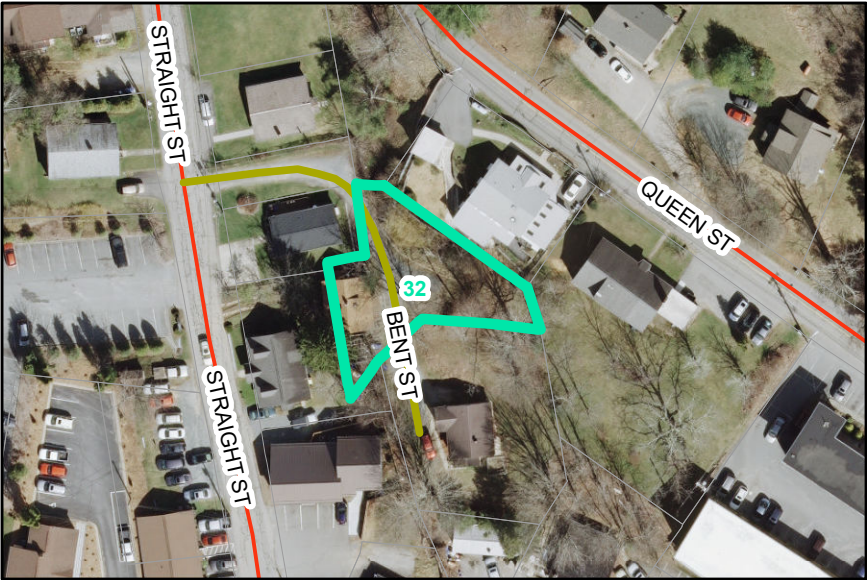


Proposed Zoning

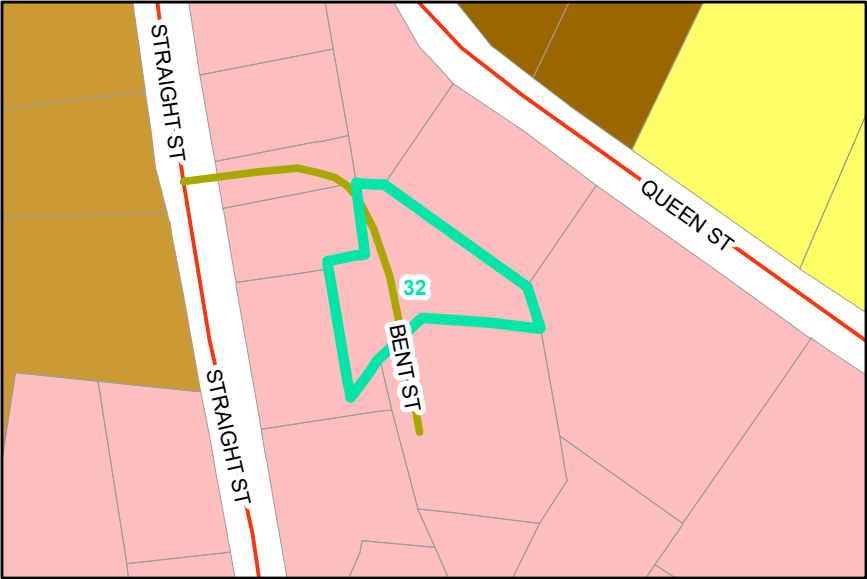


Map ID: 32
PIN: 2901-70-1196-000
Address: 132 BENT ST
Property Owner: STANLEY, MICHAEL D, STANLEY, MARY L

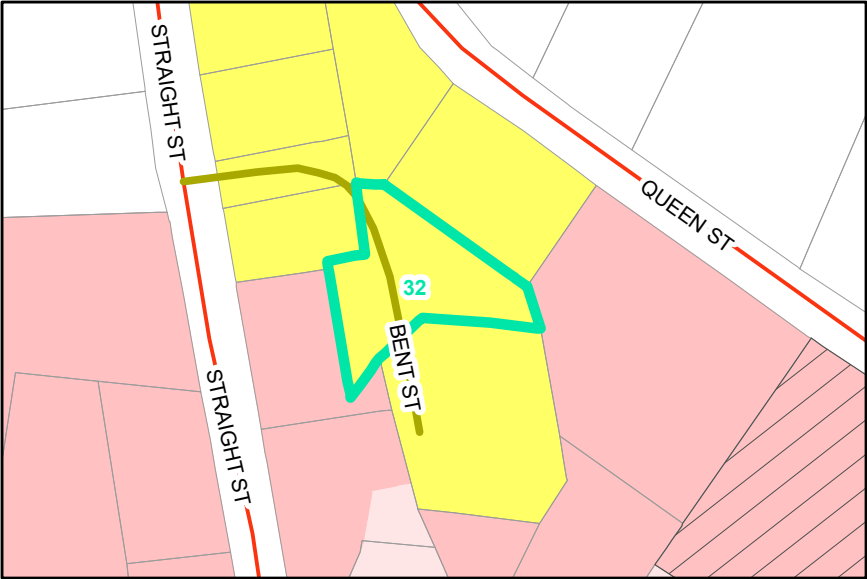
Current Zoning: B1 Central Business
Current Use: Single-Family/Two-Family
Proposed Zoning: R1A
Historic District: No



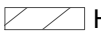
Overview



Current Zoning



Proposed Zoning

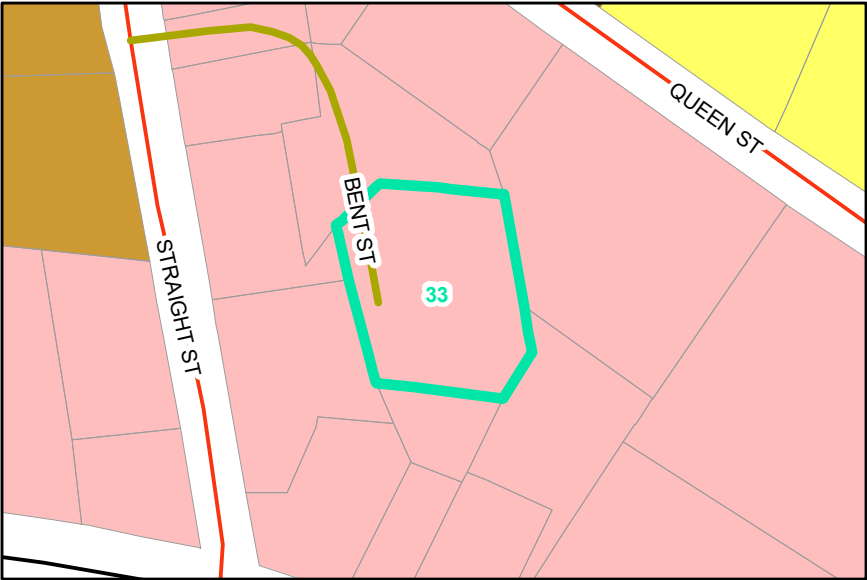


Map ID: 33
PIN: 2901-70-2017-000
Address: 145 BENT ST
Property Owner: SELLERS, JORDAN,SELLERS, CATERINA

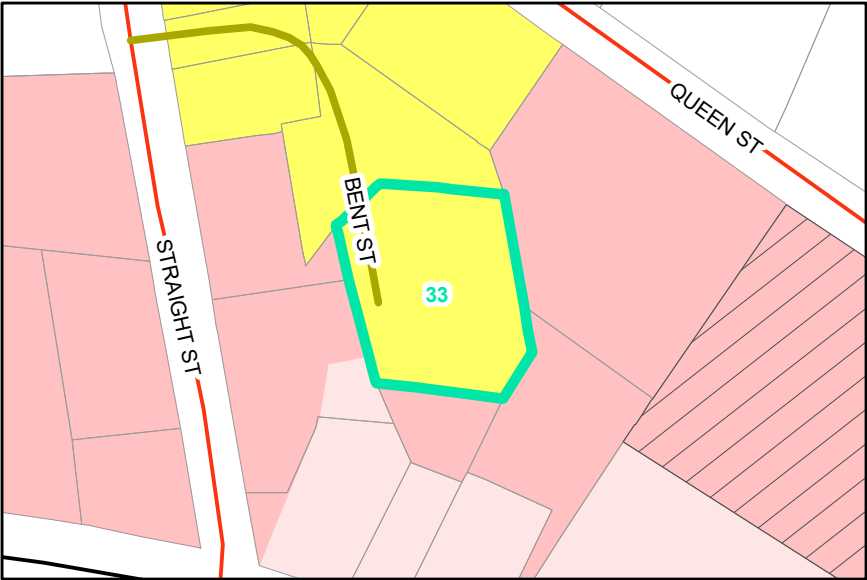
Current Zoning: B1 Central Business
Current Use: Single-Family/Two-Family
Proposed Zoning: R1A
Historic District: No



Overview



Current Zoning



Proposed Zoning

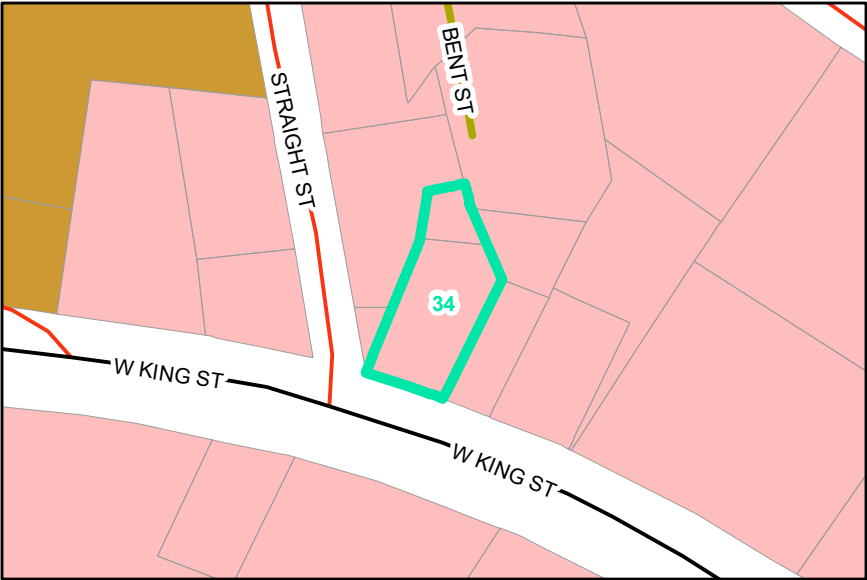


Map ID: 34
PIN: 2900-79-1976-000
Address: 904 W KING ST
Property Owner: ANGLE DEVELOPMENT LLC

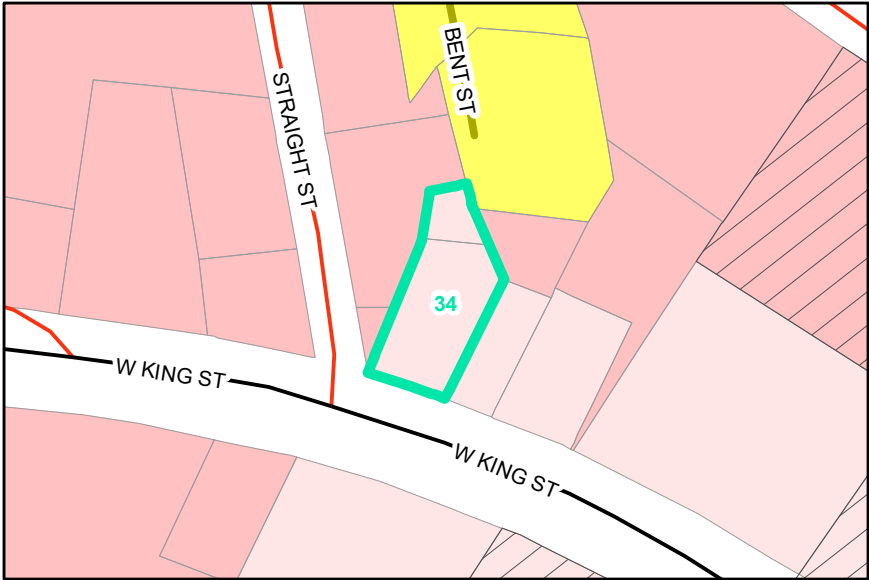
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning

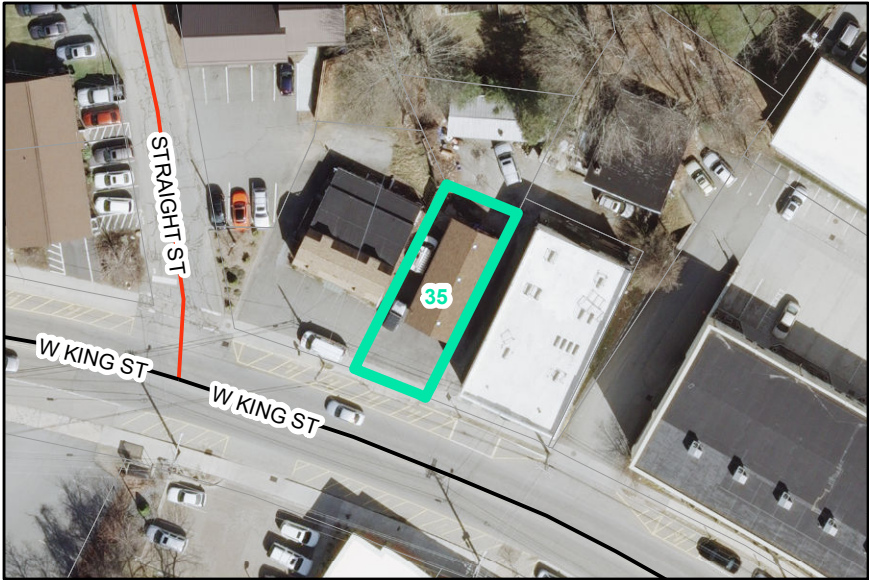


Proposed Zoning

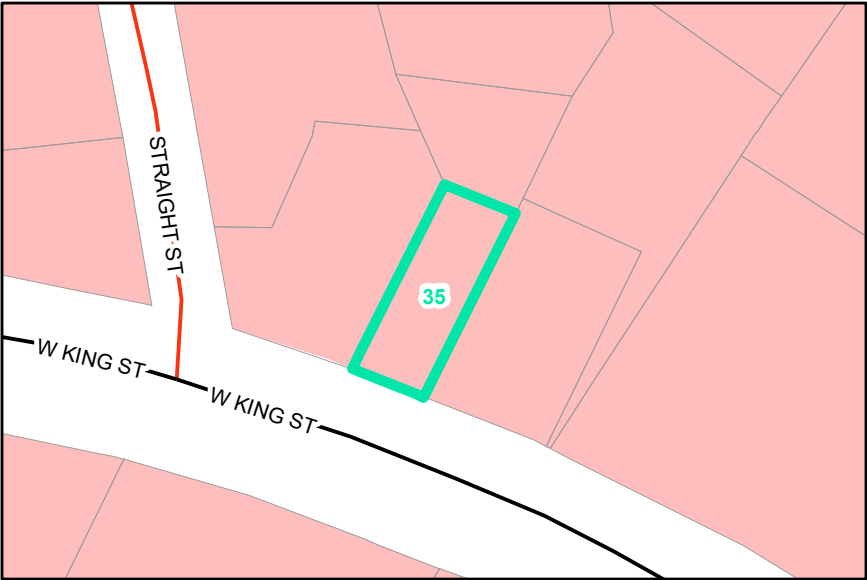


Map ID: 35
PIN: 2900-79-2905-000
Address: 898 W KING ST
Property Owner: SHOEMAKER, LAURAA

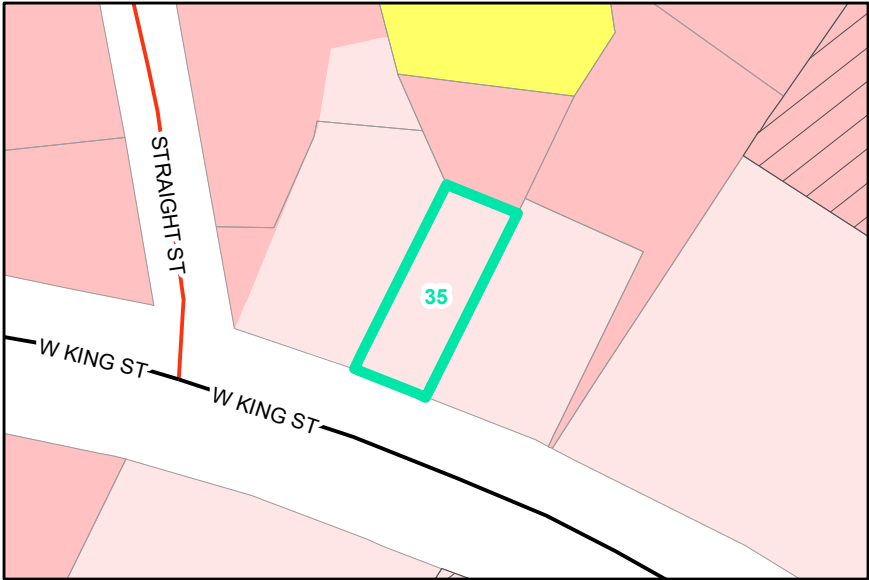
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning

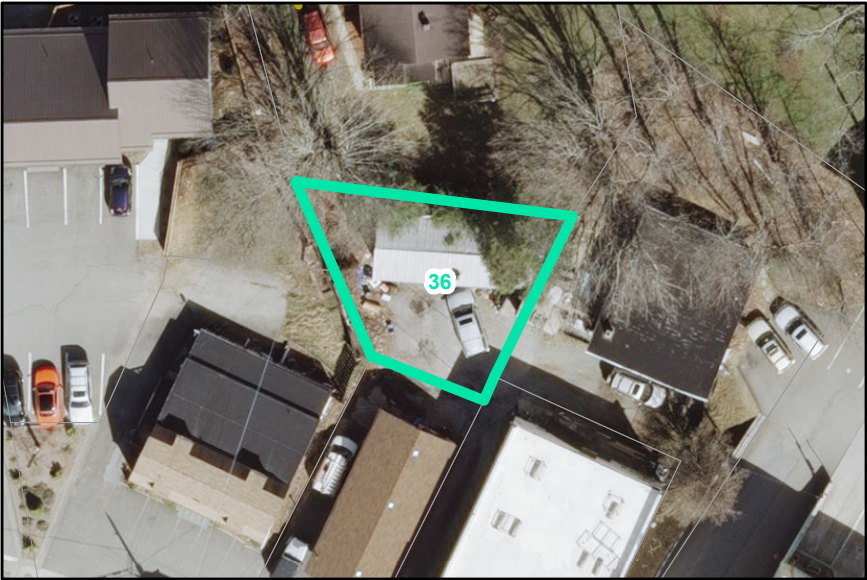


Proposed Zoning

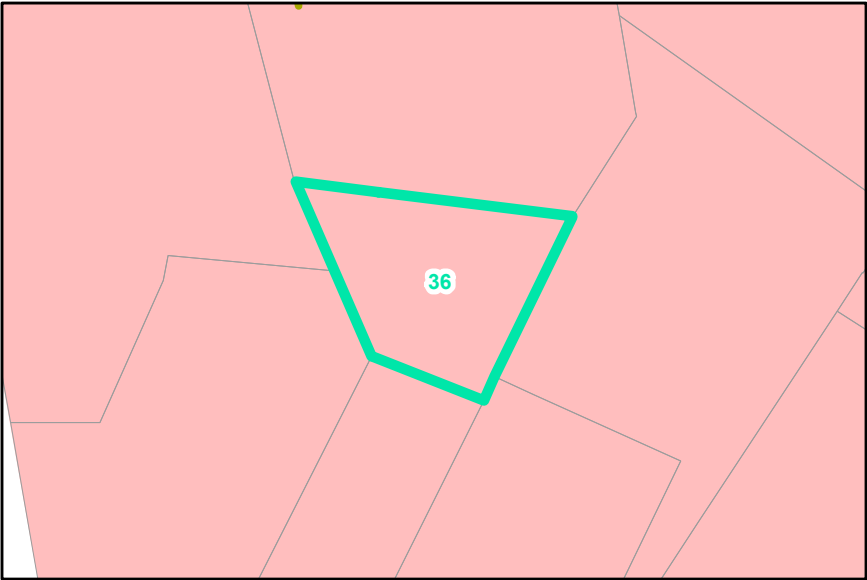


Map ID: 36
PIN: 2901-70-2010-000
Address: 896 W KING ST
Property Owner: DLLFT, LLC

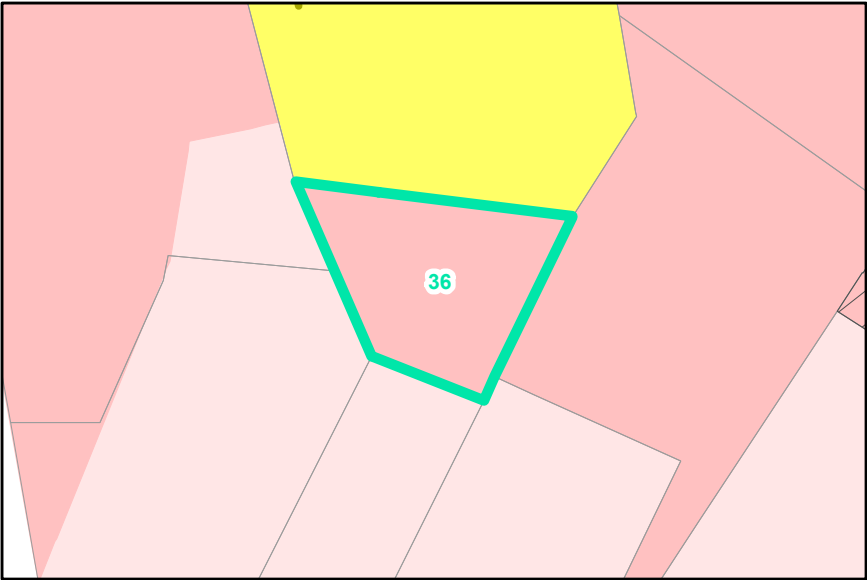
Current Zoning: B1 Central Business
Current Use: Single-Family/Two-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

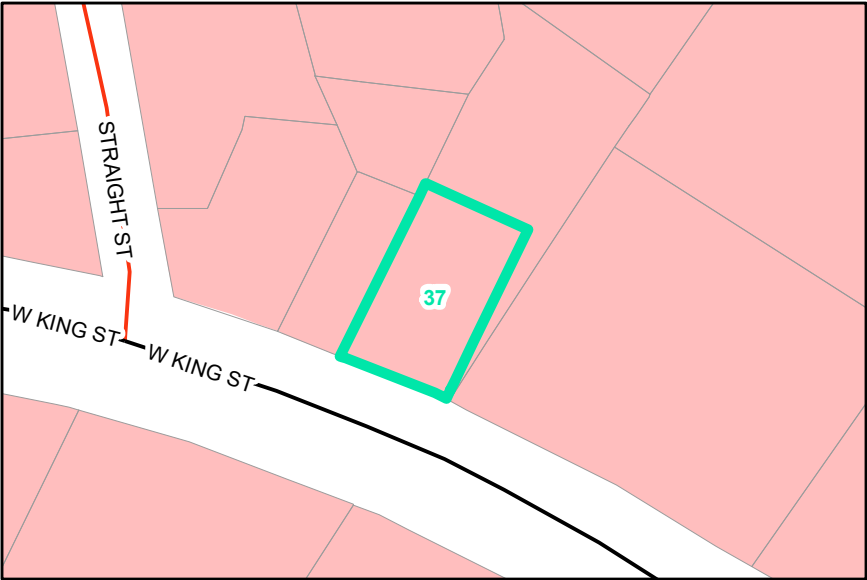


Map ID: 37
PIN: 2900-79-2965-000
Address: 890 W KING ST
Property Owner: HENSON JDL LLC

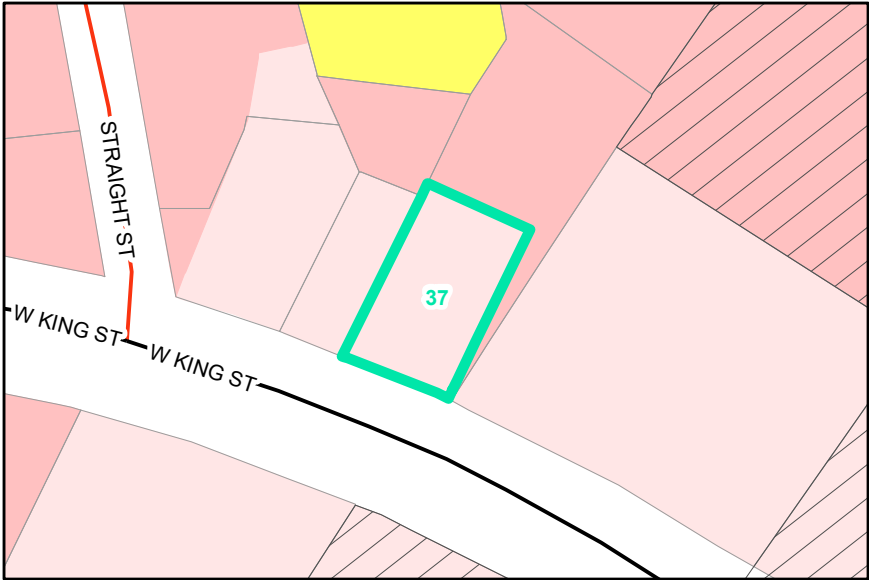
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning

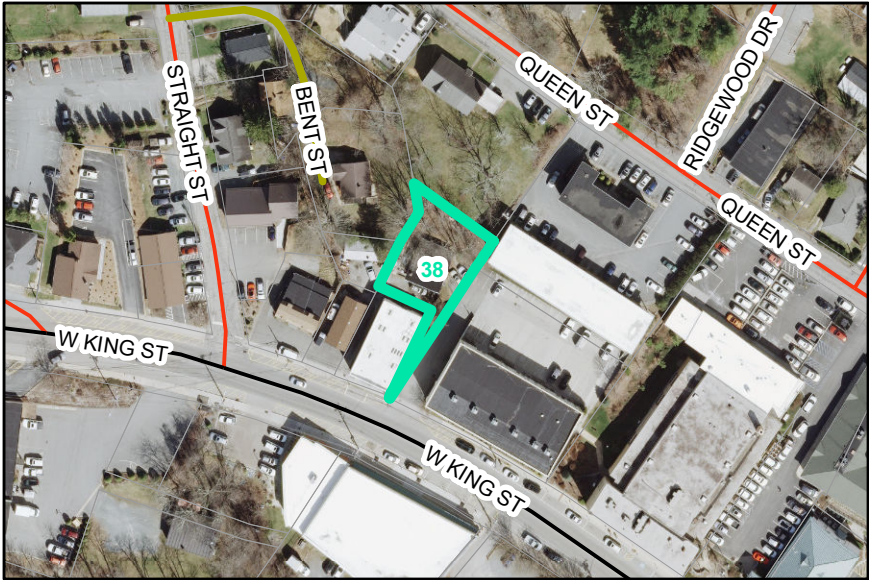


Proposed Zoning

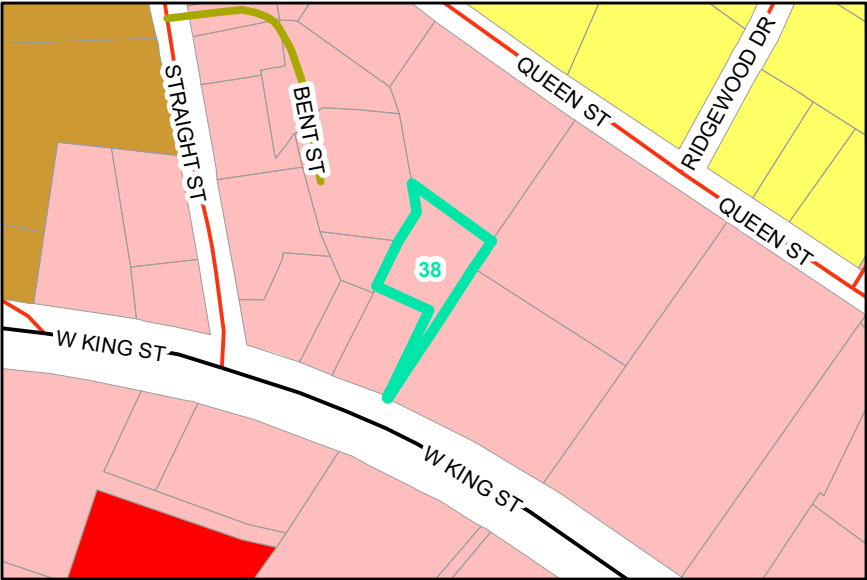


Map ID: 38
PIN: 2901-70-2082-000
Address: 894 W KING ST
Property Owner: EGGERS, STACY C IV,EGGERS, KIMBERLY M

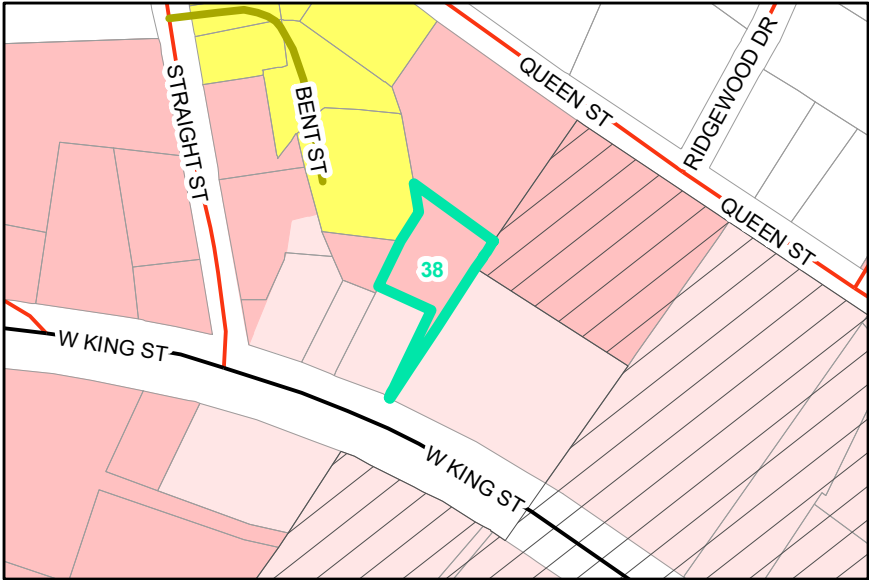
Current Zoning: B1 Central Business
Current Use: Single-Family/Two-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

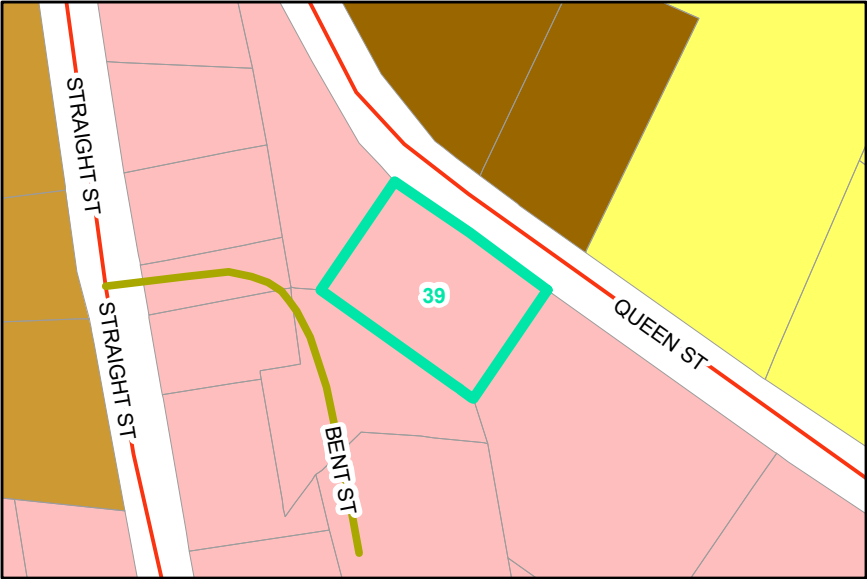


Map ID: 39
PIN: 2901-70-2222-000
Address: 431 QUEEN ST
Property Owner: STACY, DUSTIN N,STACY, SHARON B

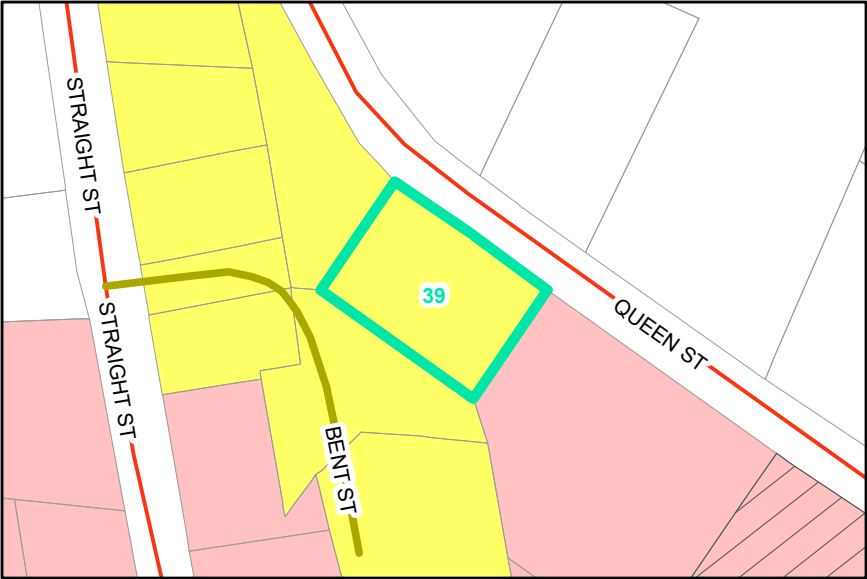
Current Zoning: B1 Central Business
Current Use: Single-Family/Two-Family
Proposed Zoning: R1A
Historic District: No



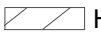
Overview



Current Zoning



Proposed Zoning



Map ID: 40

PIN: 2901-70-3107-000

Address: 415 QUEEN ST

Property Owner: STACY, DUSTIN N, STACY, SHARON B

Current Zoning: B1 Central Business

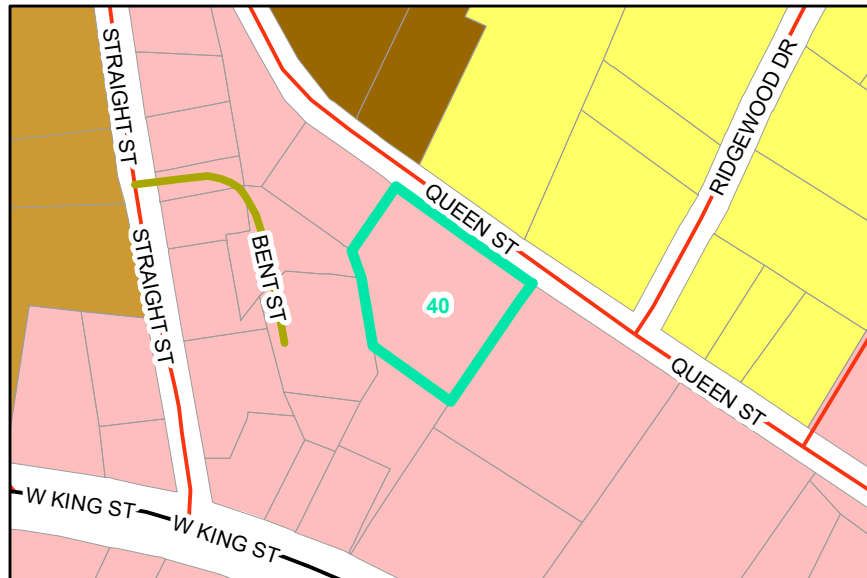
Current Use: Business/Professional Office

Proposed Zoning: B1 Downtown Interface

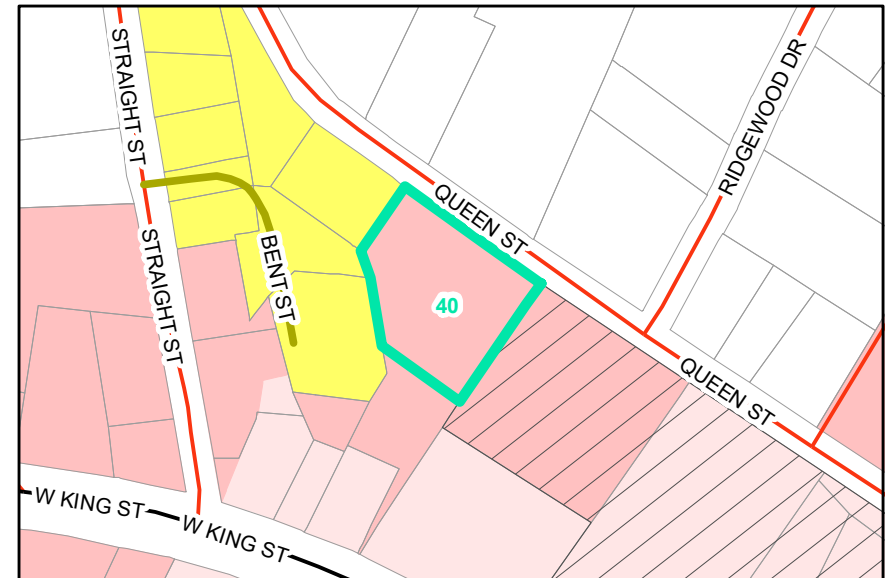
Historic District: No



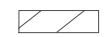
Overview



Current Zoning

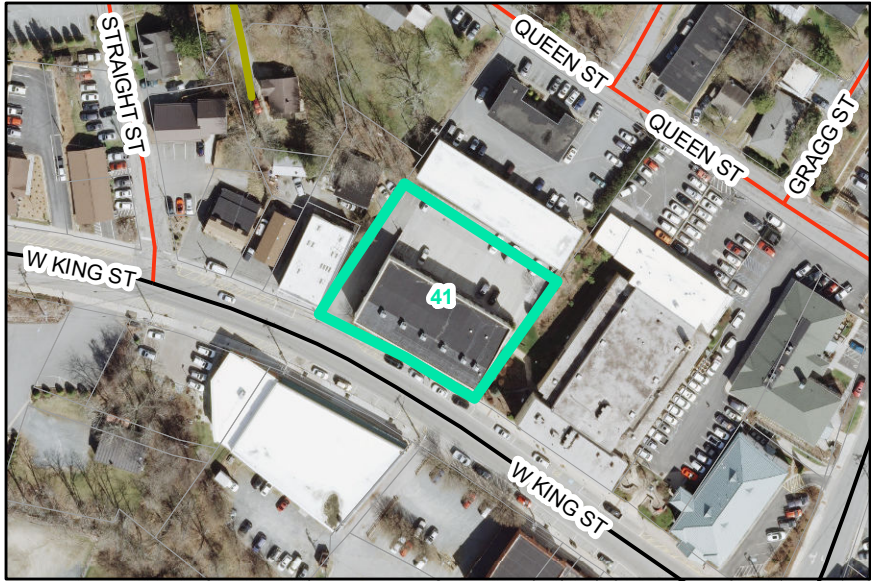


Proposed Zoning

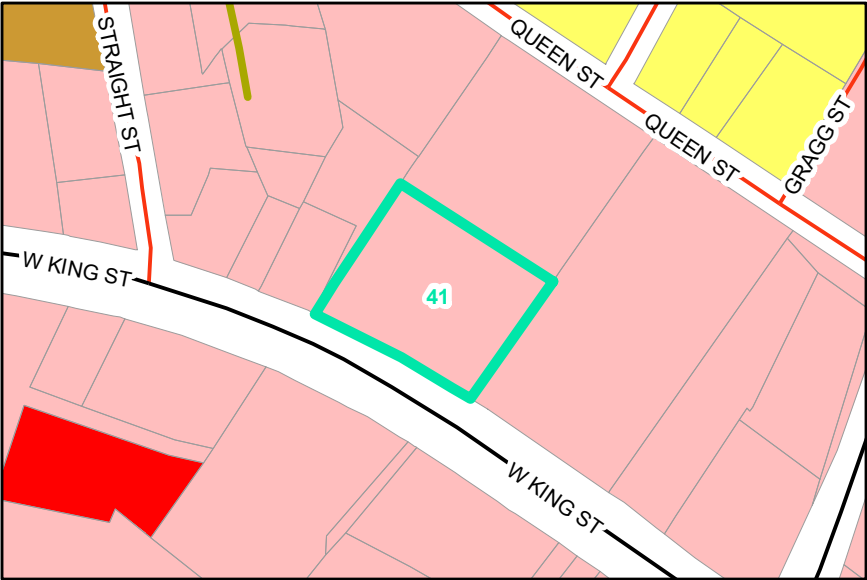


Map ID: 41
PIN: 2900-79-4939-000
Address: 870 W KING ST
Property Owner: COURTHOUSE KING LLC

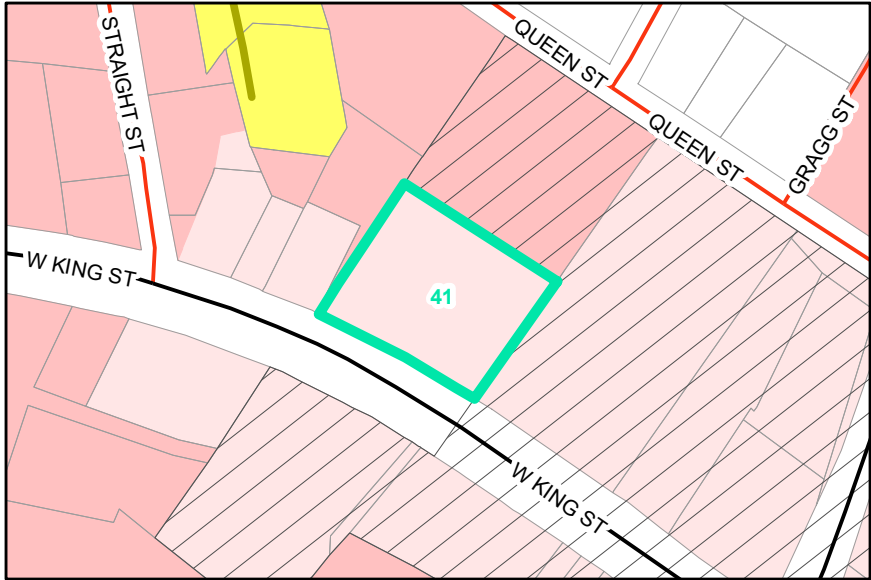
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning

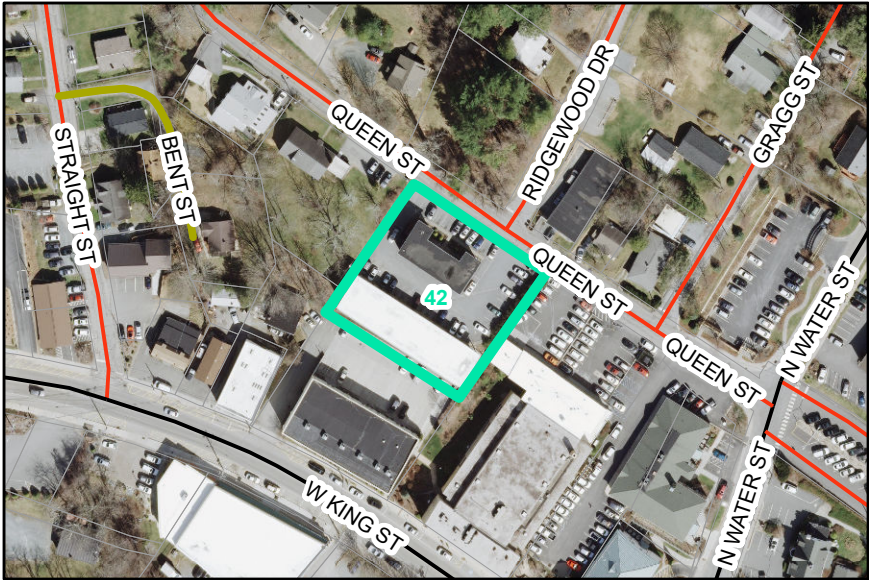


Proposed Zoning

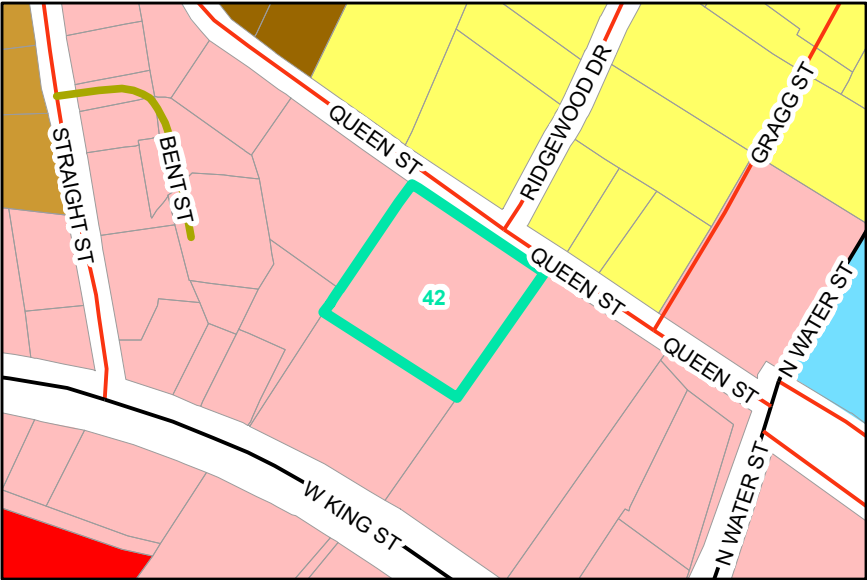


Map ID: 42
PIN: 2901-70-5111-000
Address: 385 QUEEN ST
Property Owner: SRI TEN, LLC

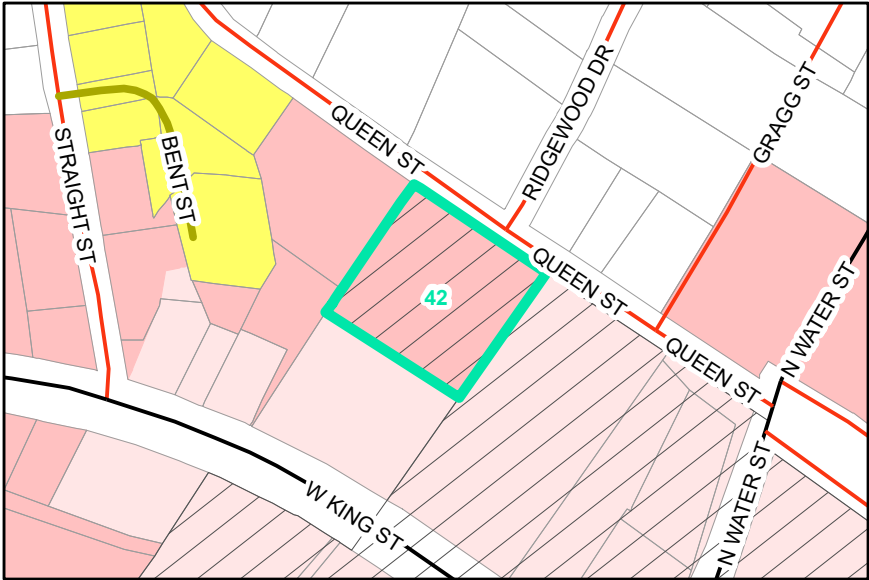
Current Zoning: B1 Central Business
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: Yes



Overview



Current Zoning

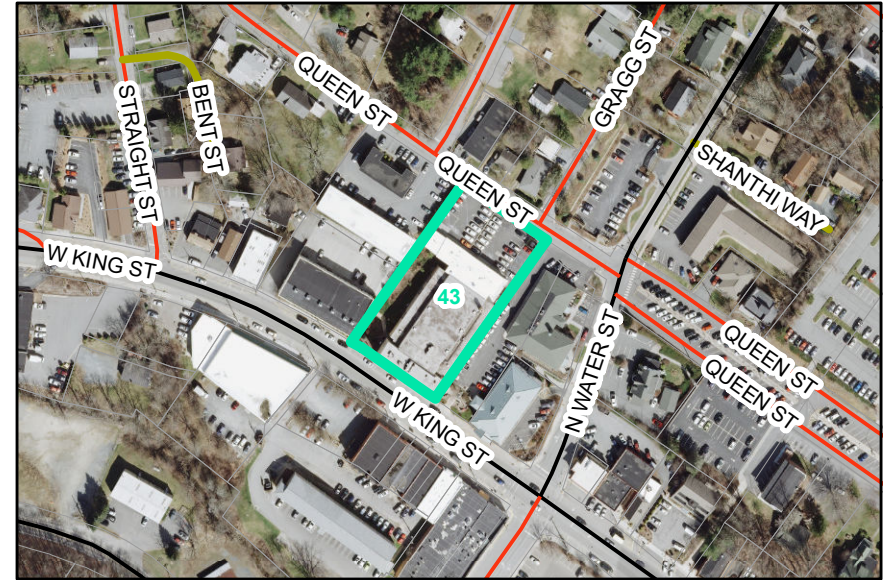


Proposed Zoning

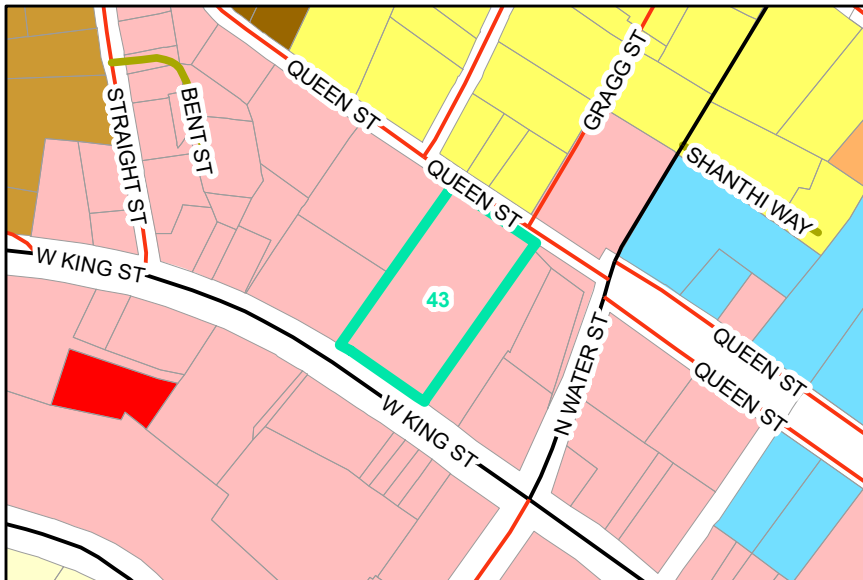


Map ID: 43
PIN: 2900-79-6809-000
Address: 842 W KING ST
Property Owner: WATAUGA COUNTY

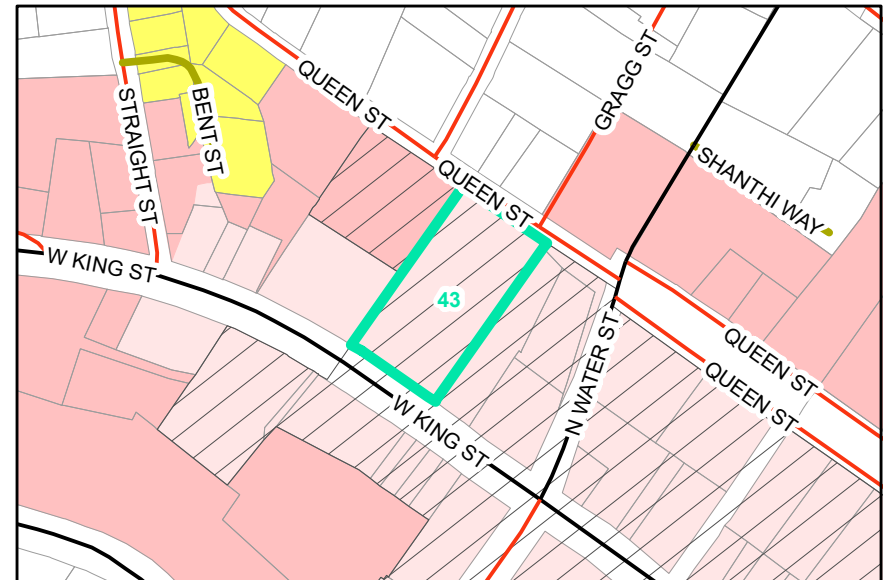
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



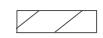
Overview



Current Zoning

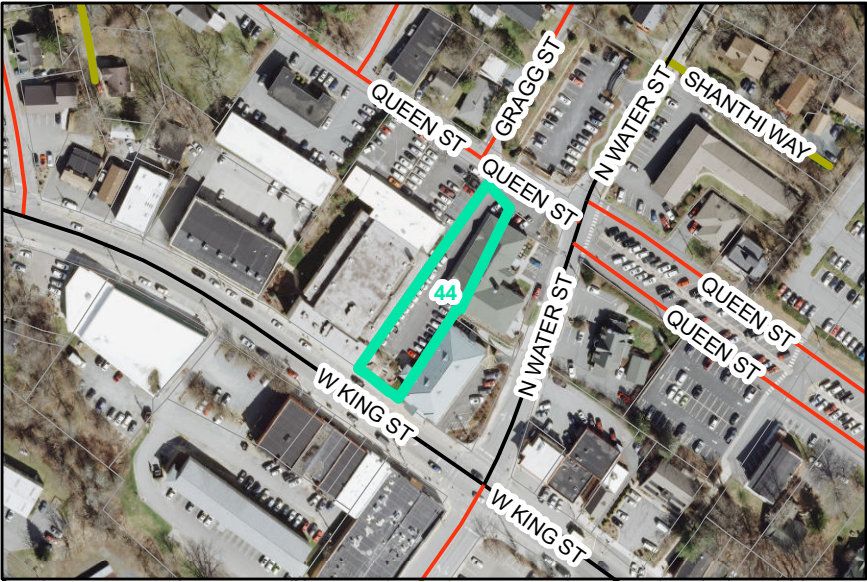


Proposed Zoning

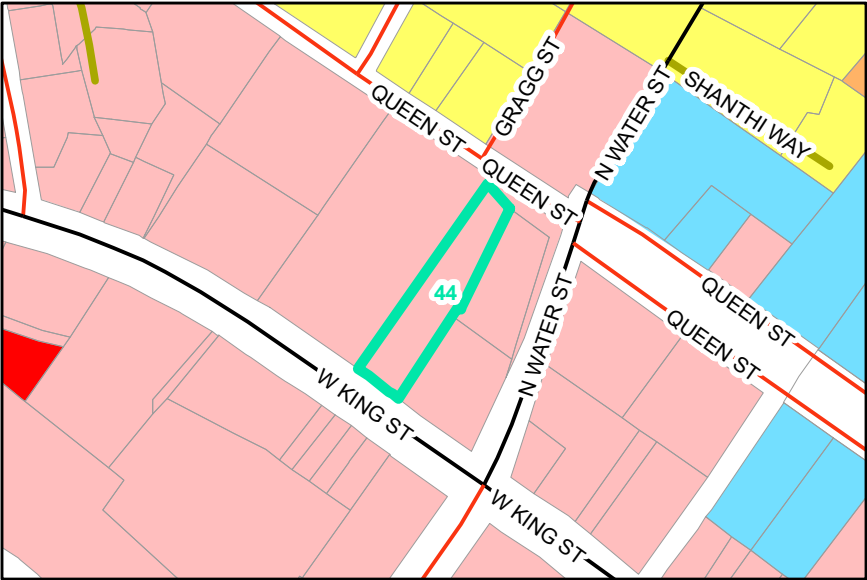


Map ID: 44
PIN: 2900-79-6980-000
Address: 311 QUEEN ST
Property Owner: WATAUGA COUNTY

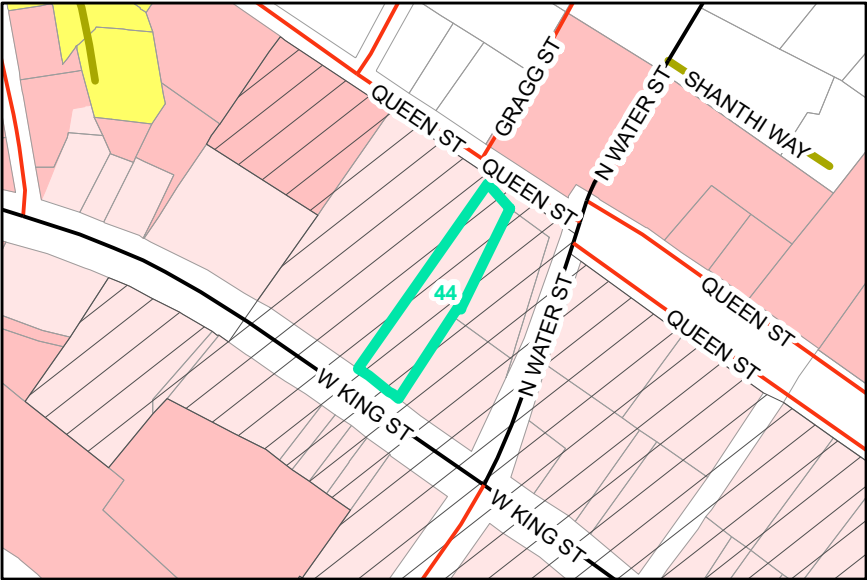
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 45

PIN: 2900-79-6741-000

Address: 814 W KING ST

Property Owner: WATAUGA COUNTY

Current Zoning: B1 Central Business

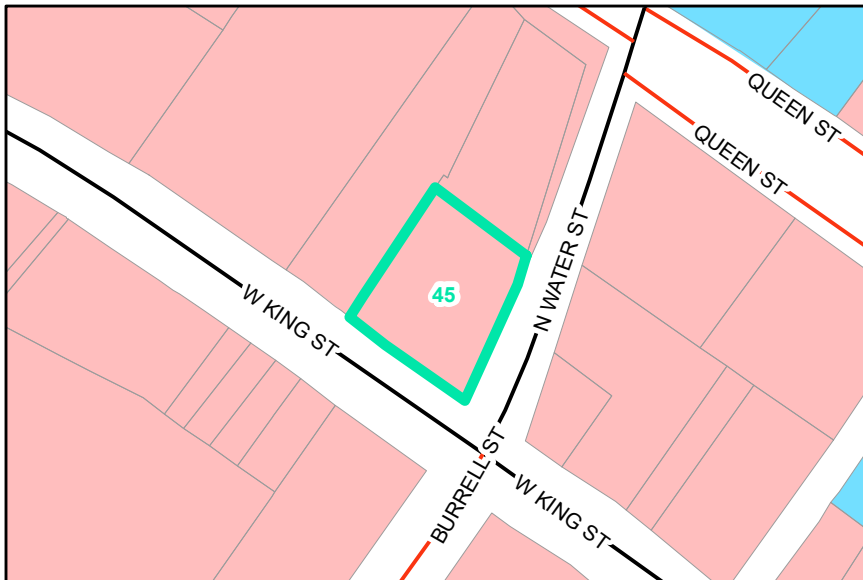
Current Use: Government Use

Proposed Zoning: B1 Downtown Core

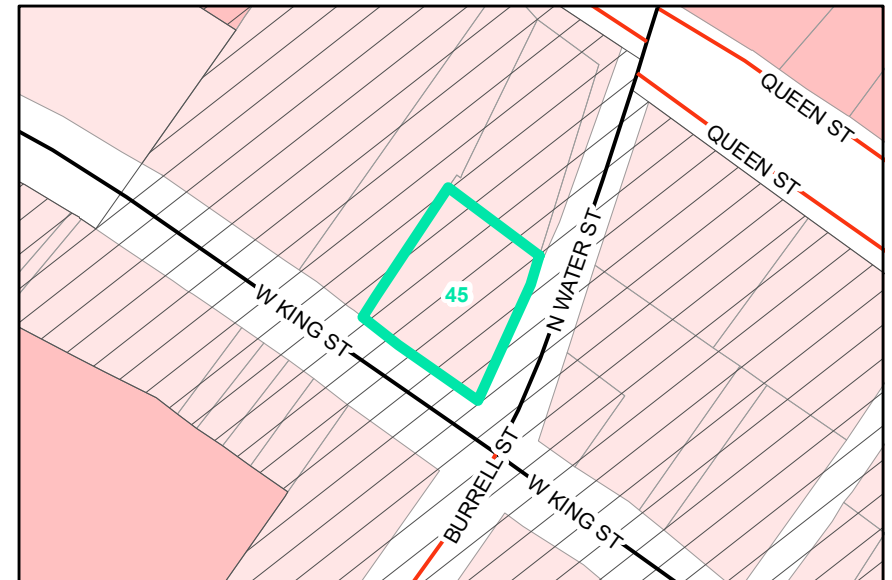
Historic District: Yes



Overview



Current Zoning



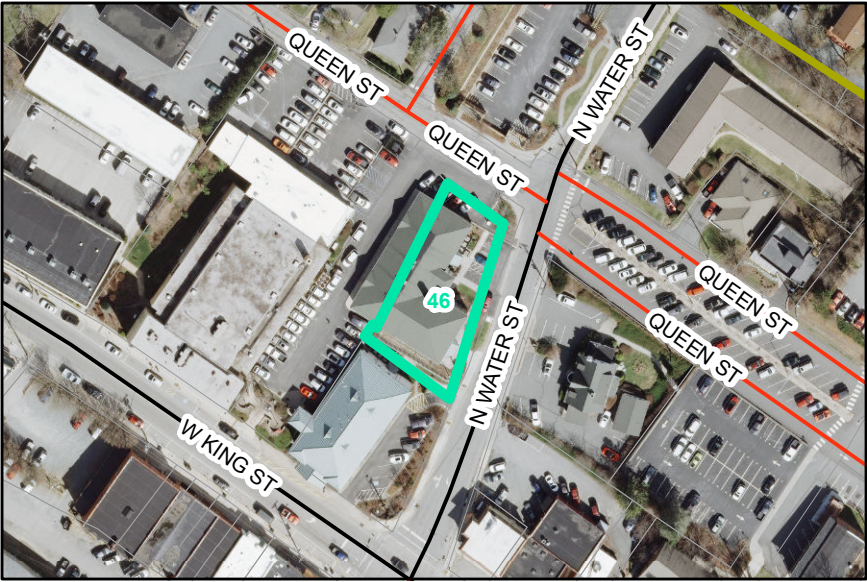
Proposed Zoning



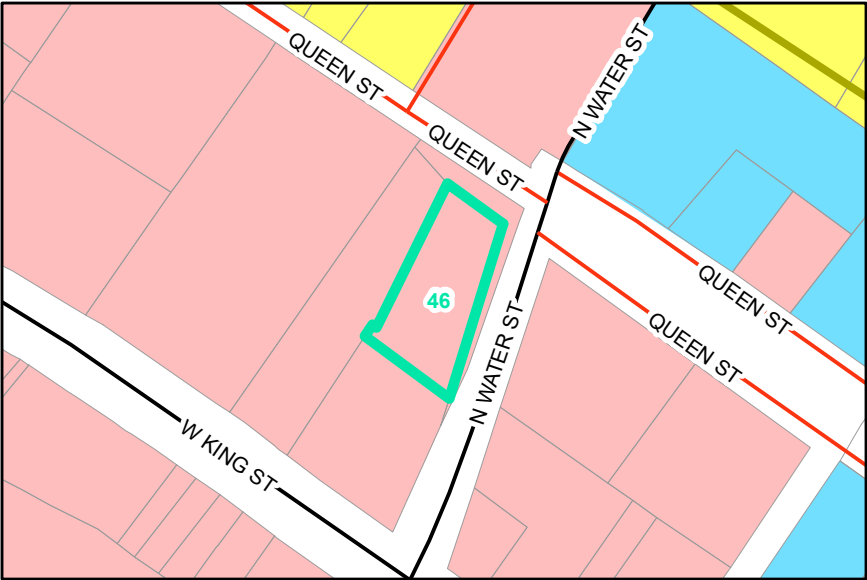
Map ID: 46
PIN: 2900-79-6809-000
Address: 133 N WATER ST
Property Owner: WATAUGA COUNTY



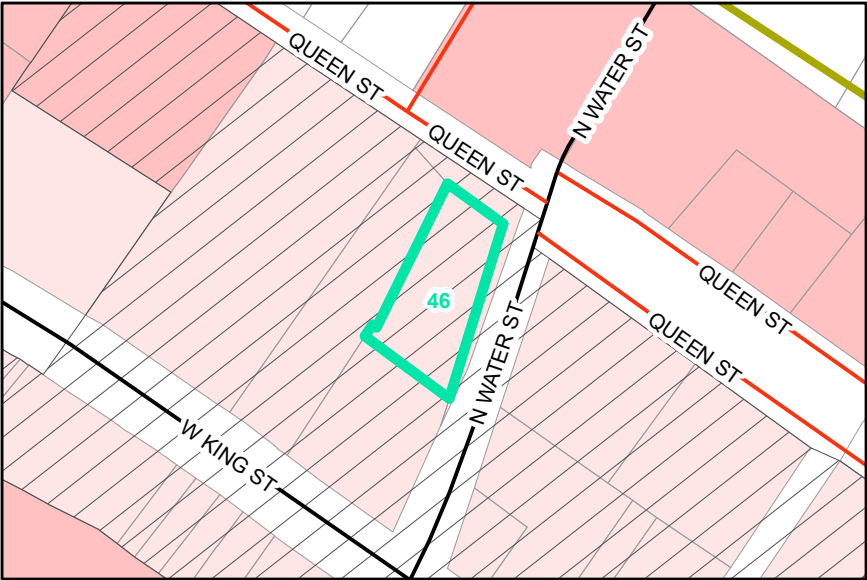
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

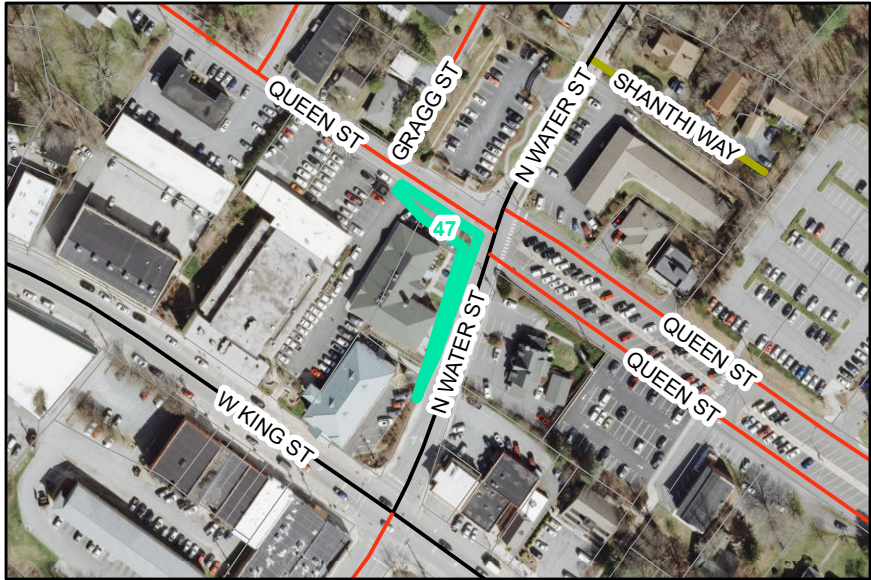


Proposed Zoning

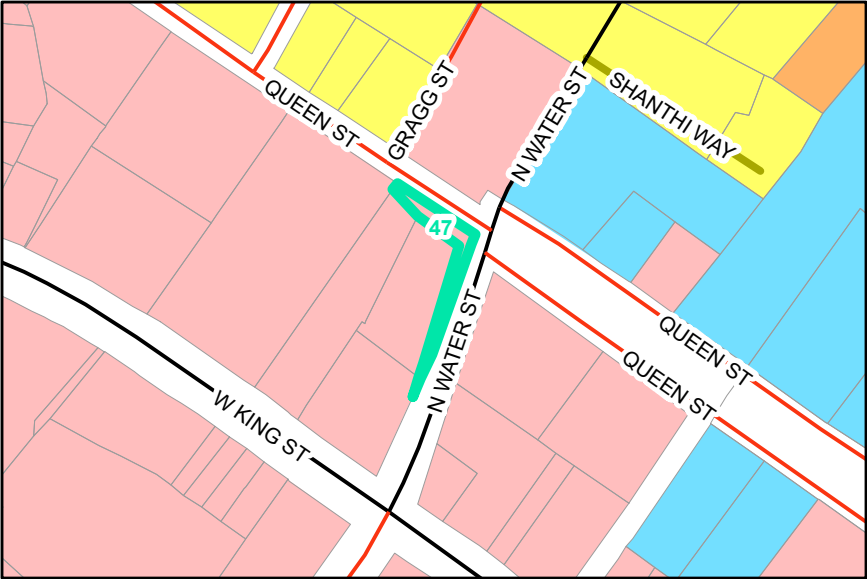


Map ID: 47
PIN: 2900-79-7988-000
Address: 842 W KING ST
Property Owner: WATAUGA COUNTY

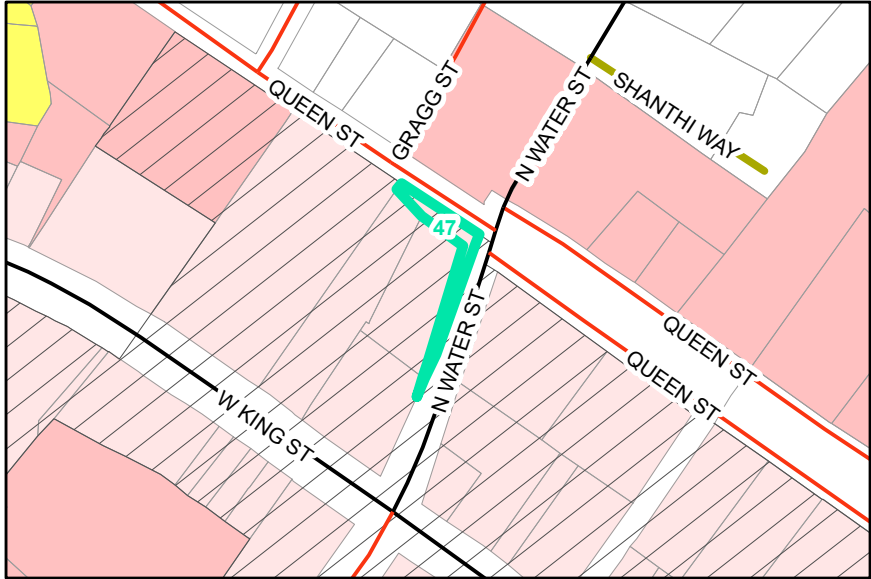
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



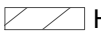
Overview



Current Zoning

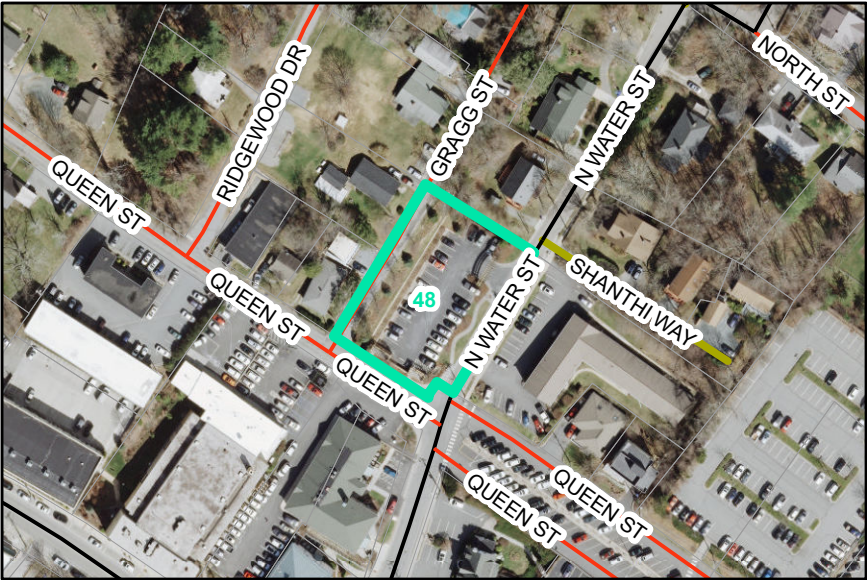


Proposed Zoning

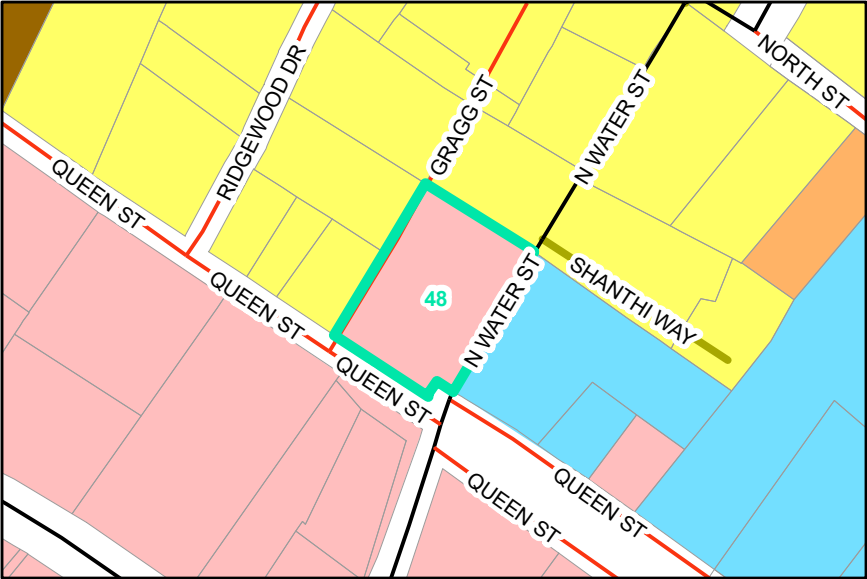


Map ID: 48
PIN: 2901-70-7065-000
Address:
Property Owner: WATAUGA COUNTY

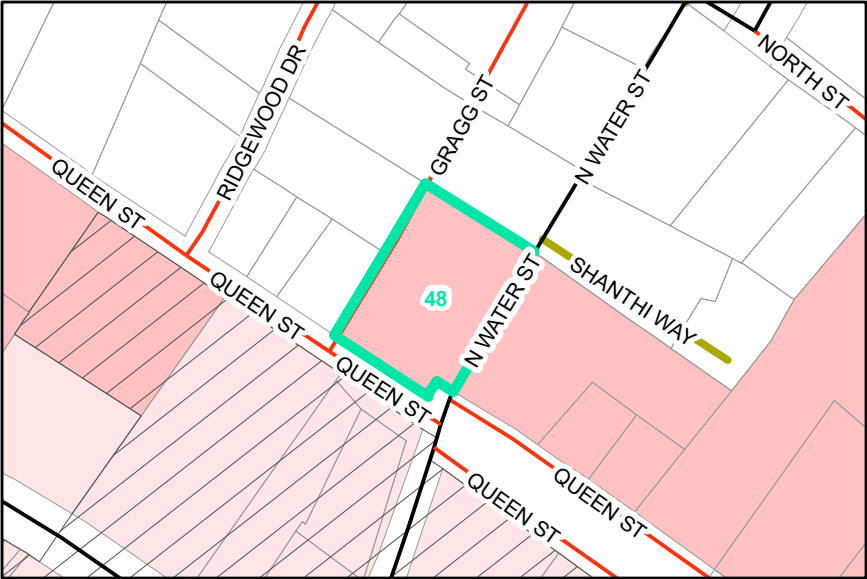
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

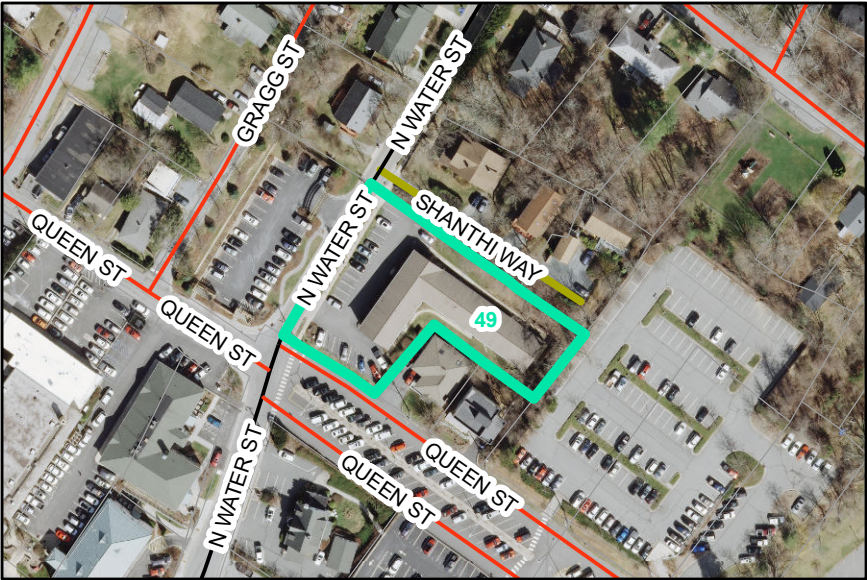


Proposed Zoning

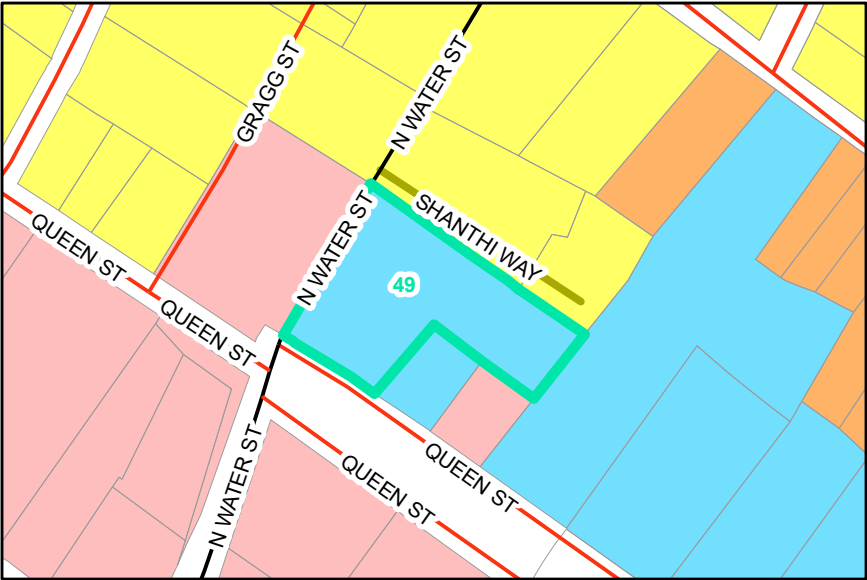


Map ID: 49
PIN: 2900-79-8954-000
Address: 184 N WATER ST
Property Owner: SON ENTERPRISES INC.

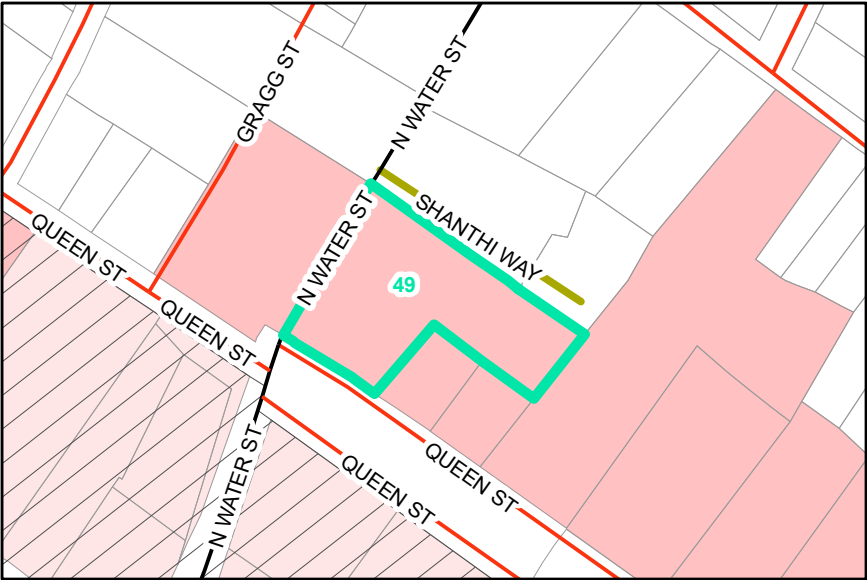
Current Zoning: OI Office / Institutional
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

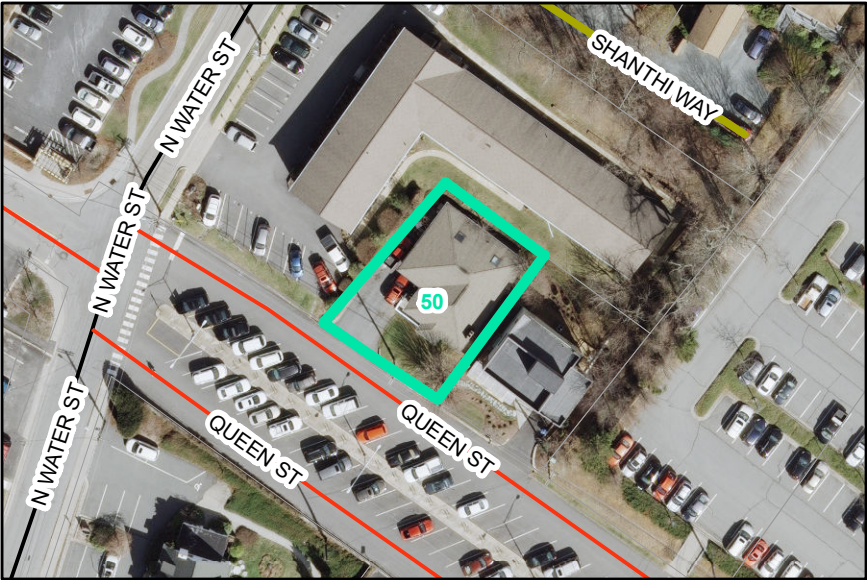


Proposed Zoning

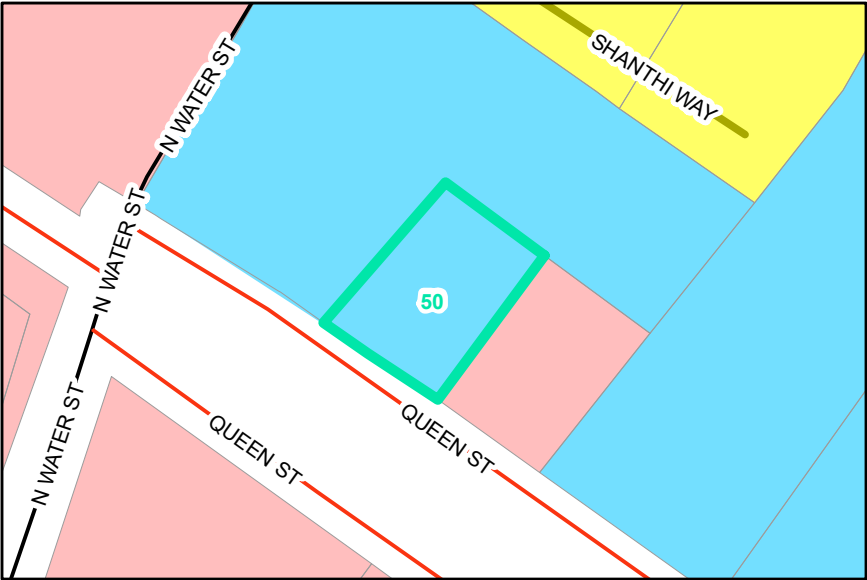


Map ID: 50
PIN: 2900-79-9828-000
Address: 290 QUEEN ST
Property Owner: HALLMAN INVESTMENTS, LLC

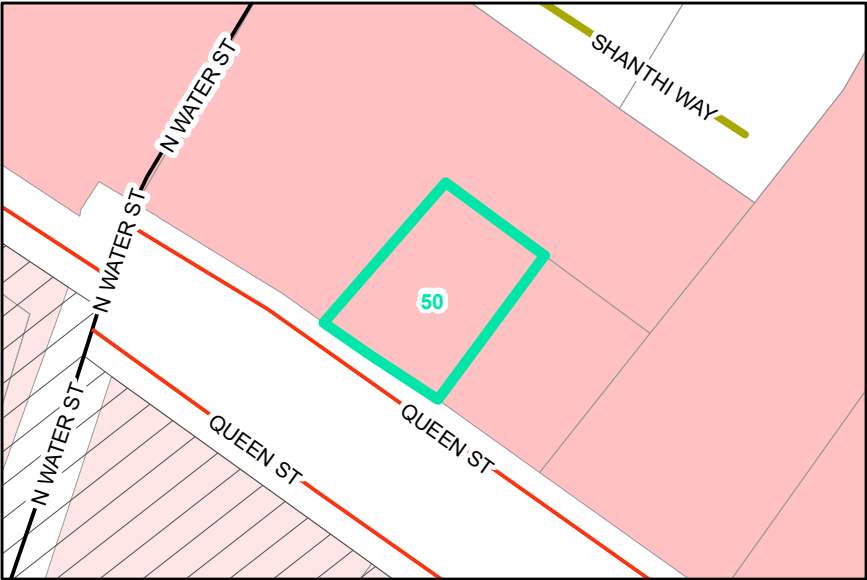
Current Zoning: OI Office / Institutional
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



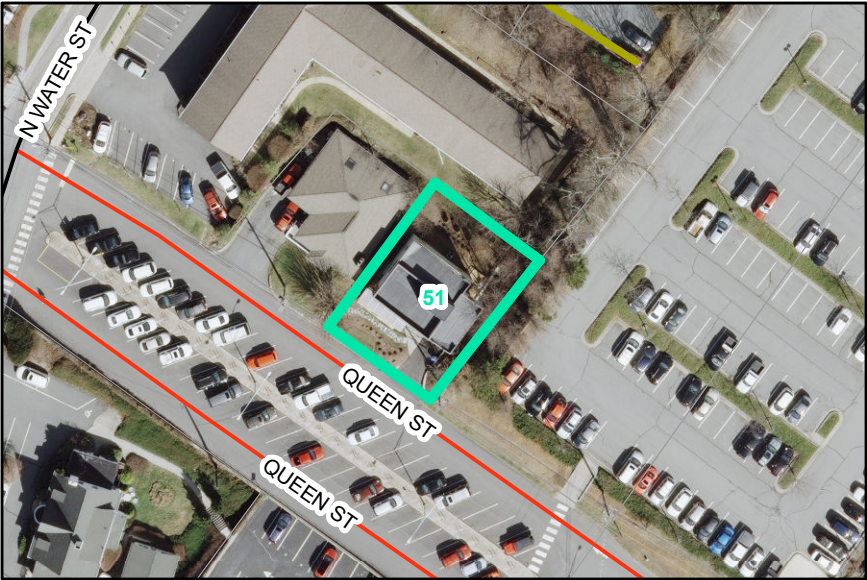
Proposed Zoning



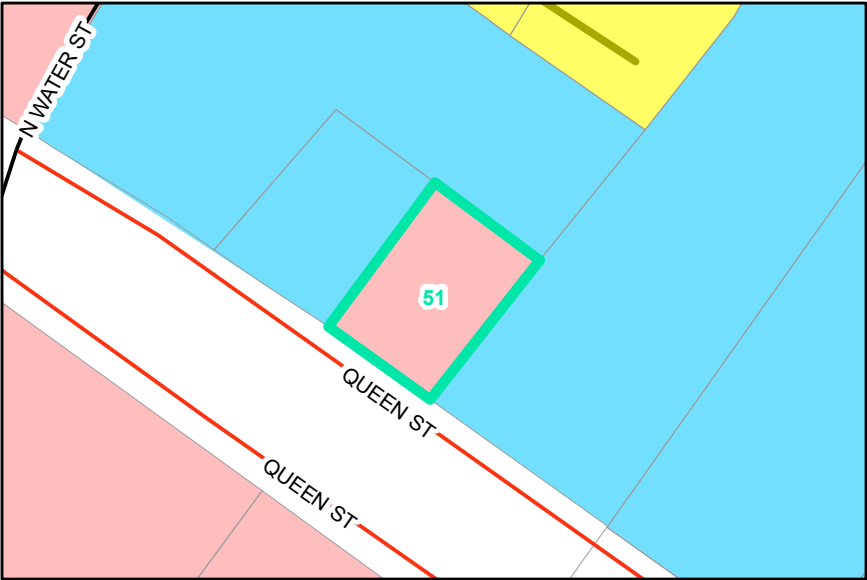
Map ID: 51
PIN: 2900-79-9876-000
Address: 280 QUEEN ST
Property Owner: JAZZ BABY HOLDINGS, LLC



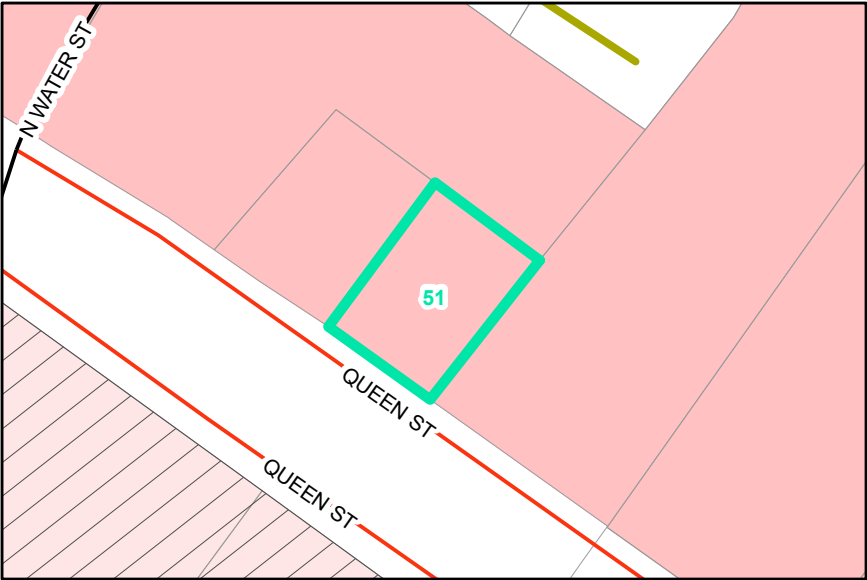
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

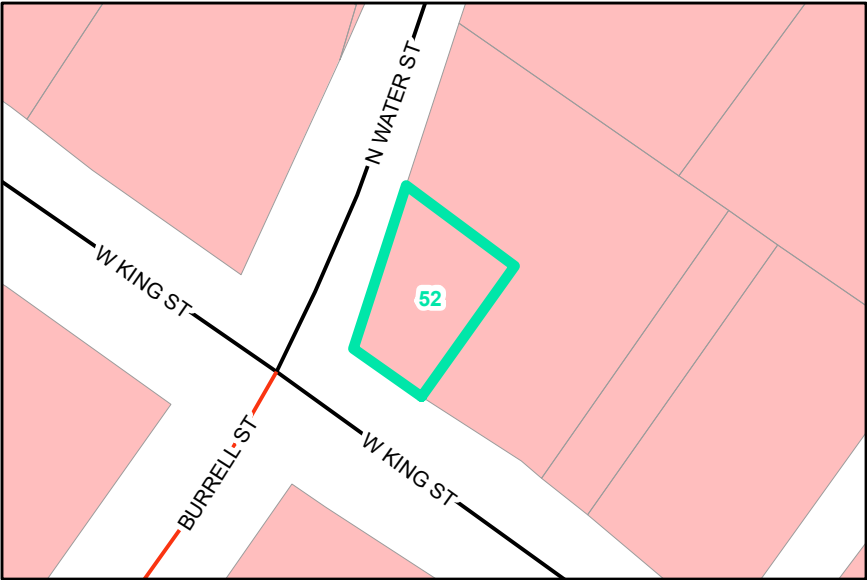


Map ID: 52
PIN: 2900-79-7622-000
Address: 784 W KING ST
Property Owner: KASTT, LLC

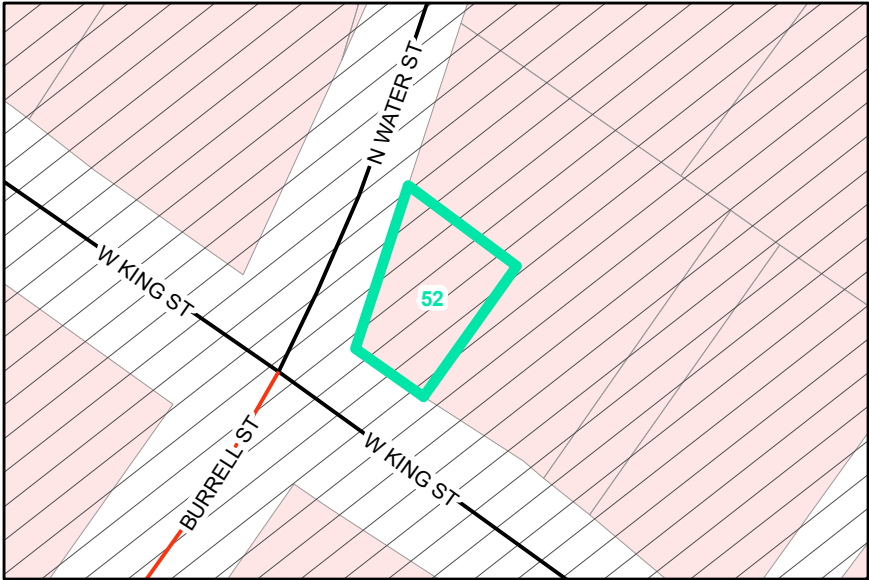
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

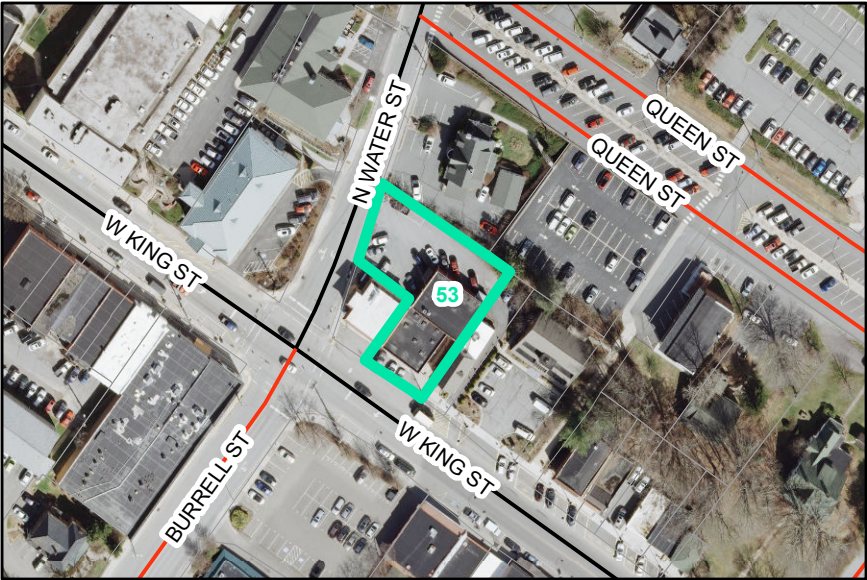


Proposed Zoning

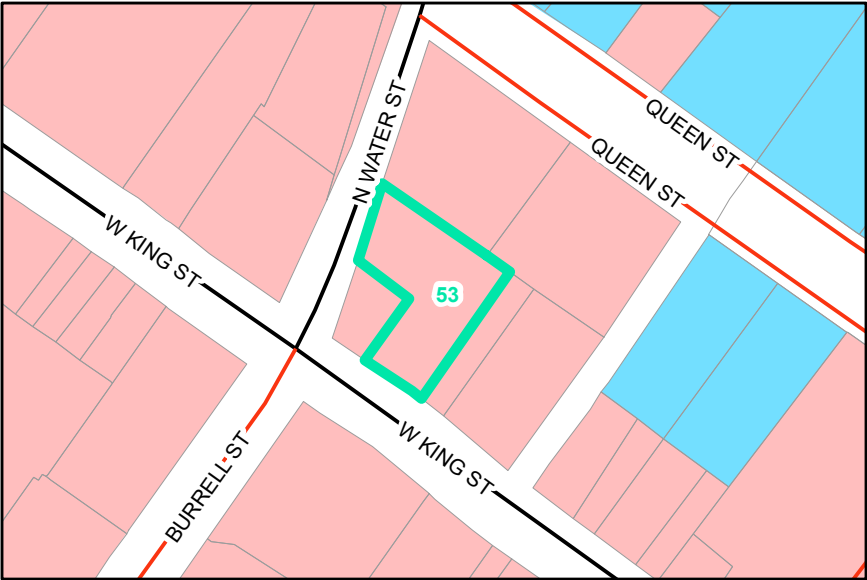


Map ID: 53
PIN: 2900-79-7694-000
Address: 768 W KING ST
Property Owner: G AND T FAMILY LLC

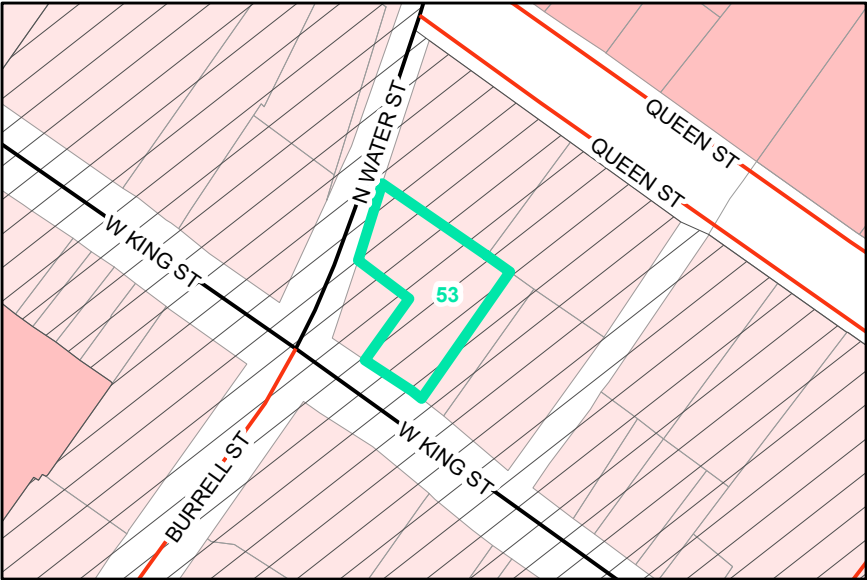
Current Zoning: B1 Central Business
Current Use: Mixed-Use Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

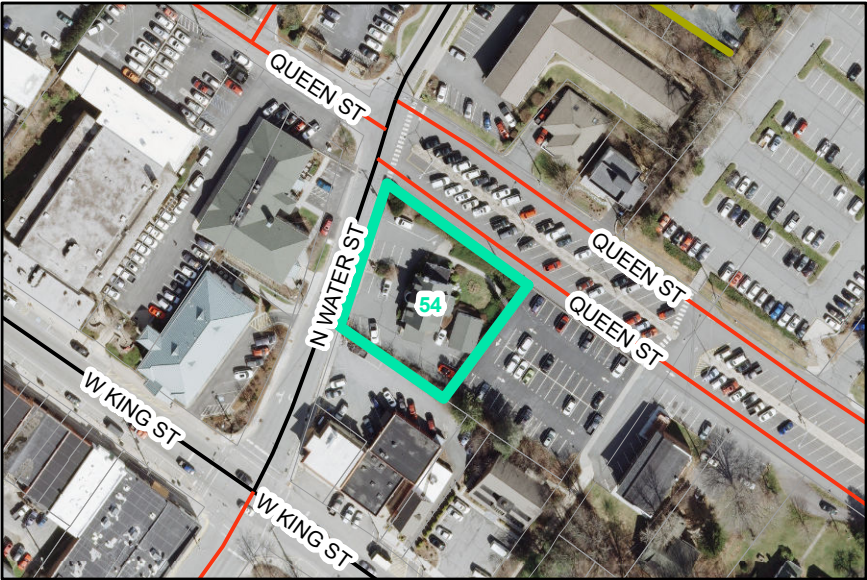


Proposed Zoning

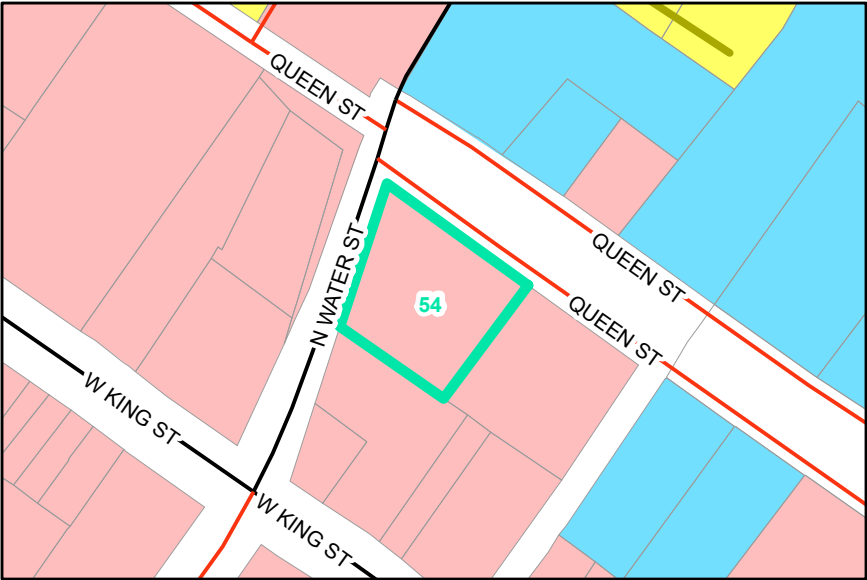


Map ID: 54
PIN: 2900-79-8884-000
Address: 136 N WATER ST
Property Owner: WATAUGA COUNTY

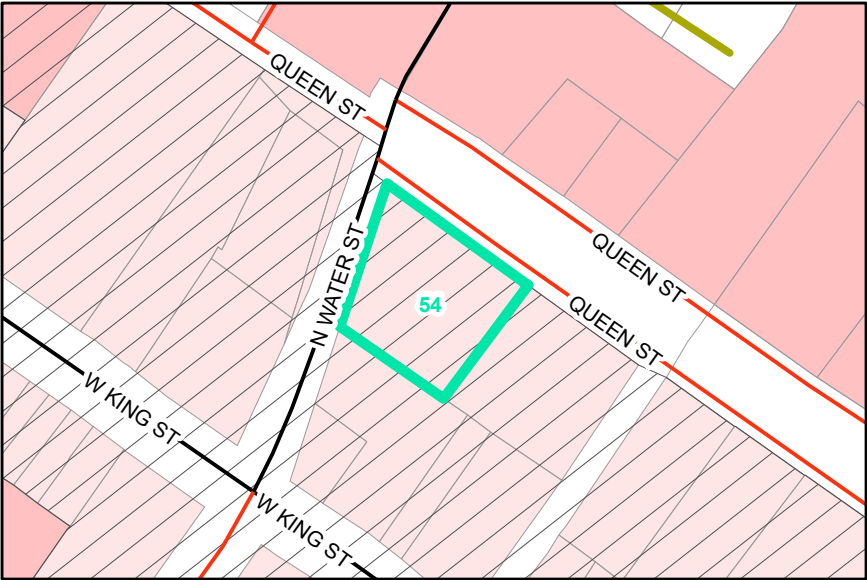
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



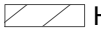
Overview



Current Zoning

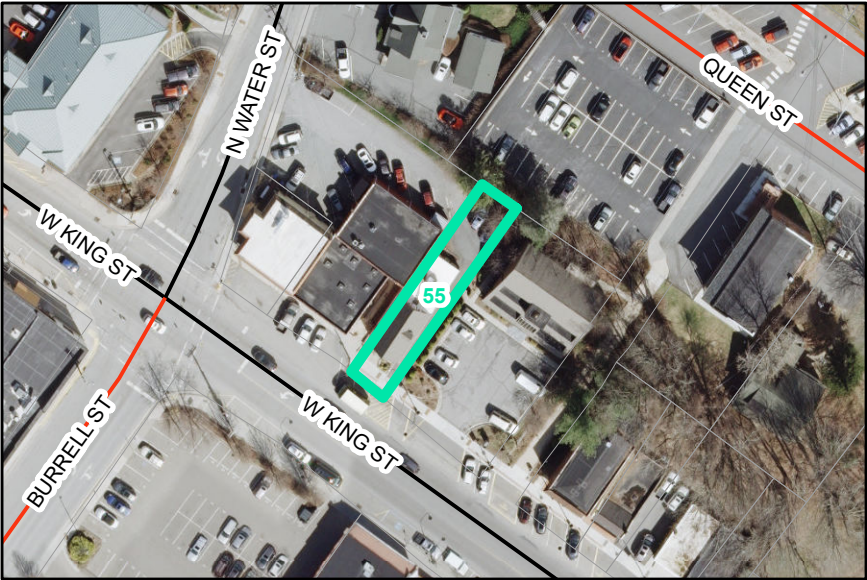


Proposed Zoning

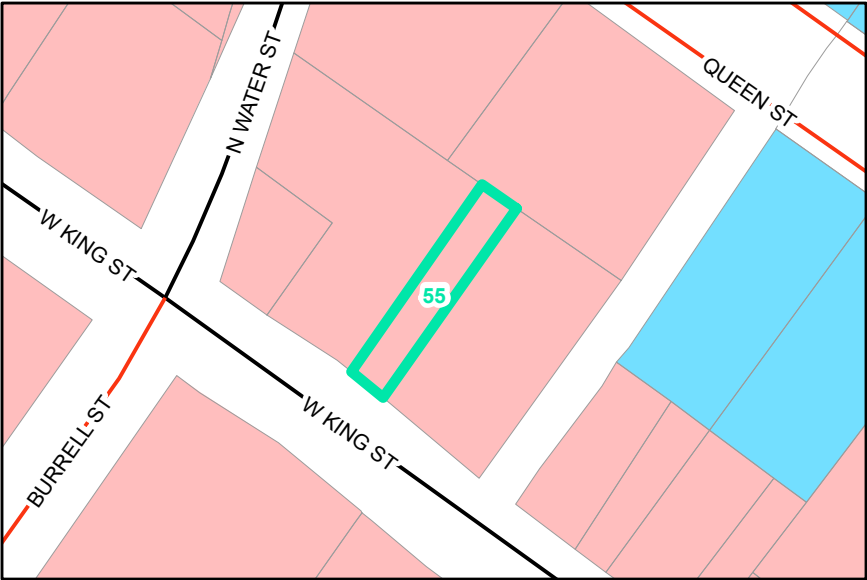


Map ID: 55
PIN: 2900-79-8528-000
Address: 766 W KING ST
Property Owner: PROFESSIONAL OFF GROUP LLC

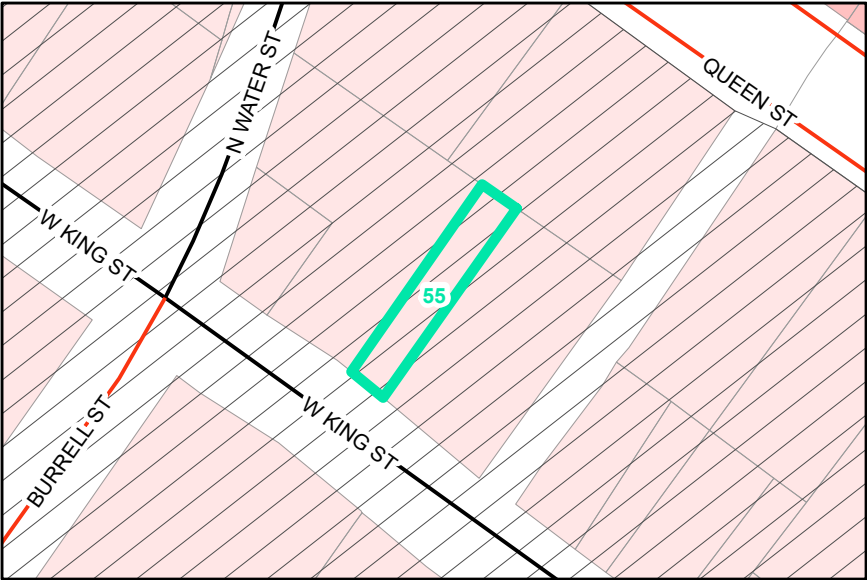
Current Zoning: B1 Central Business
Current Use: Mixed-Use Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



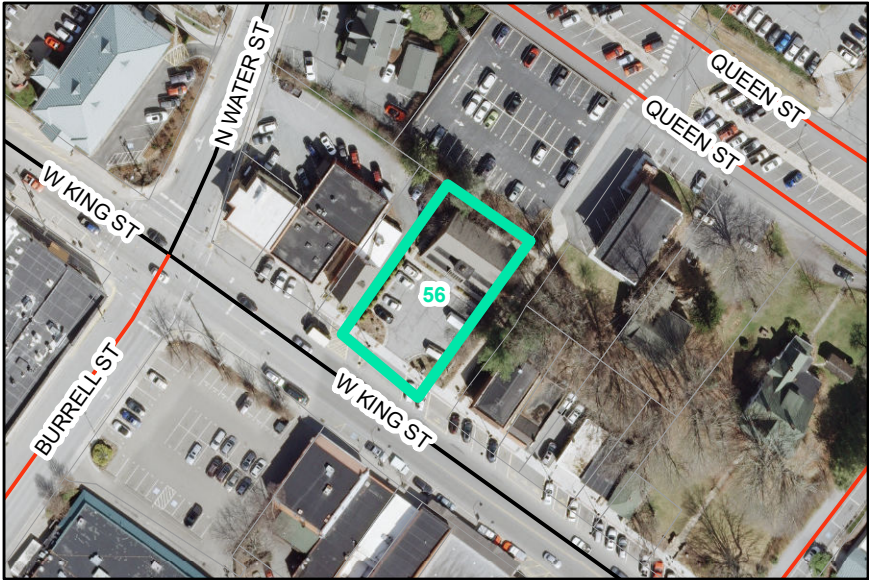
Current Zoning



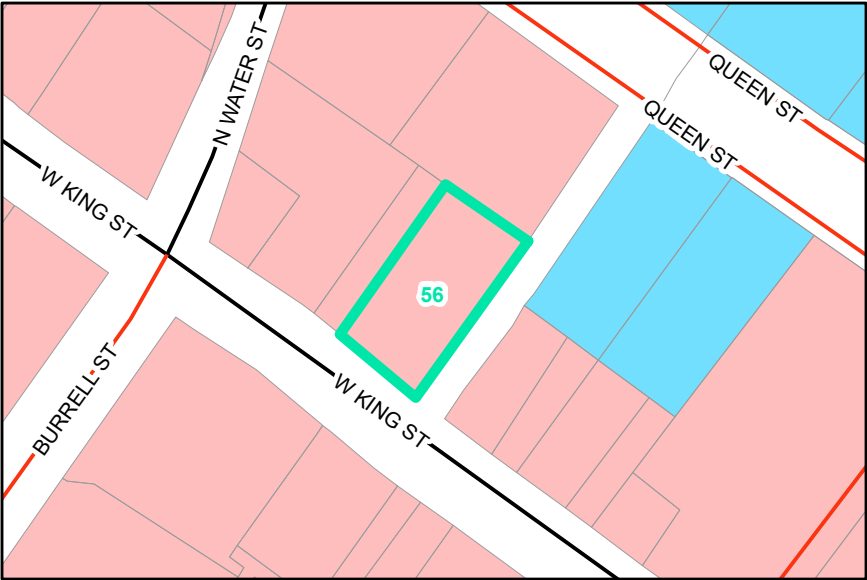
Proposed Zoning

Map ID: 56
PIN: 2900-79-8564-000
Address: 756 W KING ST
Property Owner: PROFESSIONAL OFF GROUP LLC

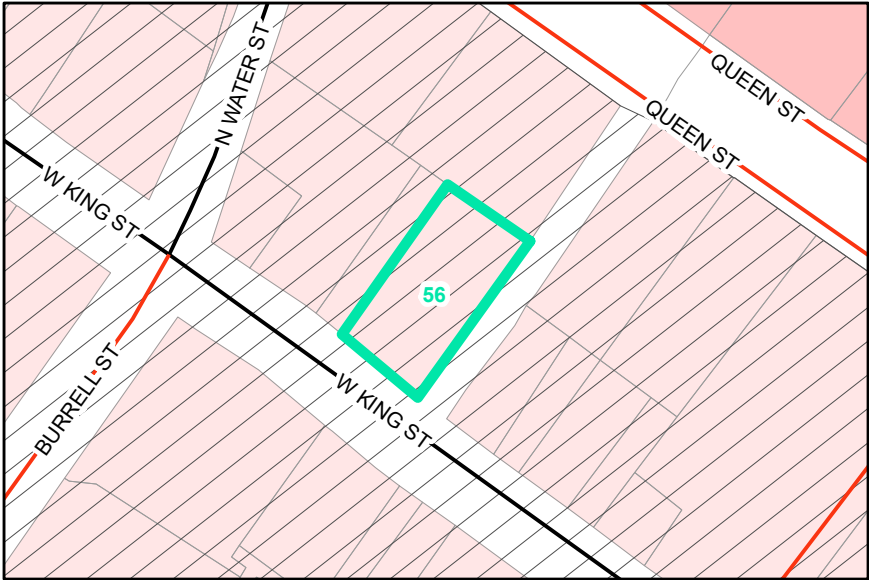
Current Zoning: B1 Central Business
Current Use: Mixed-Use Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



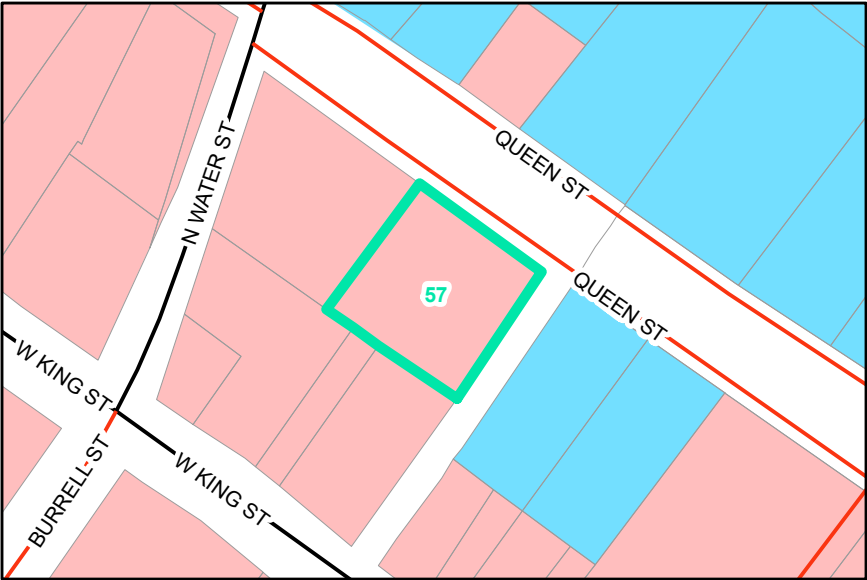
Proposed Zoning

Map ID: 57
PIN: 2900-79-9786-000
Address: PARKING LOT
Property Owner: WATAUGA COUNTY

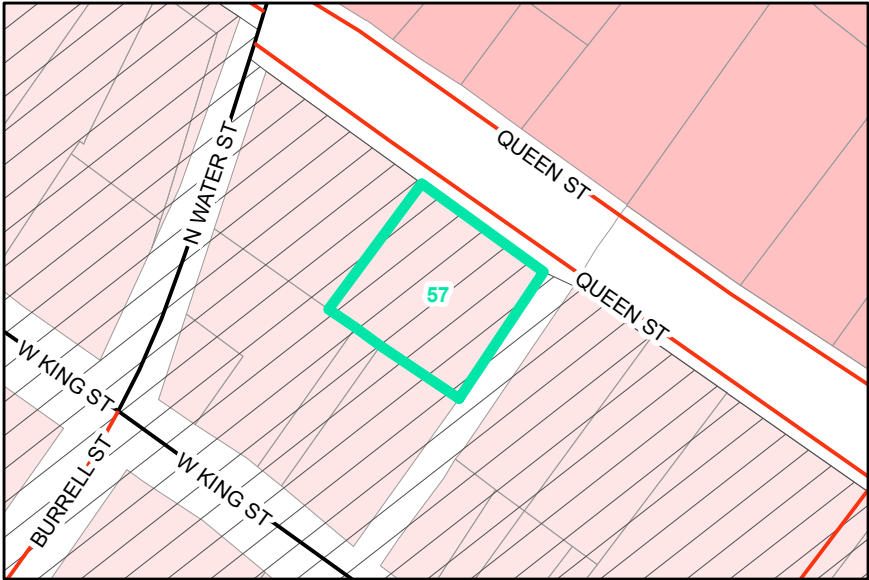
Current Zoning: B1 Central Business
Current Use:
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 58

PIN: 2901-80-2018-000

Address: QUEEN ST PARKING LOT

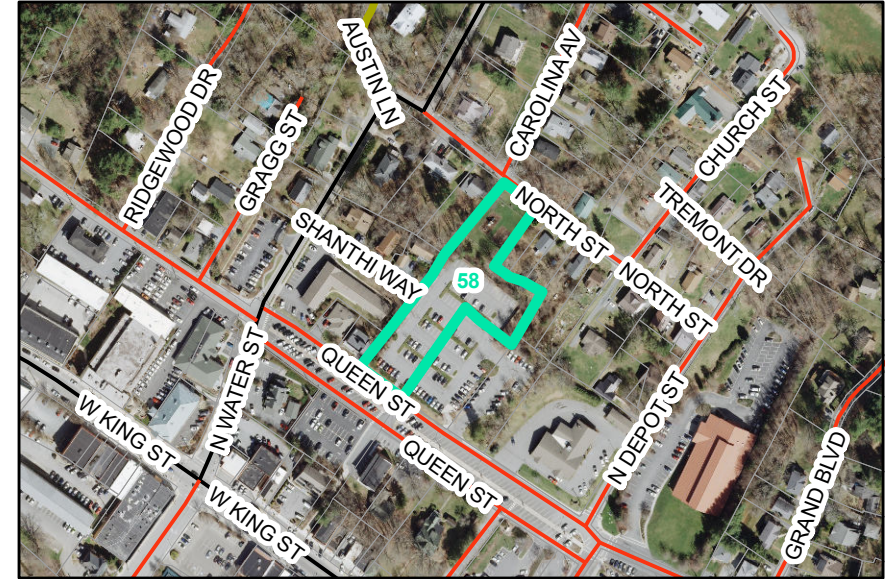
Property Owner: BOONE TOWN OF

Current Zoning: OI Office / Institutional

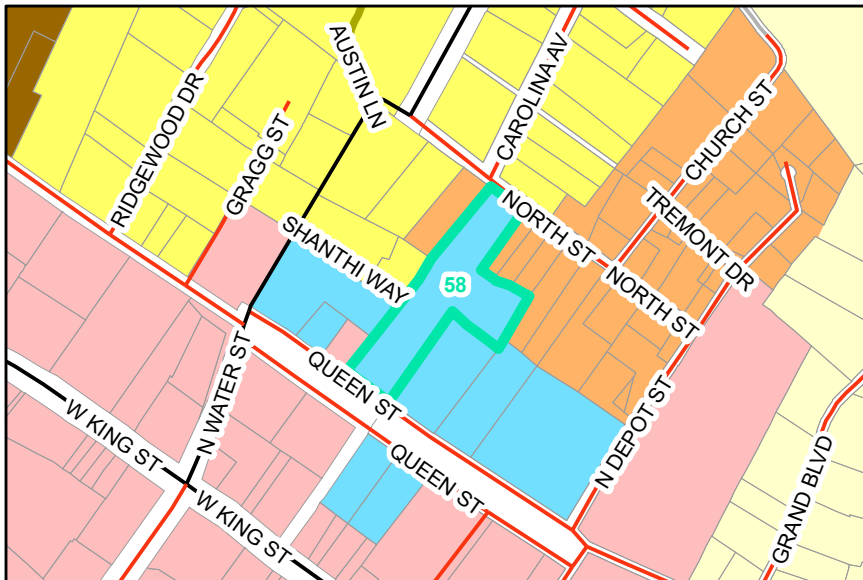
Current Use: Other

Proposed Zoning: B1 Downtown Interface

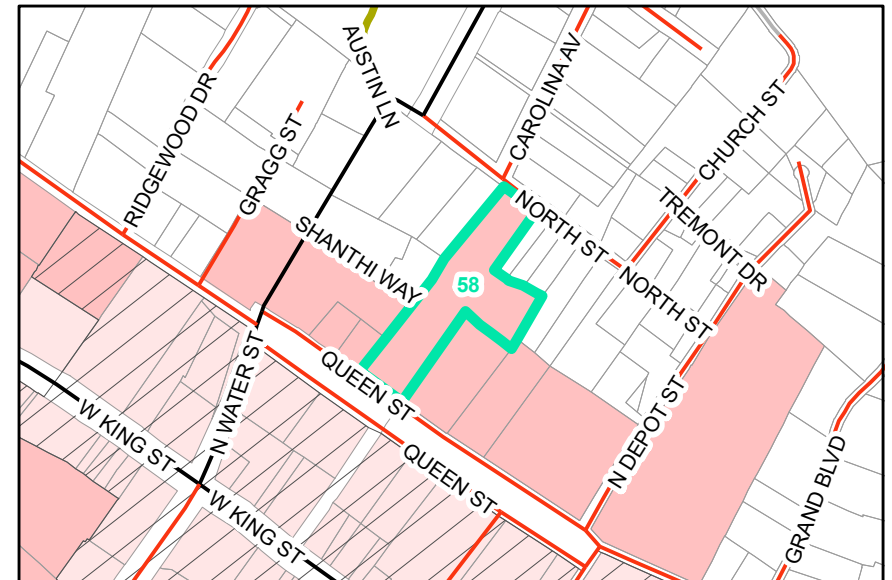
Historic District: No



Overview



Current Zoning



Proposed Zoning

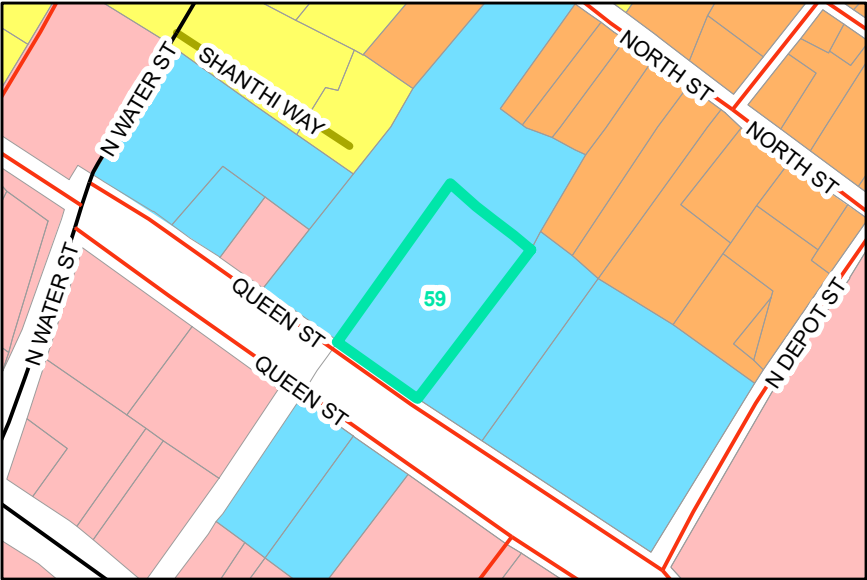


Map ID: 59
PIN: 2900-89-1872-000
Address: QUEEN ST PARKING LOT
Property Owner: BOONE TOWN OF

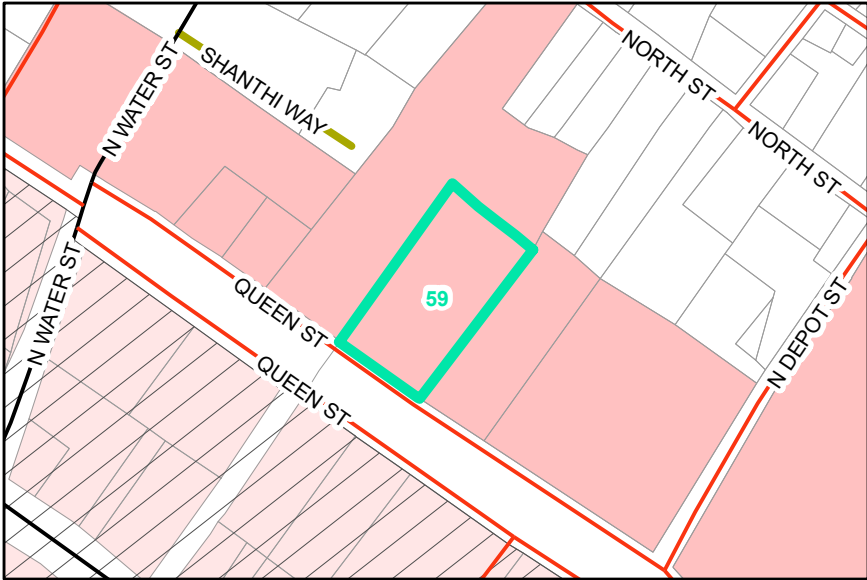
Current Zoning: OI Office / Institutional
Current Use: Other
Proposed Zoning: B1 Downtown Interface
Historic District: No



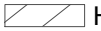
Overview



Current Zoning



Proposed Zoning

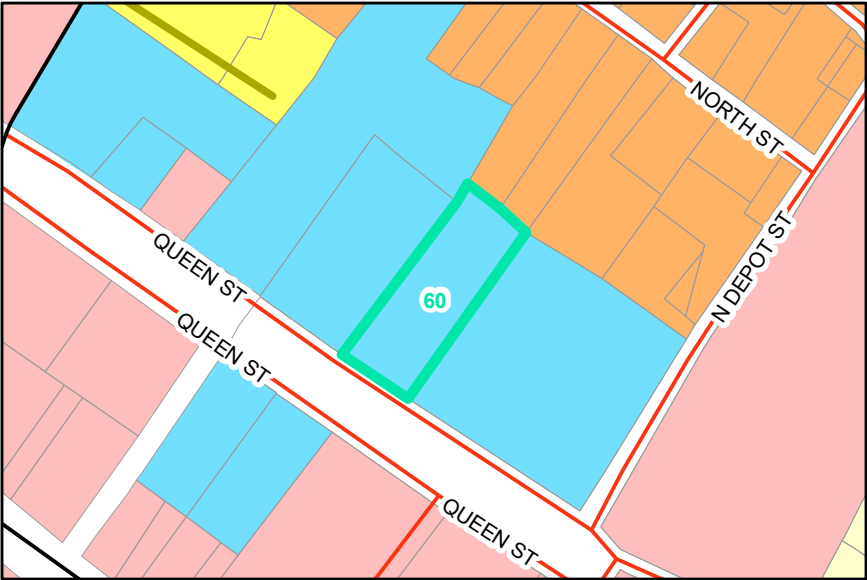


Map ID: 60
PIN: 2900-89-2756-000
Address: QUEEN ST PARKING LOT
Property Owner: BOONE TOWN OF

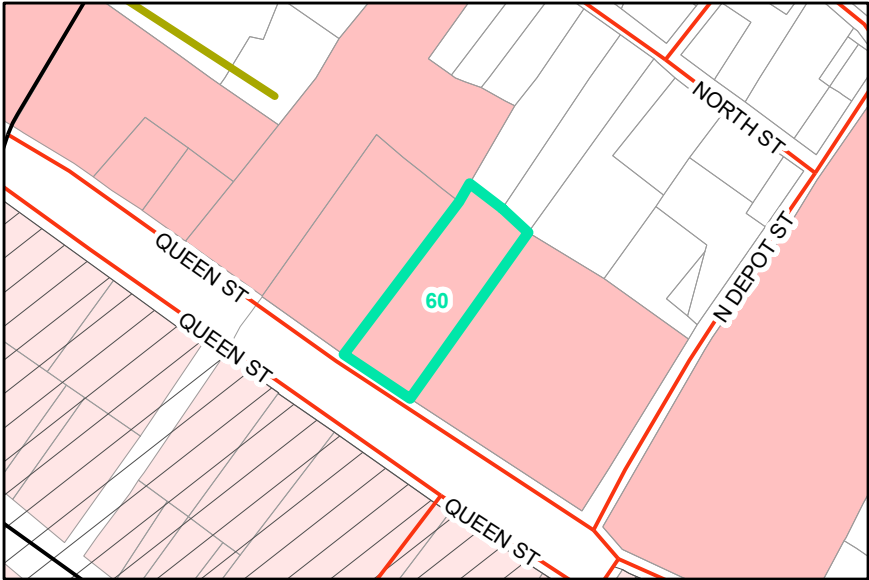
Current Zoning: OI Office / Institutional
Current Use: Other
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

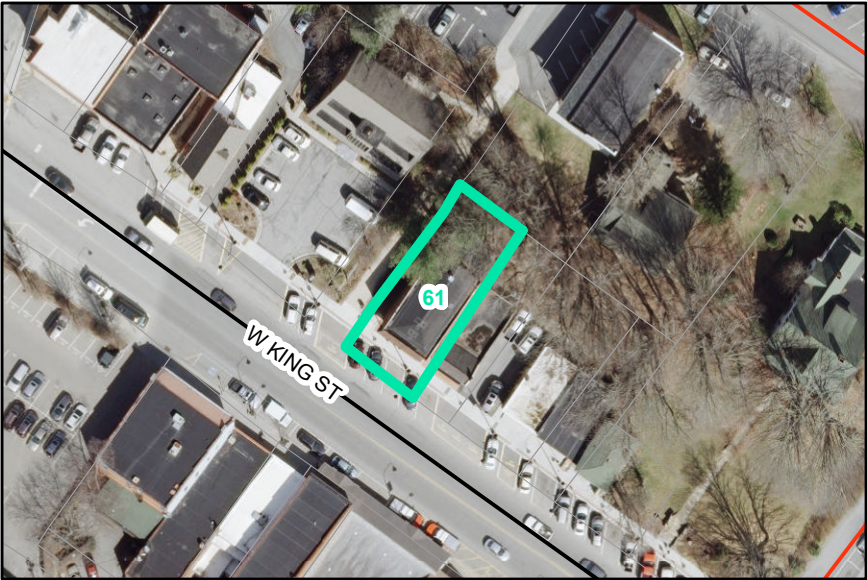


Proposed Zoning

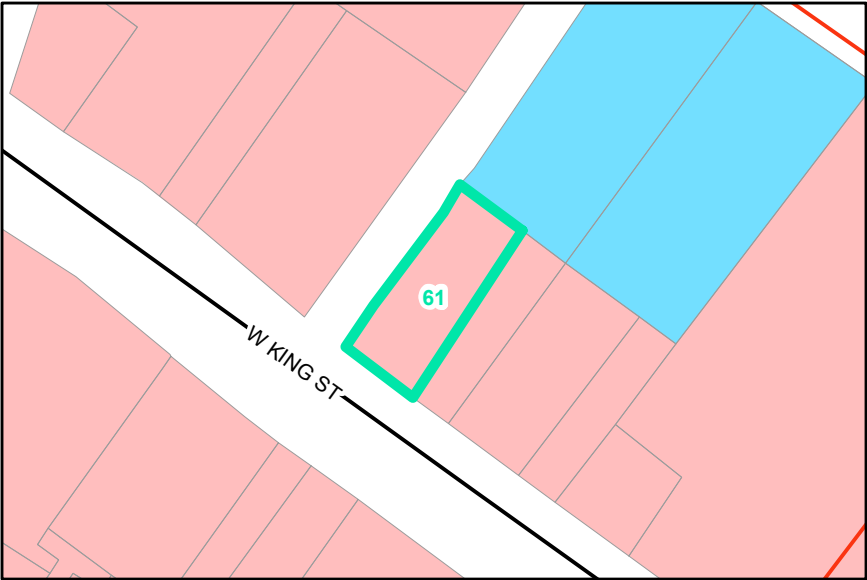


Map ID: 61
PIN: 2900-79-9510-000
Address: 742 W KING ST
Property Owner: LARSON PROPERTIES LLC

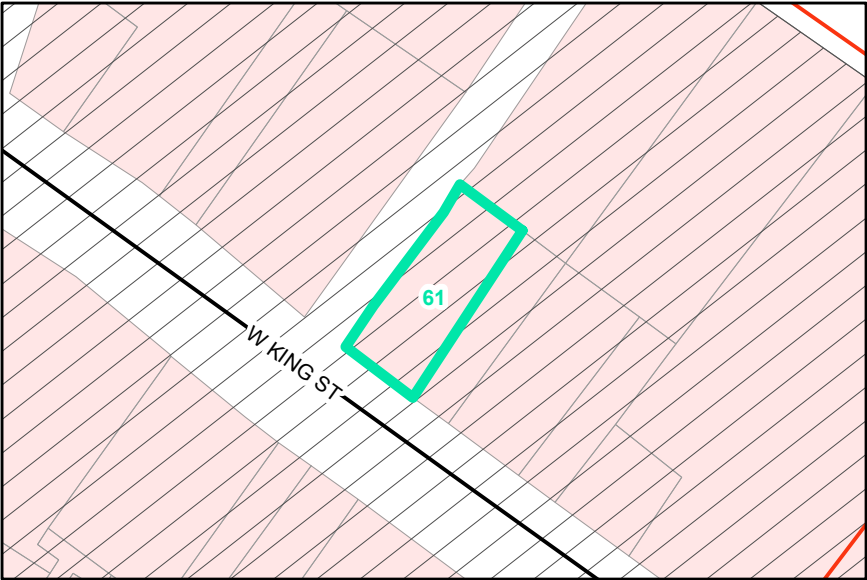
Current Zoning: B1 Central Business
Current Use: Mixed-Use Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

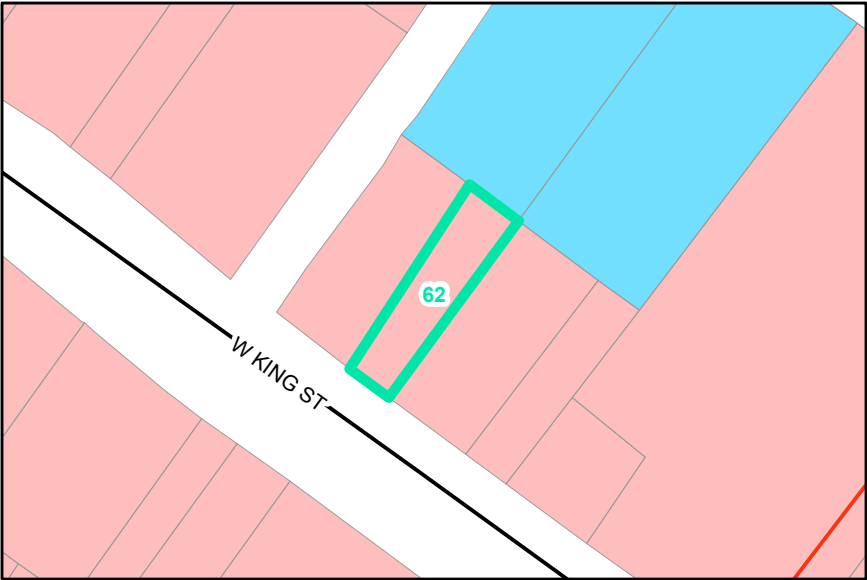


Map ID: 62
PIN: 2900-79-9448-000
Address: 736 W KING ST
Property Owner: MACINTOSH, SCOTT P

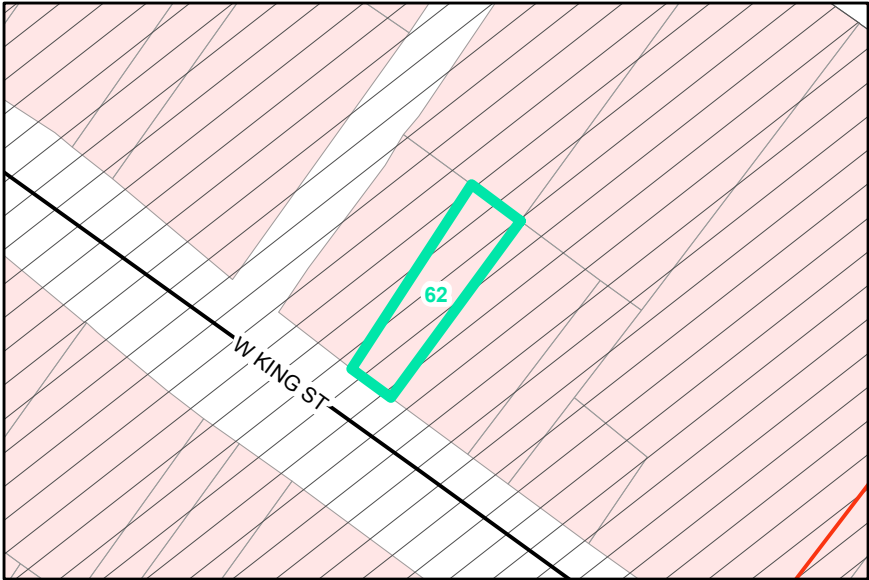
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

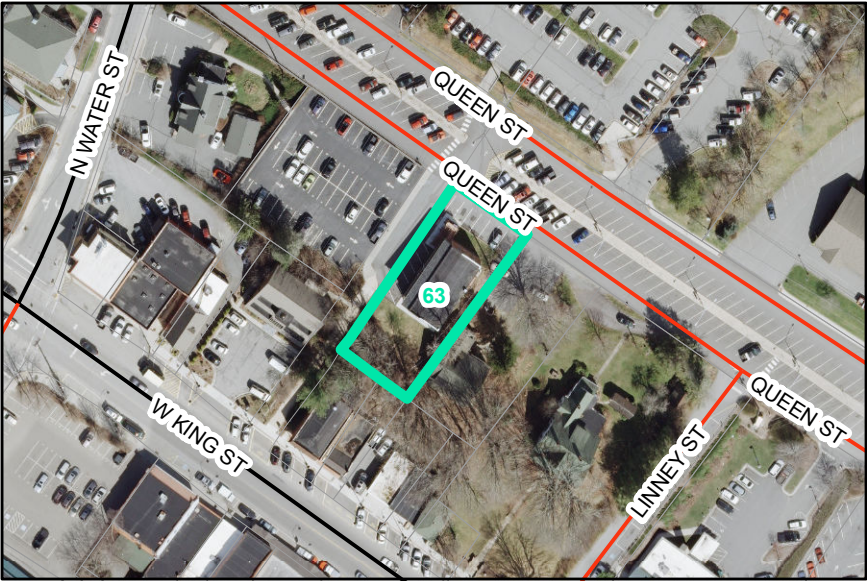


Proposed Zoning

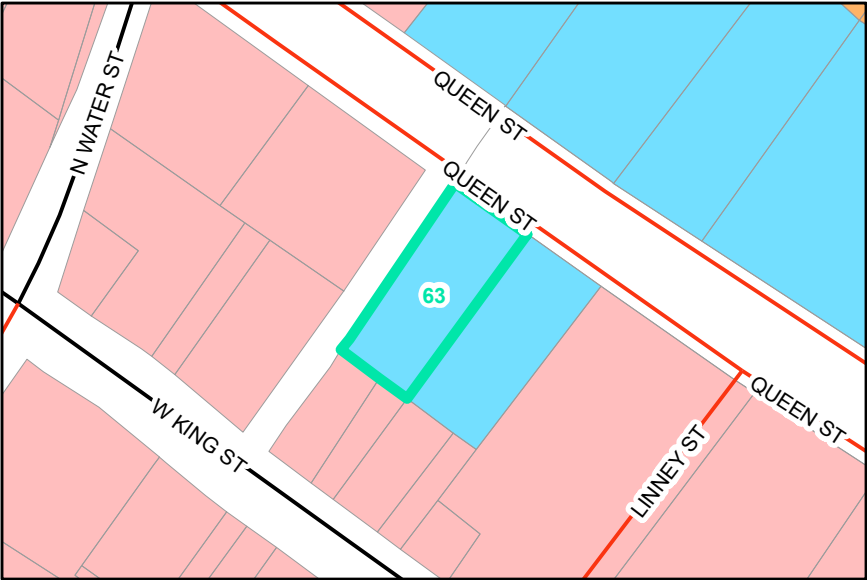


Map ID: 63
PIN: 2900-89-0611-000
Address: 247 QUEEN ST
Property Owner: WATERFALL INVESTMENTS, LLC

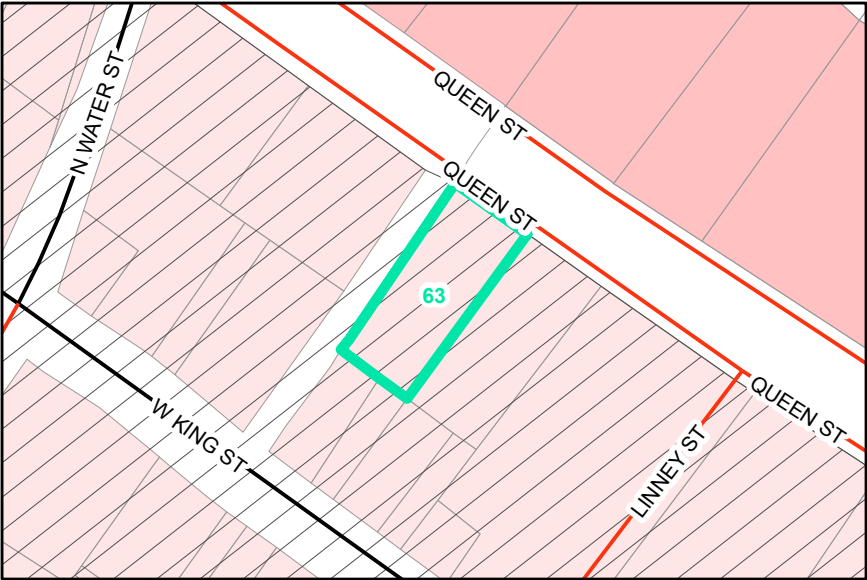
Current Zoning: OI Office / Institutional
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

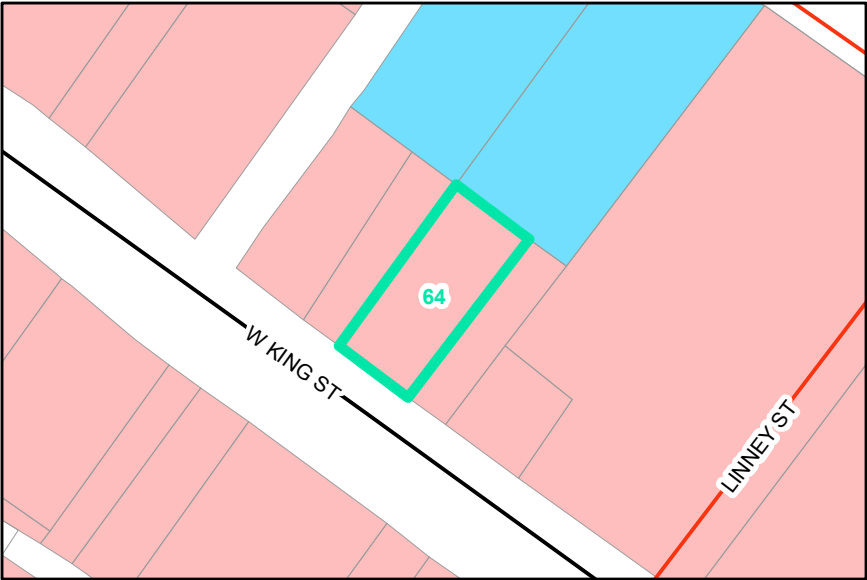


Map ID: 64
PIN: 2900-79-9476-000
Address: 728 W KING ST
Property Owner: GRyder RENTALS, LLC

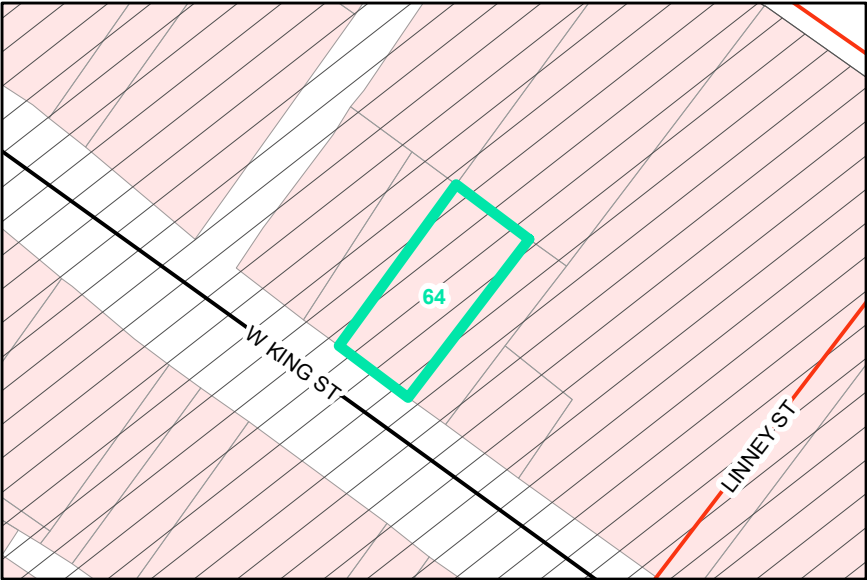
Current Zoning: B1 Central Business
Current Use: Personal Service Establishment
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

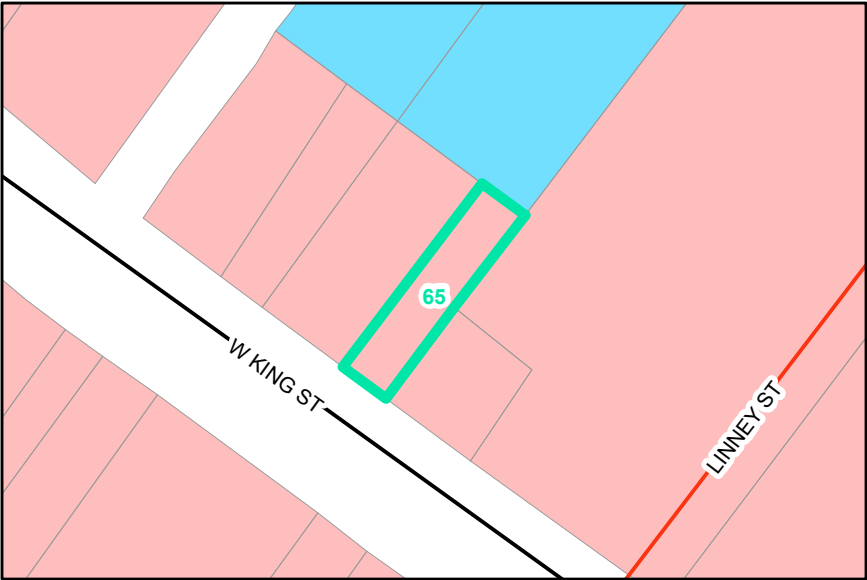


Map ID: 65
PIN: 2900-79-9493-000
Address: 724 W KING ST
Property Owner: EGGERS BROTHERS IRR TRUST, EGGERS, STACY C IV TRUSTEE

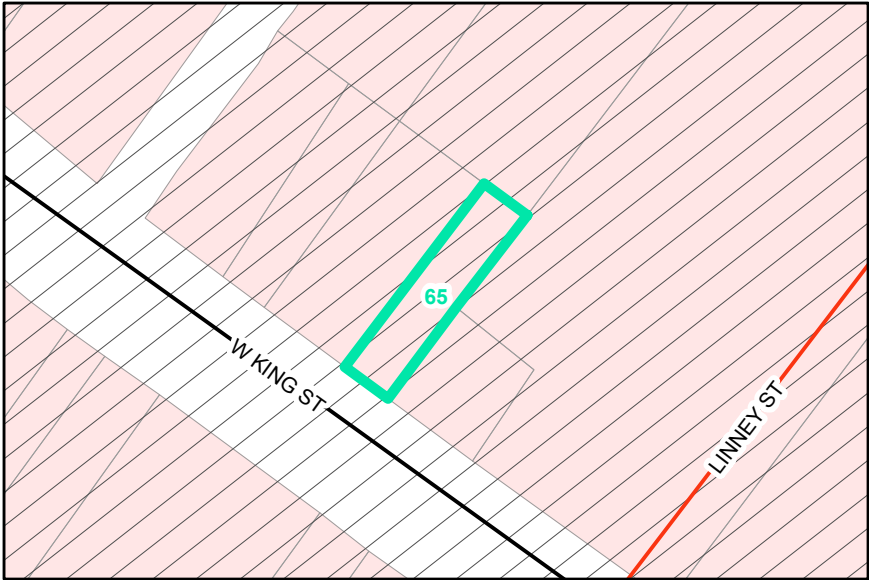
Current Zoning: B1 Central Business
Current Use: Personal Service Establishment
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

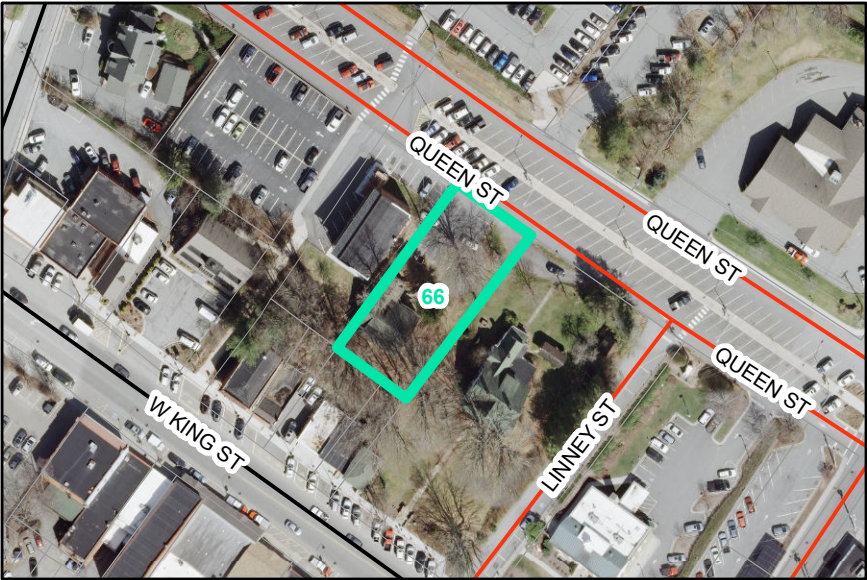


Proposed Zoning

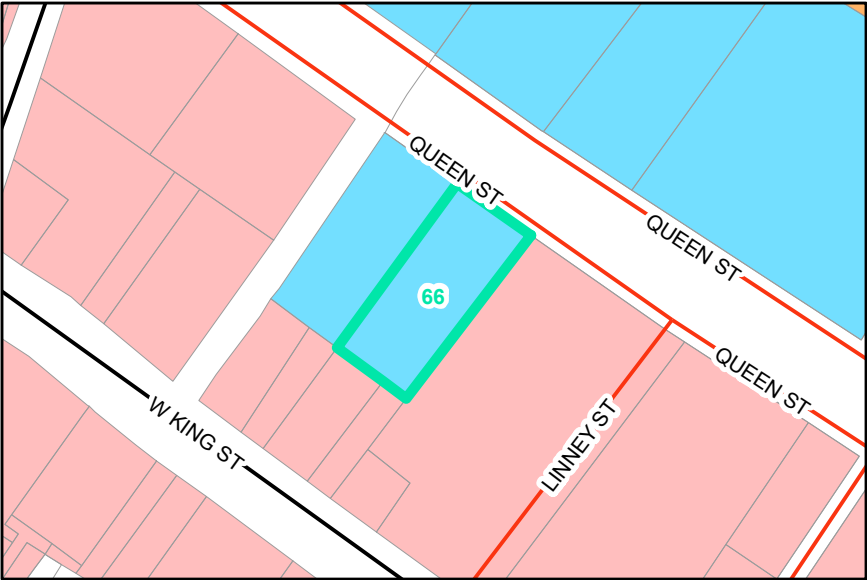


Map ID: 66
PIN: 2900-89-0578-000
Address: 237 QUEEN ST
Property Owner: LOVIN, J FULTON

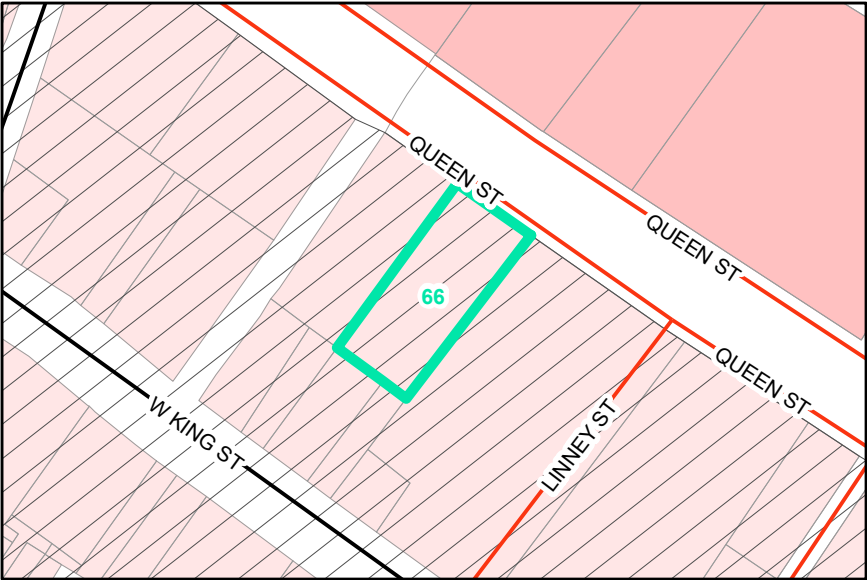
Current Zoning: OI Office / Institutional
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

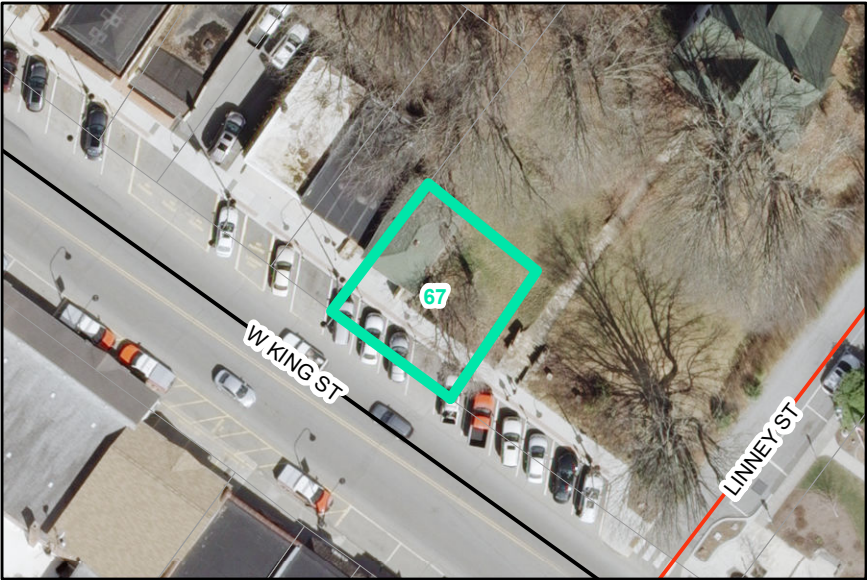


Proposed Zoning

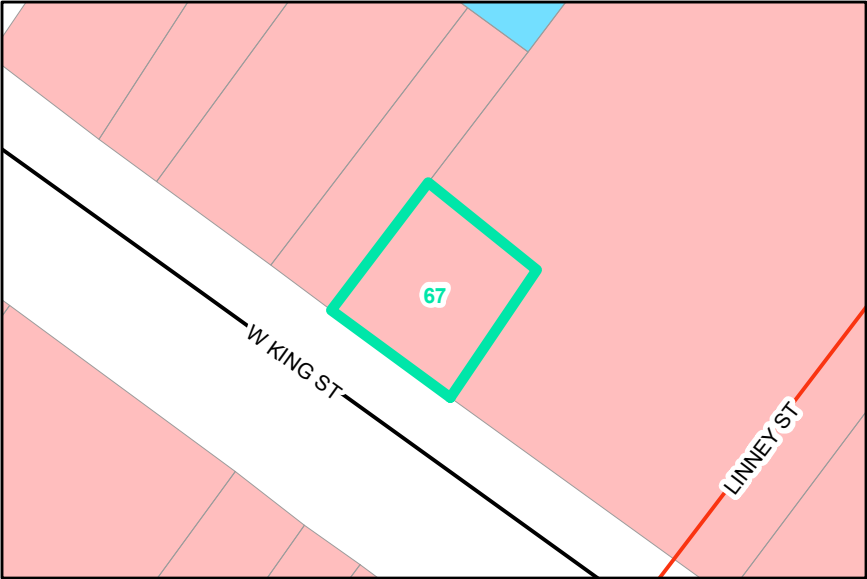


Map ID: 67
PIN: 2900-89-0400-000
Address: 718 W KING ST
Property Owner: COFFEY, FRANK L, COFFEY, JOYCE

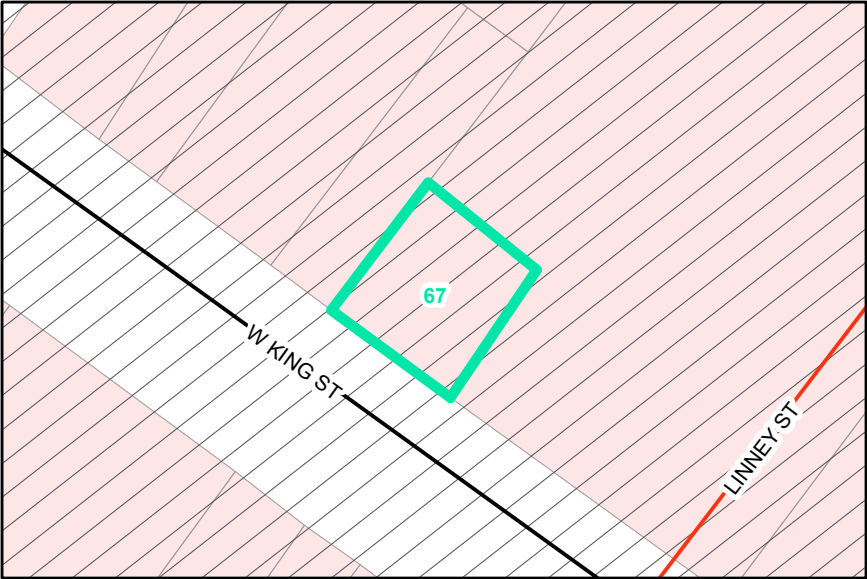
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 68

PIN: 2900-89-1448-000

Address: 219 QUEEN ST

Property Owner: COFFEY, JOYCE, TRUSTEE

Current Zoning: B1 Central Business

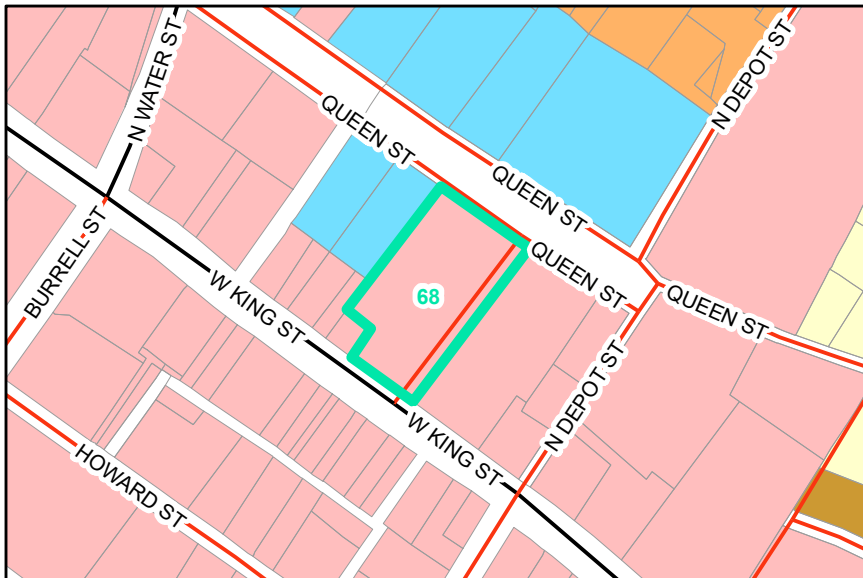
Current Use: Single-Family/Two-Family

Proposed Zoning: B1 Downtown Core

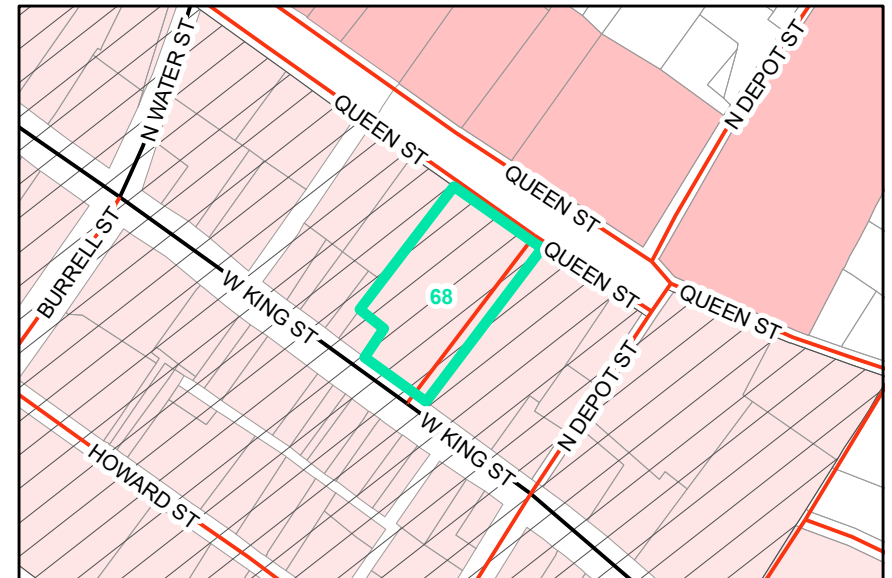
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

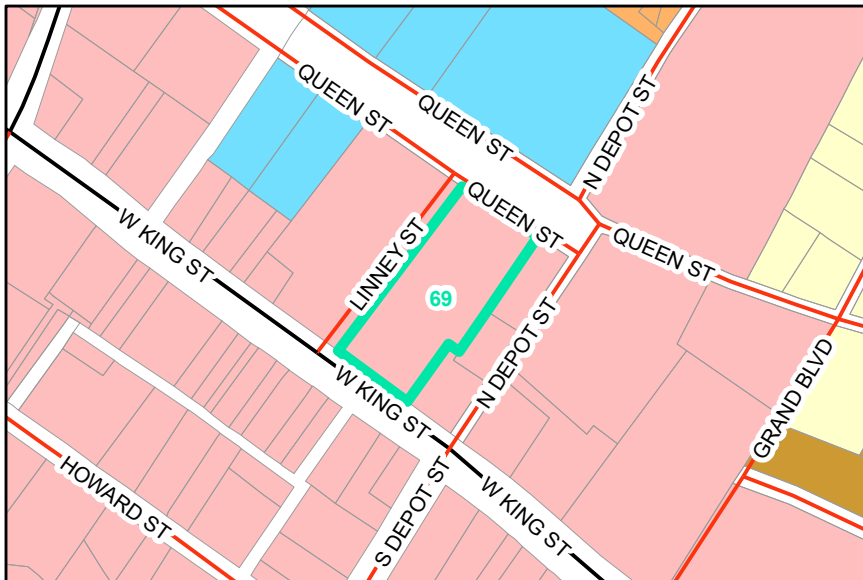


Map ID: 69
PIN: 2900-89-2460-000
Address: 680 W KING ST
Property Owner: TOWN OF BOONE

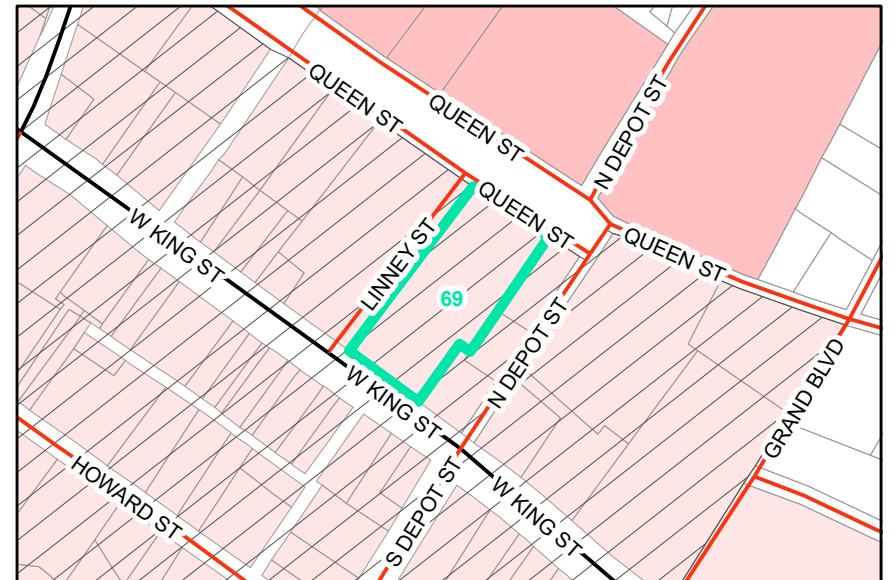
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



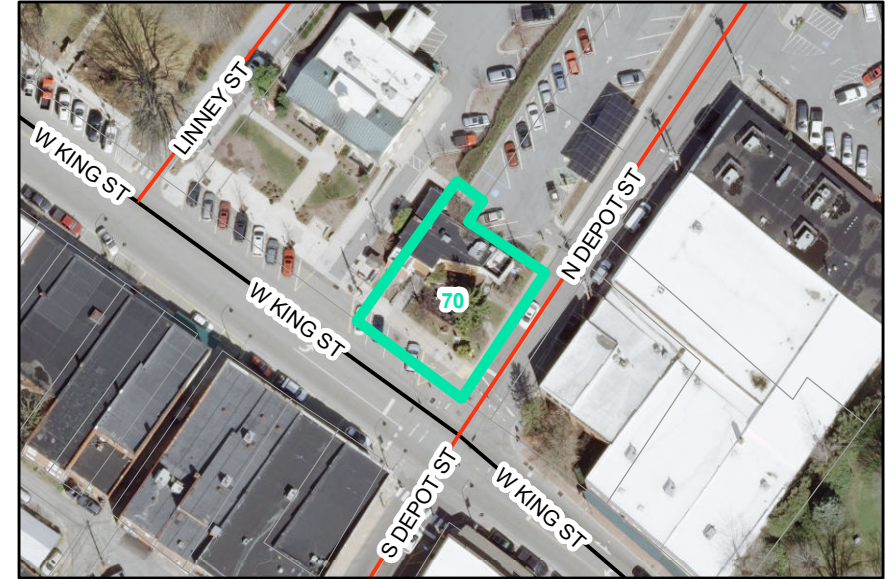
Proposed Zoning



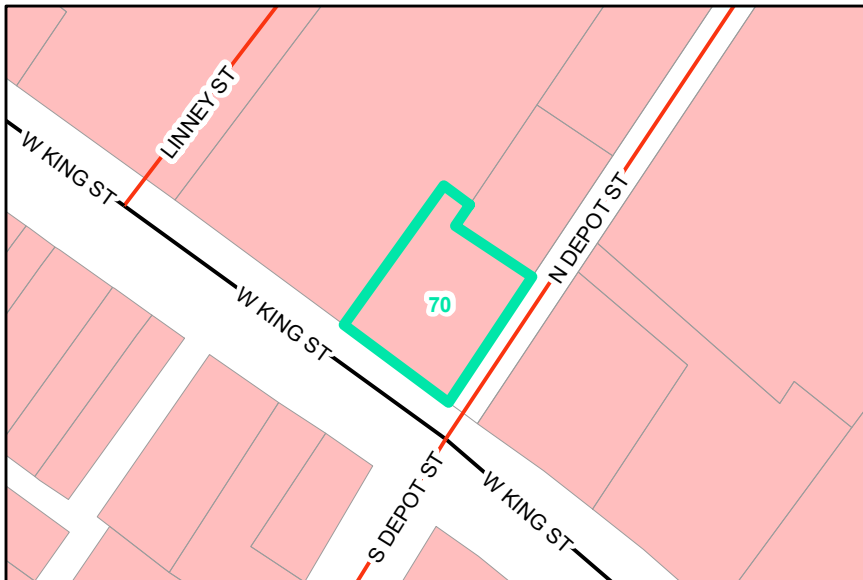
Map ID: 70
PIN: 2900-89-2254-000
Address: 664 W KING ST
Property Owner: VETRO, MICHAEL



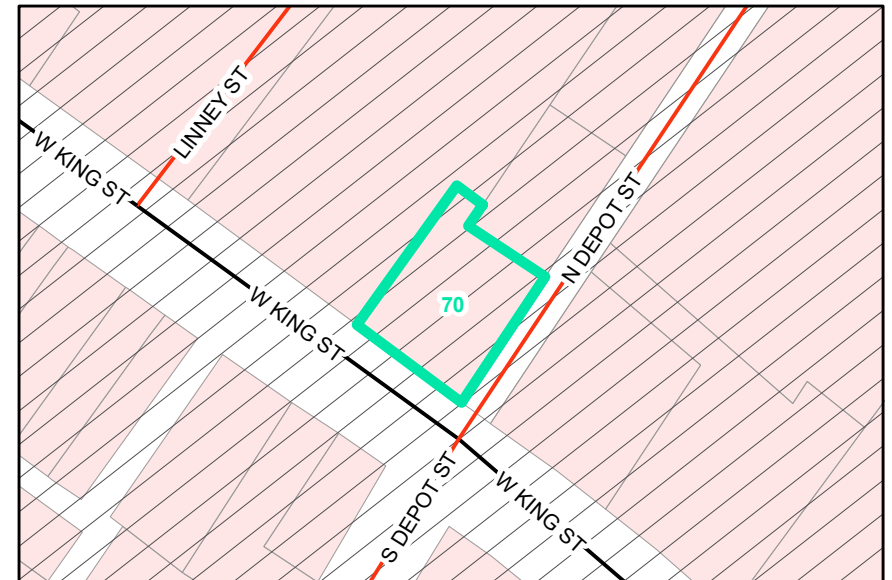
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

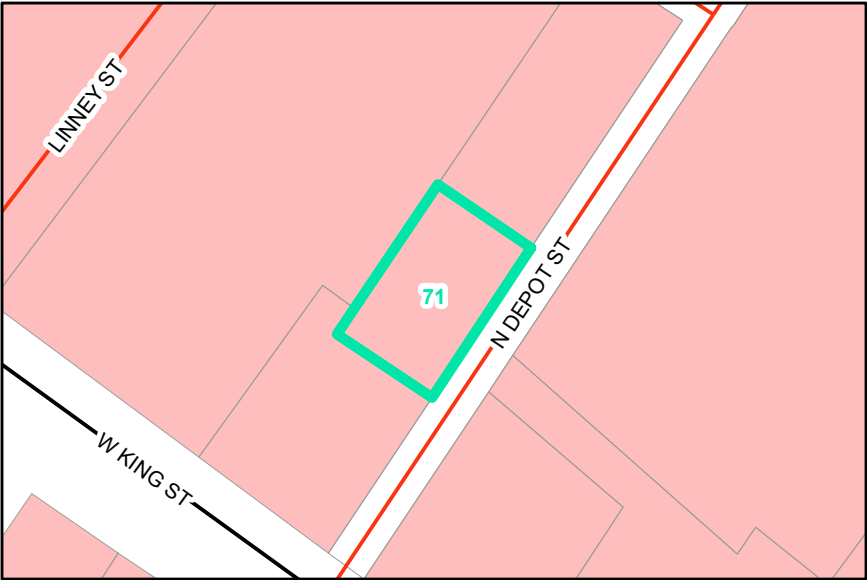


Map ID: 71
PIN: 2900-89-3300-000
Address: 129 N DEPOT ST
Property Owner: BOONE TOWN OF

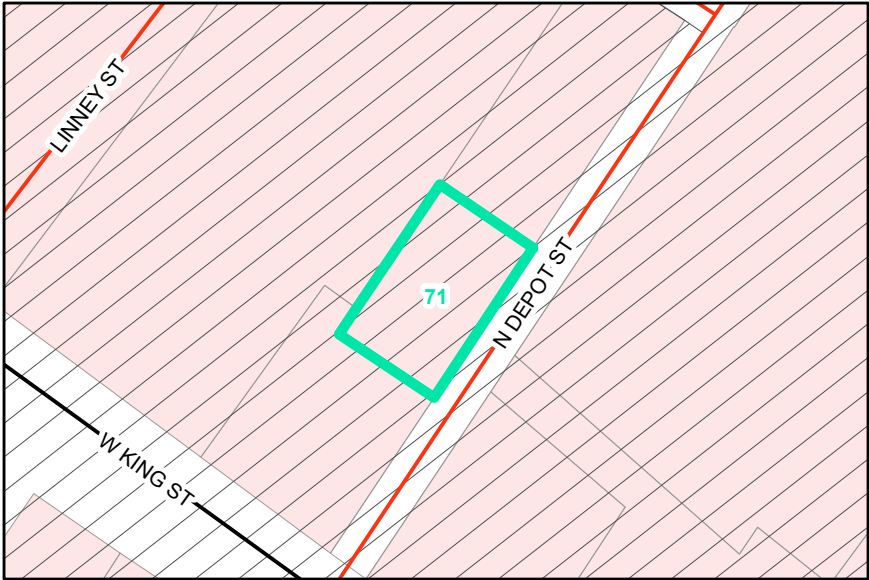
Current Zoning: B1 Central Business
Current Use: Parking
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

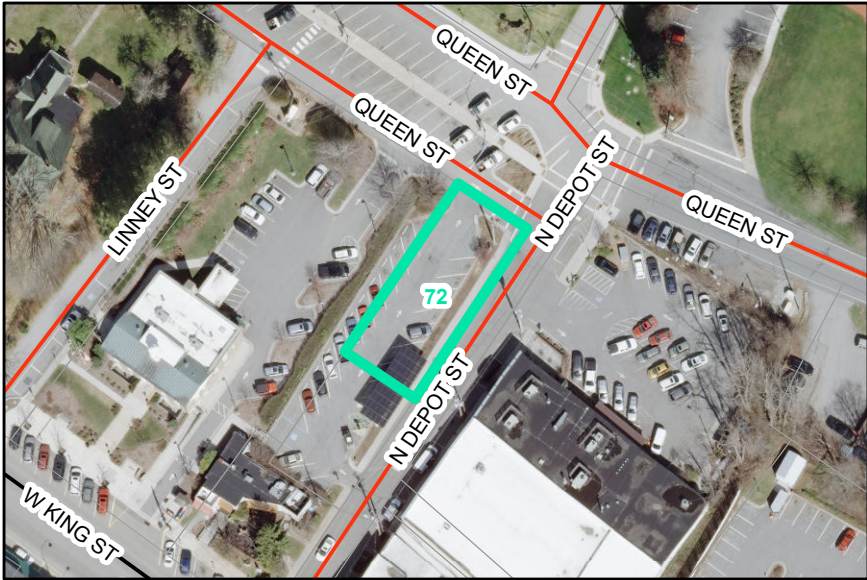


Proposed Zoning

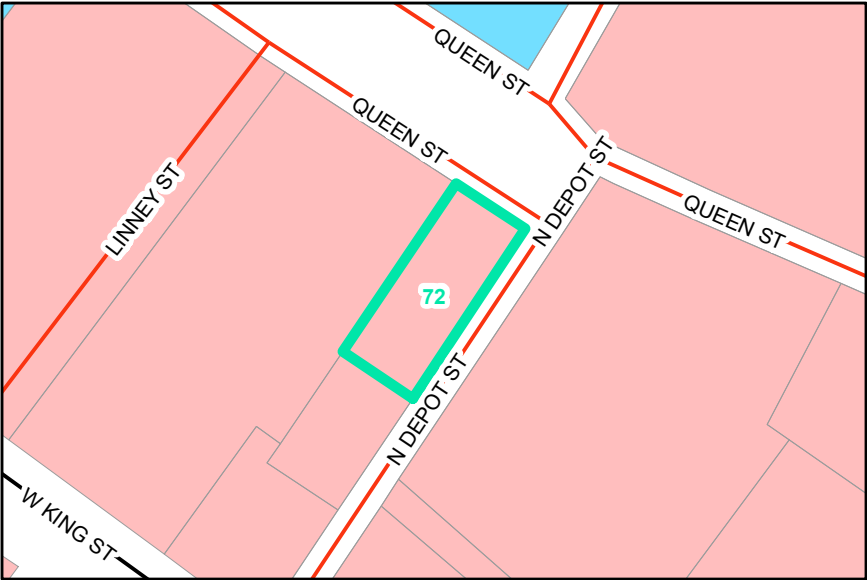


Map ID: 72
PIN: 2900-89-3369-000
Address: 129 N DEPOT ST
Property Owner: BOONE TOWN OF

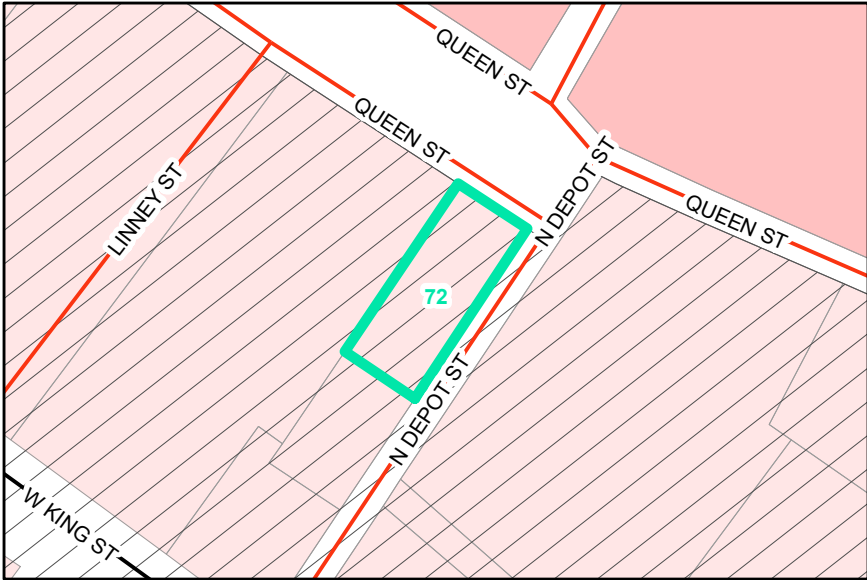
Current Zoning: B1 Central Business
Current Use: Parking
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

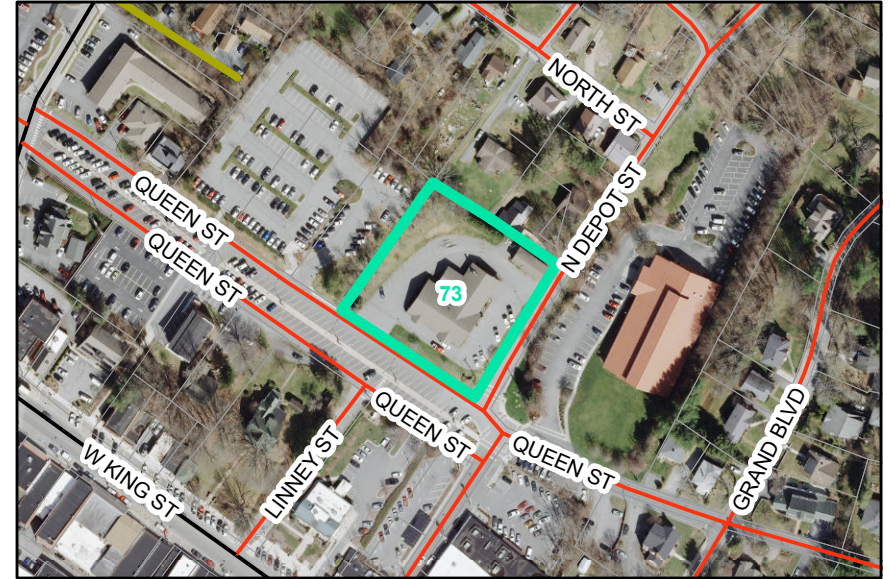


Proposed Zoning

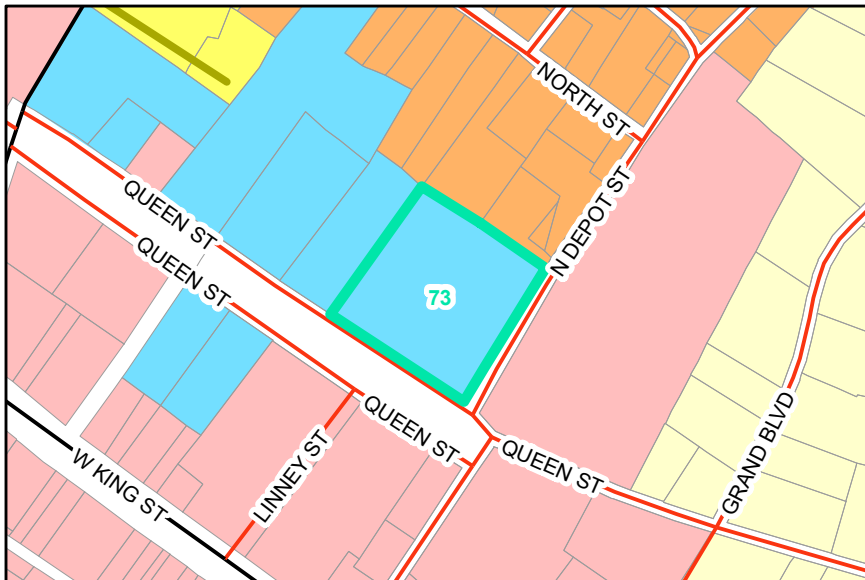


Map ID: 73
PIN: 2900-89-3666-000
Address: 194 QUEEN ST
Property Owner: REINS-STURDIVANT FUNERAL DIRECTORS

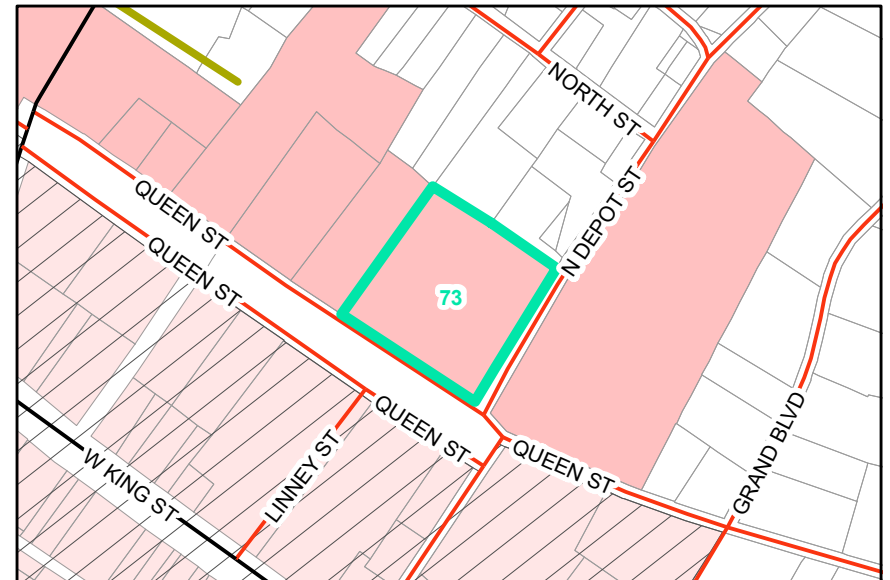
Current Zoning: OI Office / Institutional
Current Use: Personal Service Establishment
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

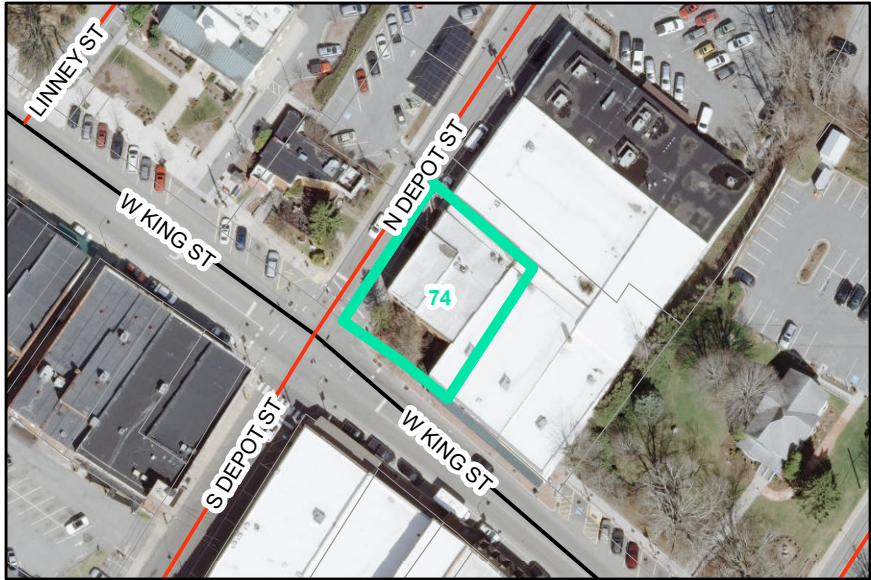


Proposed Zoning

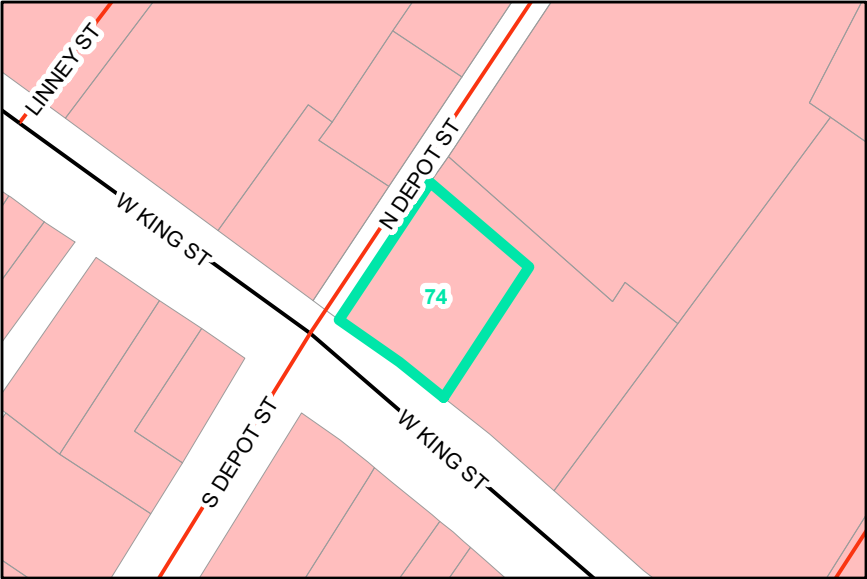


Map ID: 74
PIN: 2900-89-3129-000
Address: 642 W KING ST
Property Owner: 642 WEST KING LLC

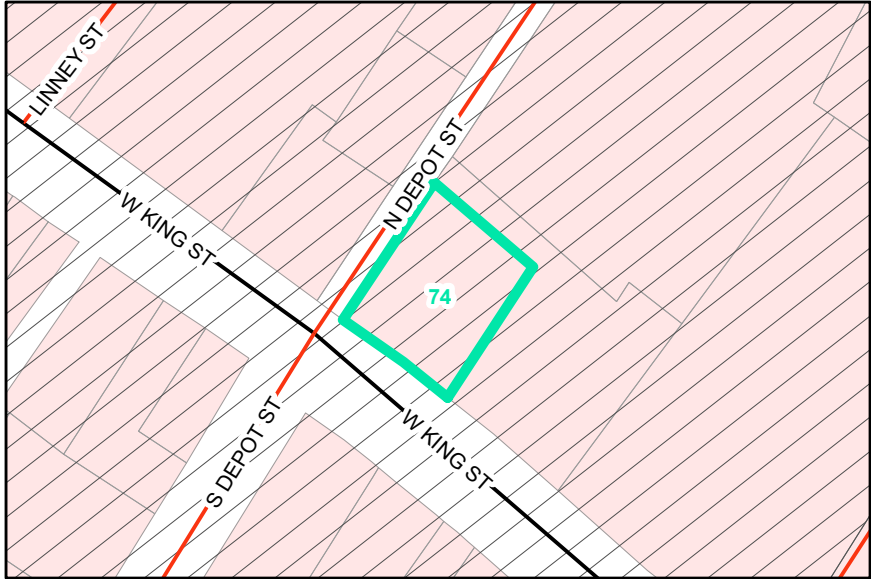
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: Yes



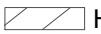
Overview



Current Zoning



Proposed Zoning



Map ID: 75

PIN: 2900-89-3194-000

Address: 630 W KING ST

Property Owner: COOPER, JOHN E JR AND FAYE E

Current Zoning: B1 Central Business

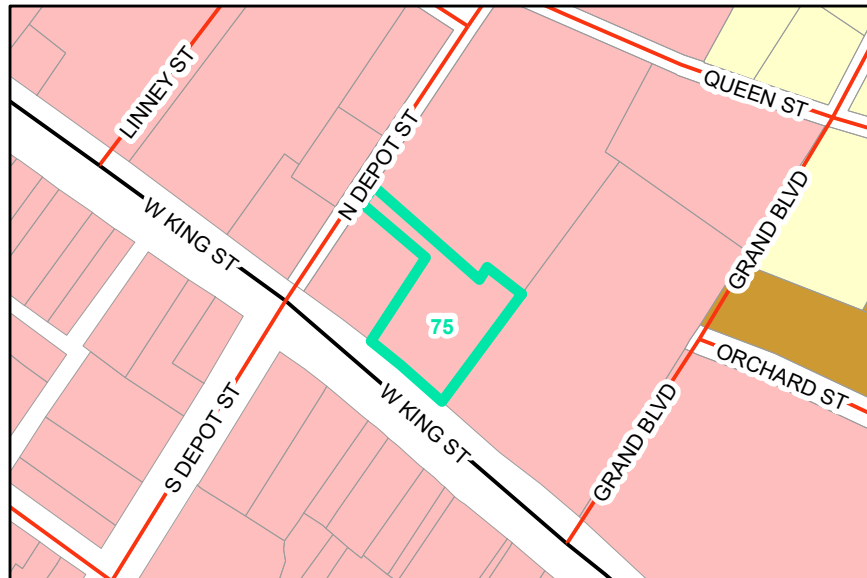
Current Use: Retail

Proposed Zoning: B1 Downtown Core

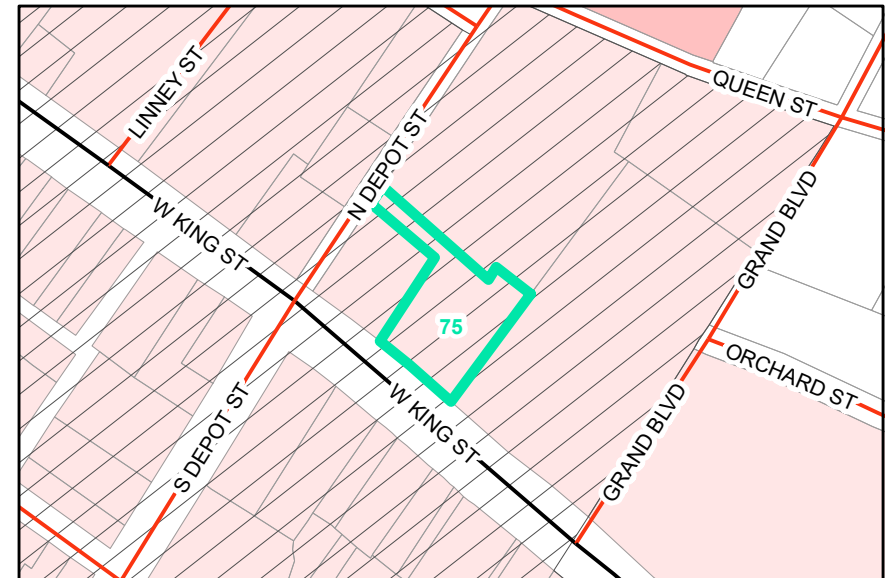
Historic District: Yes



Overview



Current Zoning

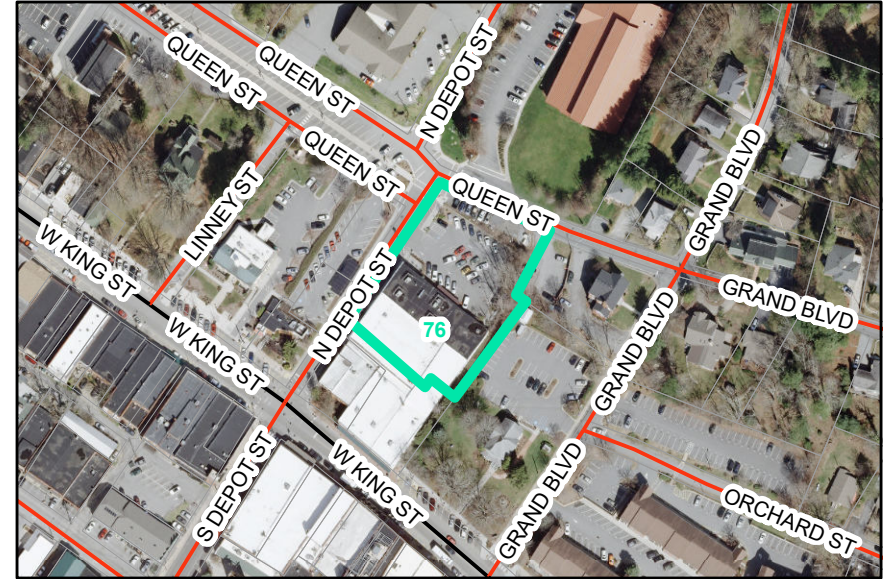


Proposed Zoning

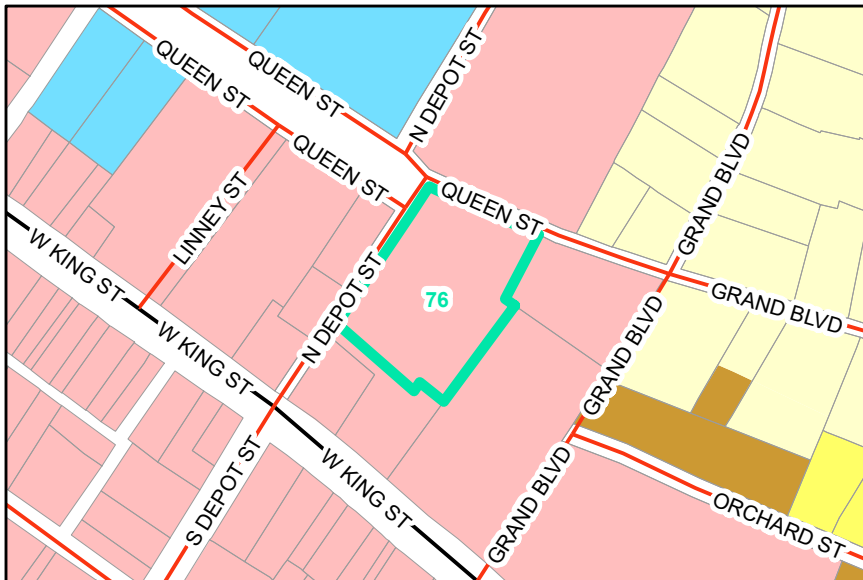


Map ID: 76
PIN: 2900-89-4352-000
Address: 130 N DEPOT ST
Property Owner: PHIL H VANCE JR FAMILY TRUST,VANCE, GLENDA

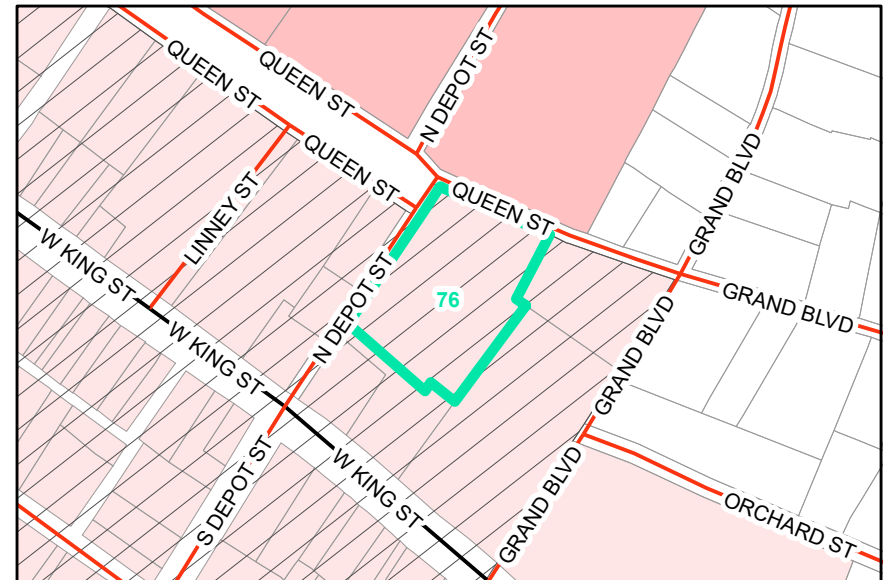
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 77

PIN: 2900-89-6655-000

Address: 140 QUEEN ST

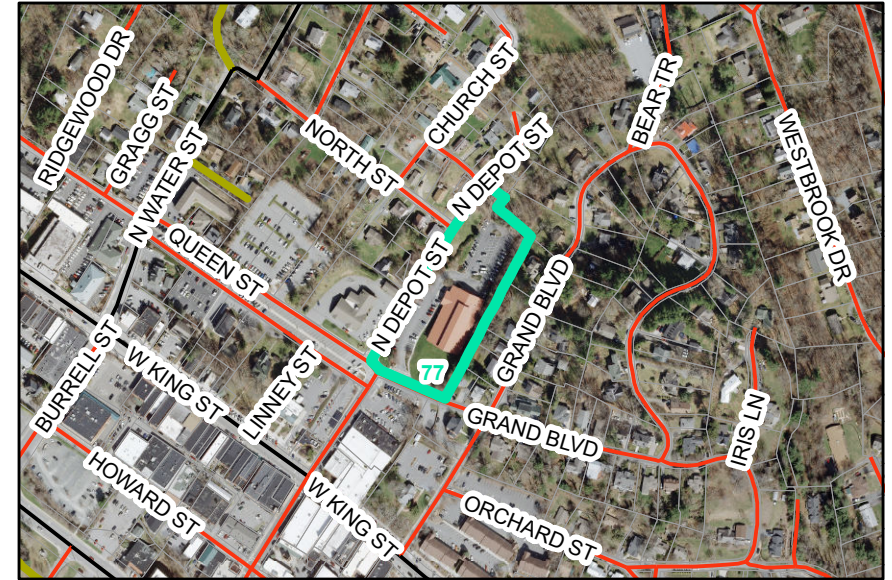
Property Owner: WATAUGA COUNTY

Current Zoning: B1 Central Business

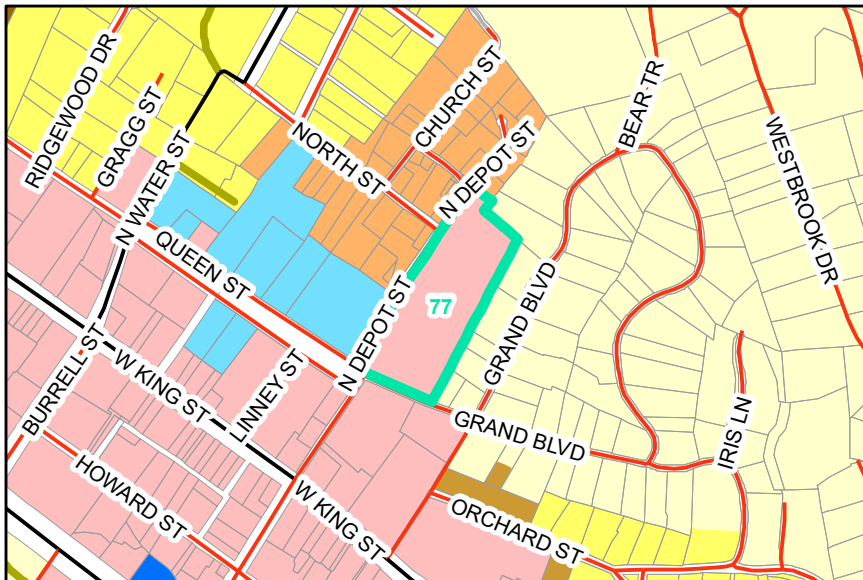
Current Use: Government Use

Proposed Zoning: B1 Downtown Interface

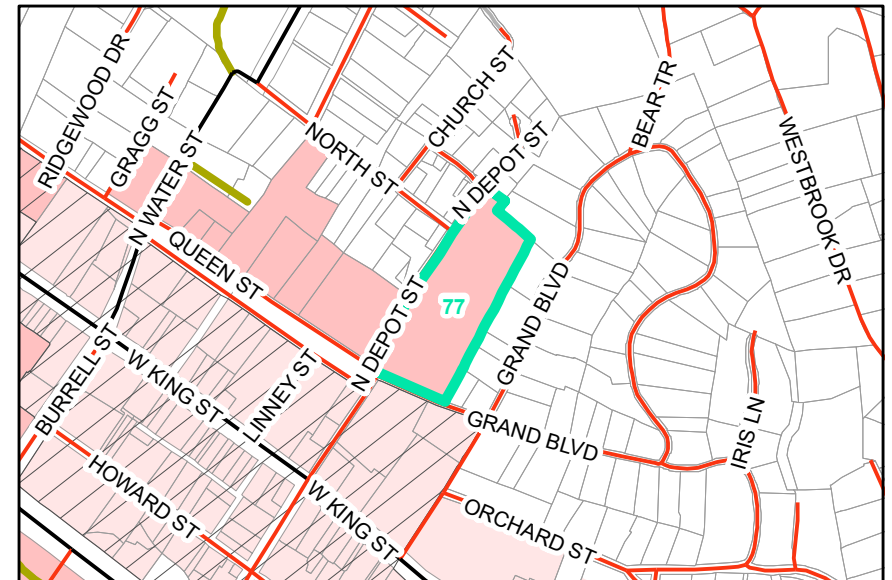
Historic District: No



Overview



Current Zoning



Proposed Zoning

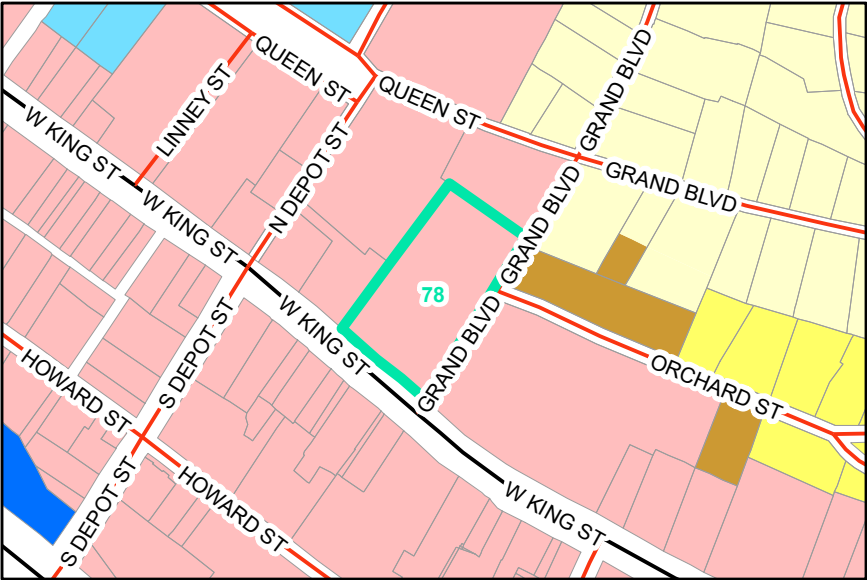


Map ID: 78
PIN: 2900-89-5144-000
Address: 604 W KING ST
Property Owner: BOONE TOWN OF

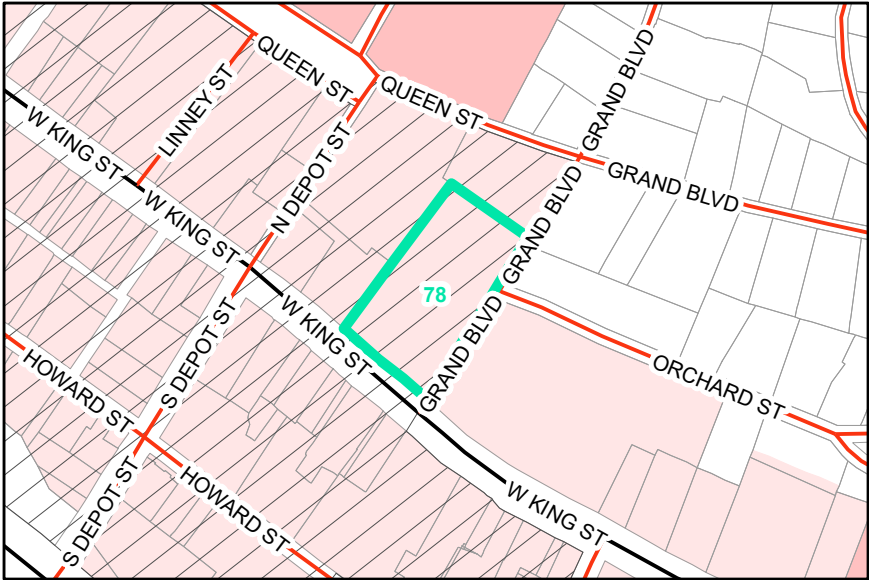
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



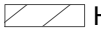
Overview



Current Zoning



Proposed Zoning

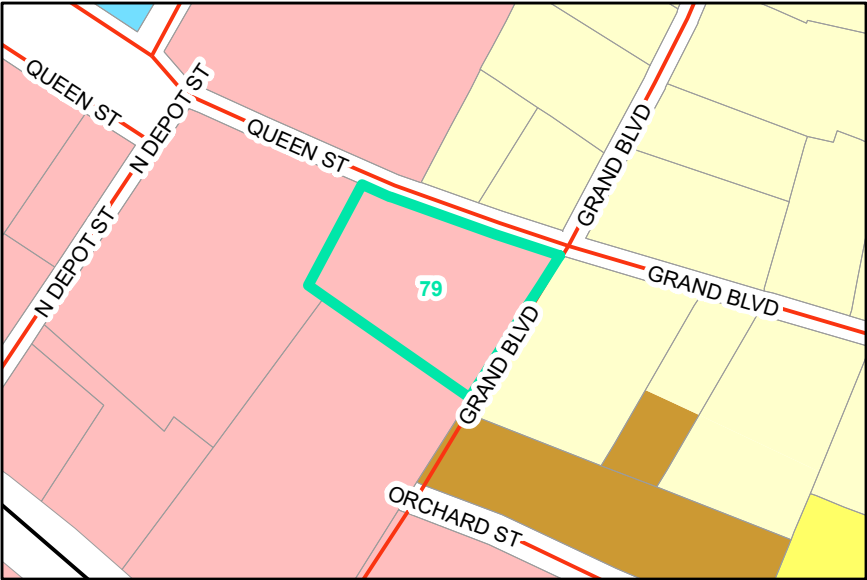


Map ID: 79
PIN: 2900-89-6350-000
Address: 171 GRAND BLVD
Property Owner: LEGAL AID OF NC INC

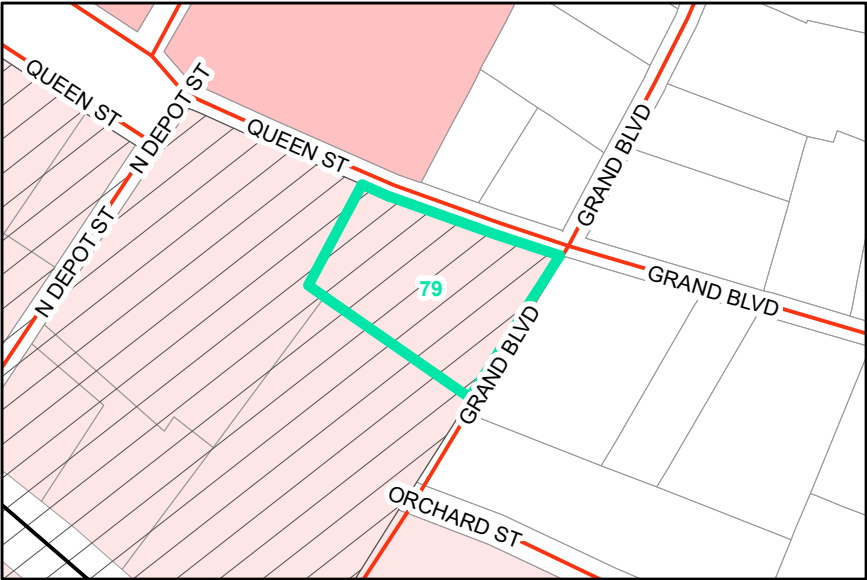
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: Yes



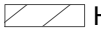
Overview



Current Zoning



Proposed Zoning

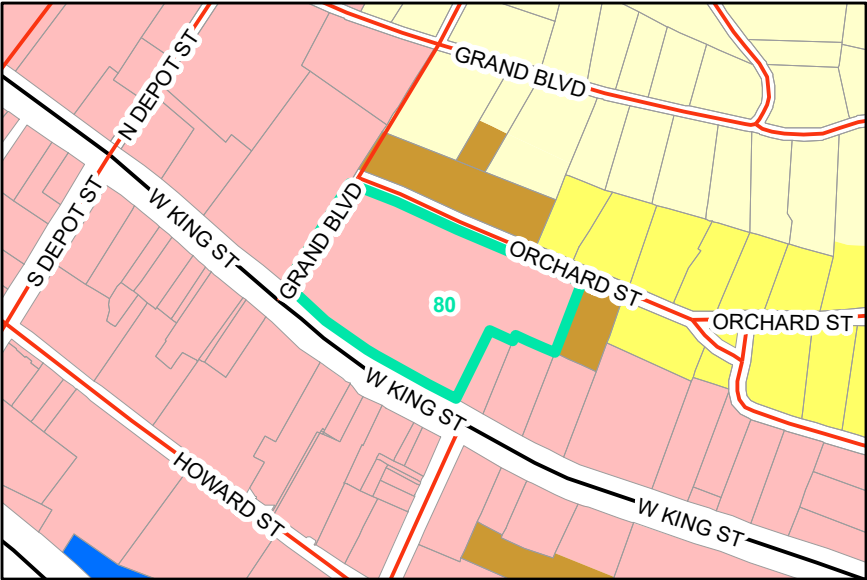


Map ID: 80
PIN: 2900-88-7977-000
Address: 116 GRAND BLVD
Property Owner: DANIEL BOONE HOMEOWNERS ASSOCIATION INC

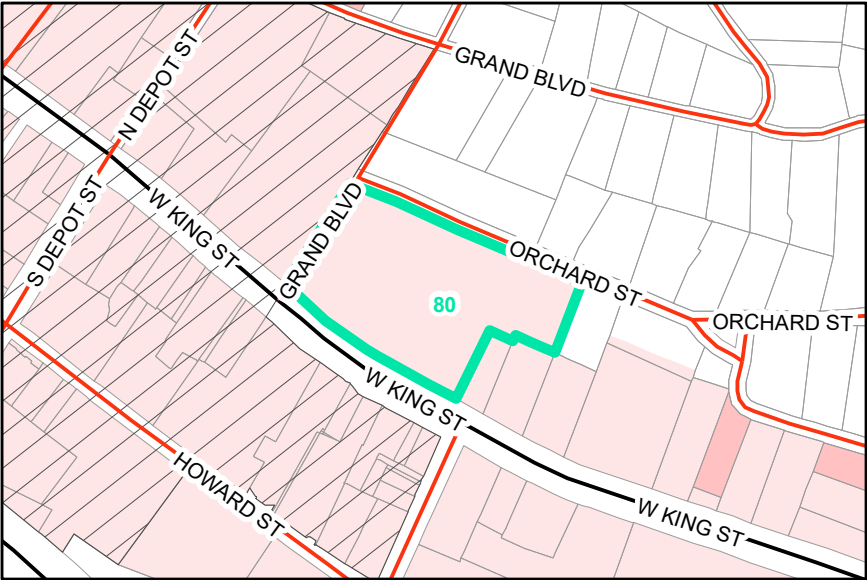
Current Zoning: B1 Central Business
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 81

PIN: 2900-88-8853-000

Address: 516 W KING ST

Property Owner: NICASTRO, ANTHONY, NICASTRO, DONNA

Current Zoning: B1 Central Business

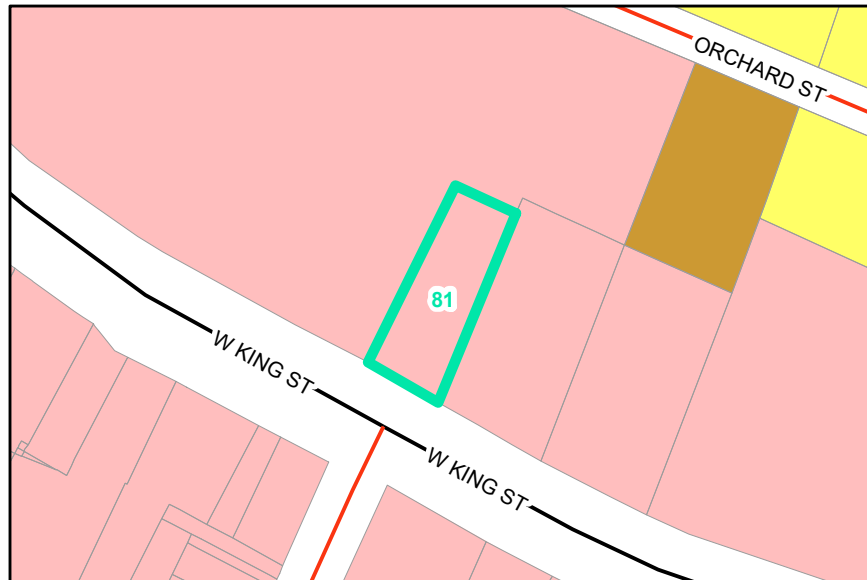
Current Use: Restaurant

Proposed Zoning: B1 Downtown Core

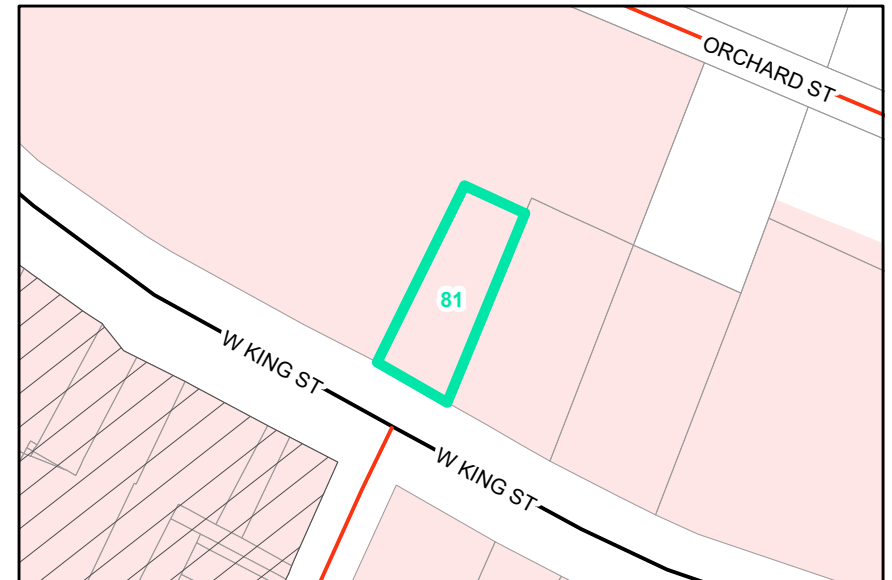
Historic District: No



Overview



Current Zoning



Proposed Zoning



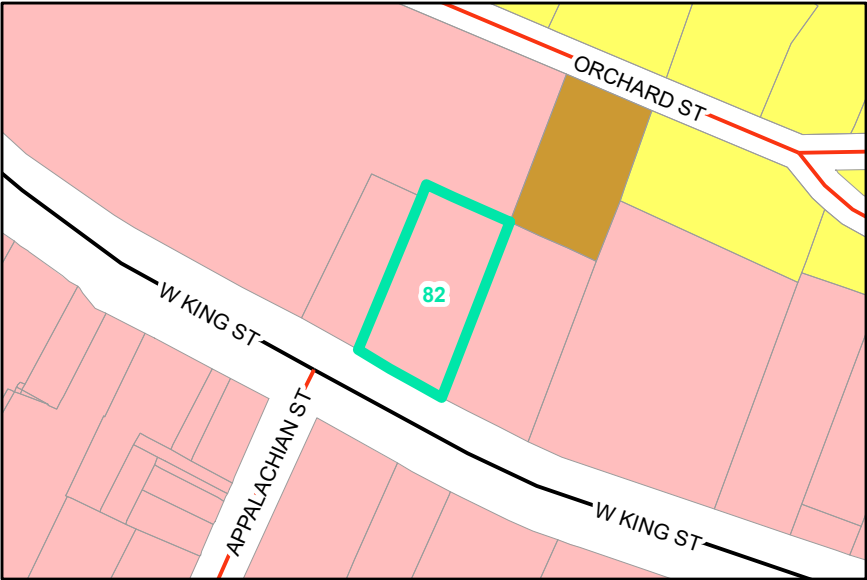
Map ID: 82
PIN: 2900-88-9800-000
Address: 506 W KING ST
Property Owner: TWO CROWS MEDICINE SHOW LLC



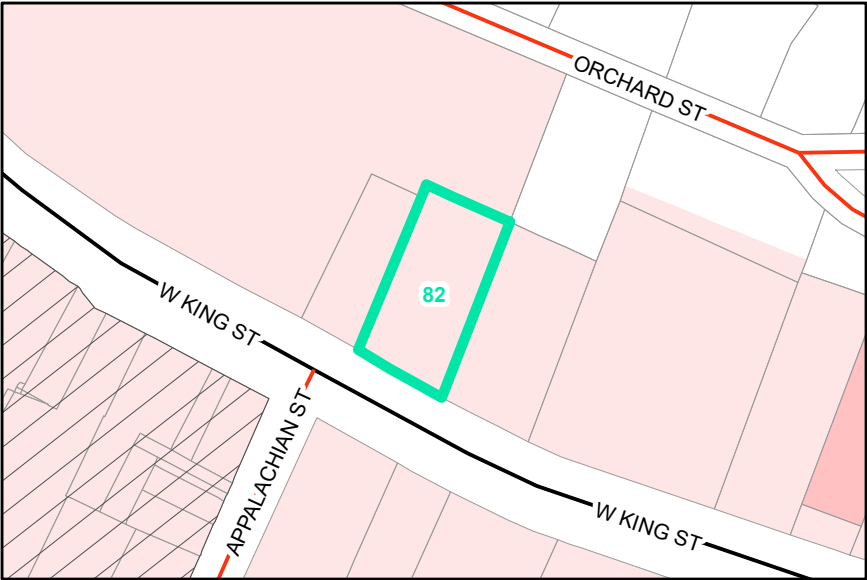
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning

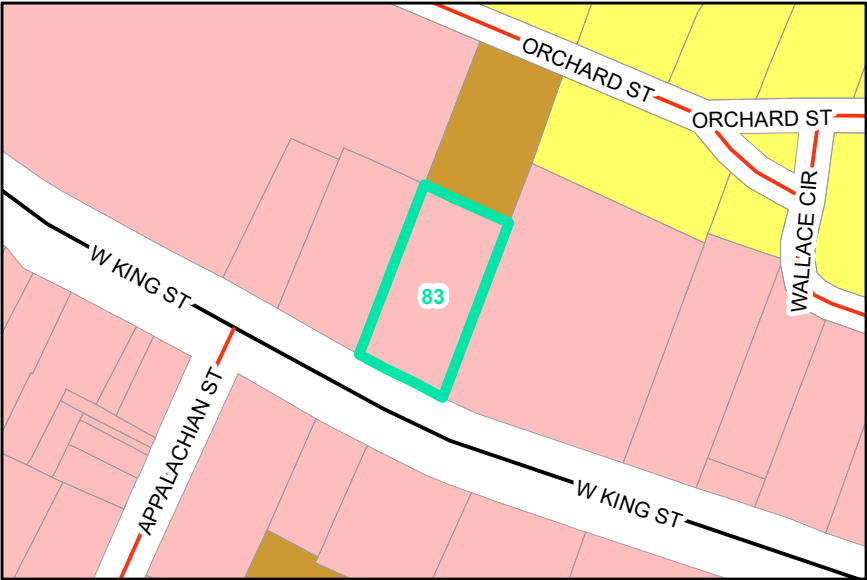


Map ID: 83
PIN: 2900-88-9767-000
Address: 494 W KING ST
Property Owner: WEST KING STREET PROPERTIES OF BOONE LLC

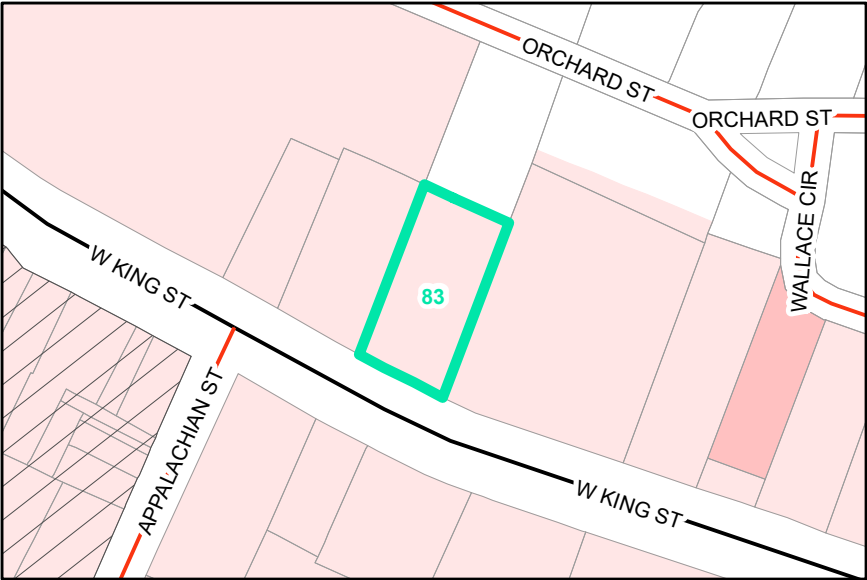
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning

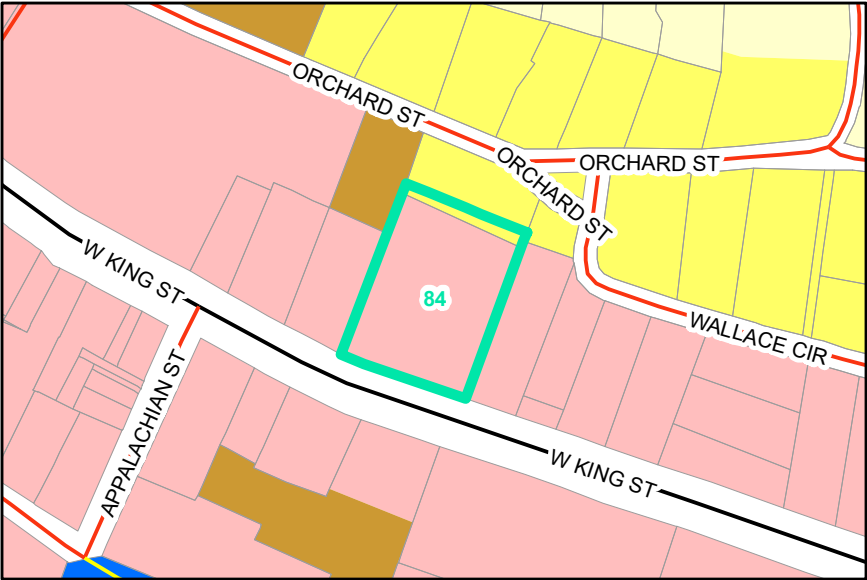


Map ID: 84
PIN: 2900-98-0786-000
Address: VACANT
Property Owner: BINGHAM FARMS II LLC

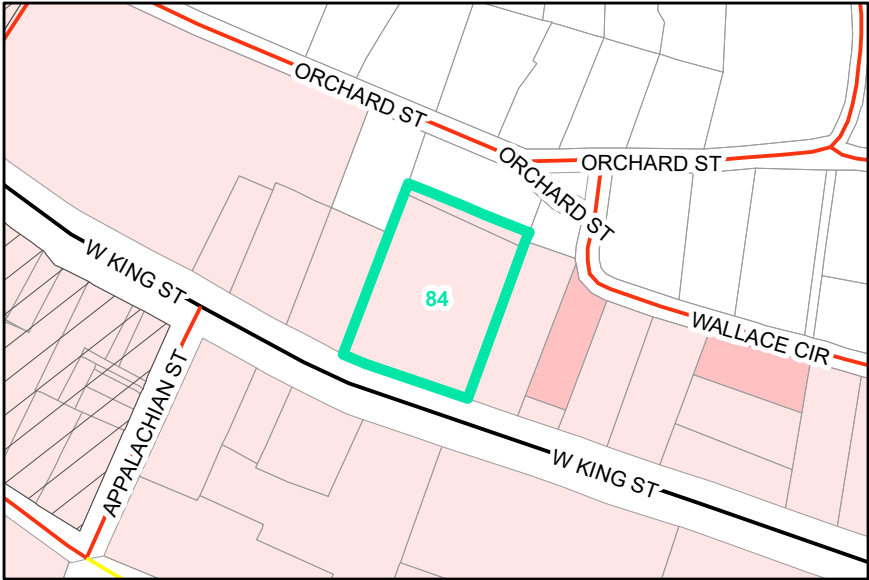
Current Zoning: B1 Central Business
Current Use: Vacant
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 85

PIN: 2900-98-1771-000

Address: 454 W KING ST

Property Owner: BUTLER, JERRY L AND PHYLLIS

Current Zoning: B1 Central Business

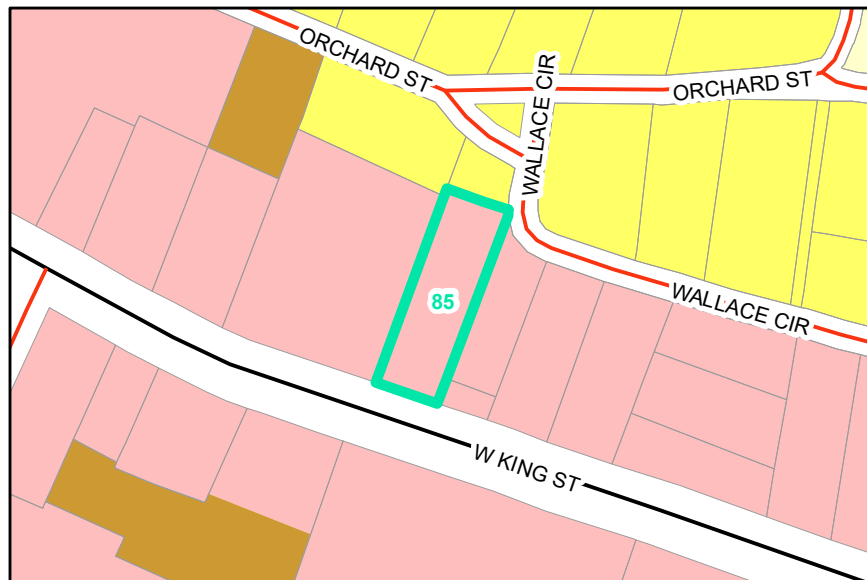
Current Use: Mixed-Use Multi-Family And Commercial

Proposed Zoning: B1 Downtown Core

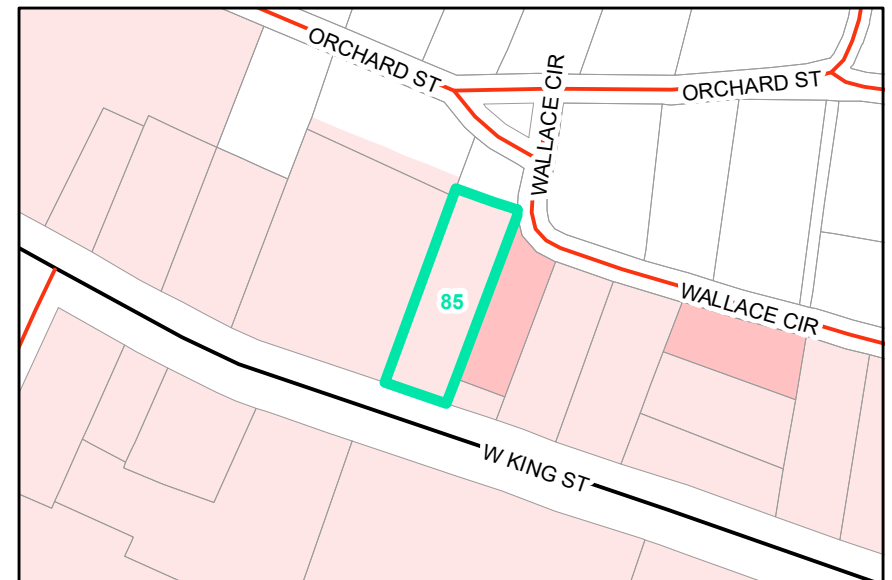
Historic District: No



Overview



Current Zoning

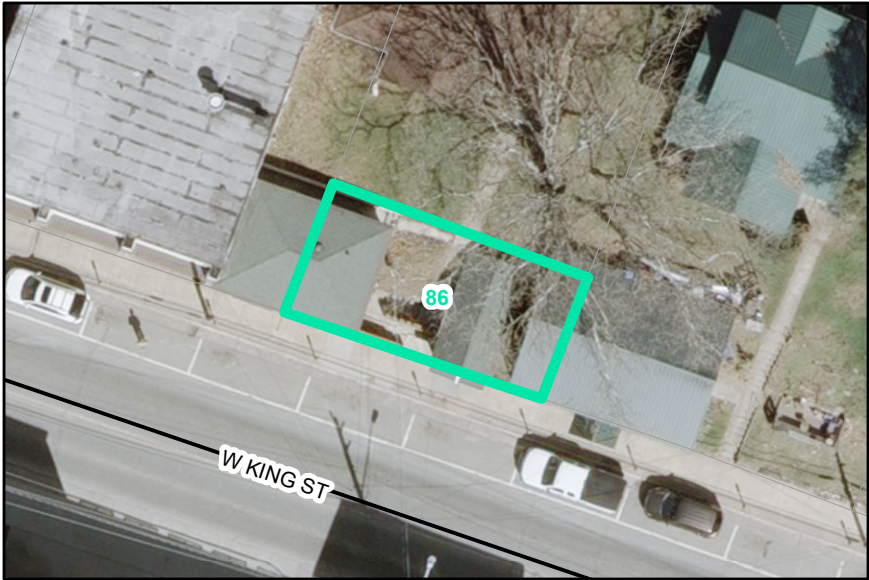


Proposed Zoning

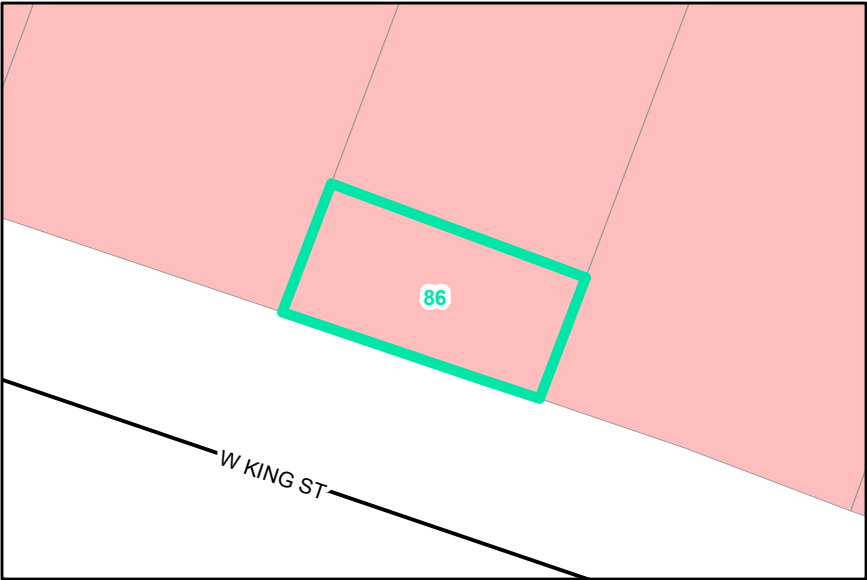
Map ID: 86
PIN: 2900-98-2601-000
Address: 444 W KING ST
Property Owner: LORD, ELSA SIEGMUND AND GEORGE R



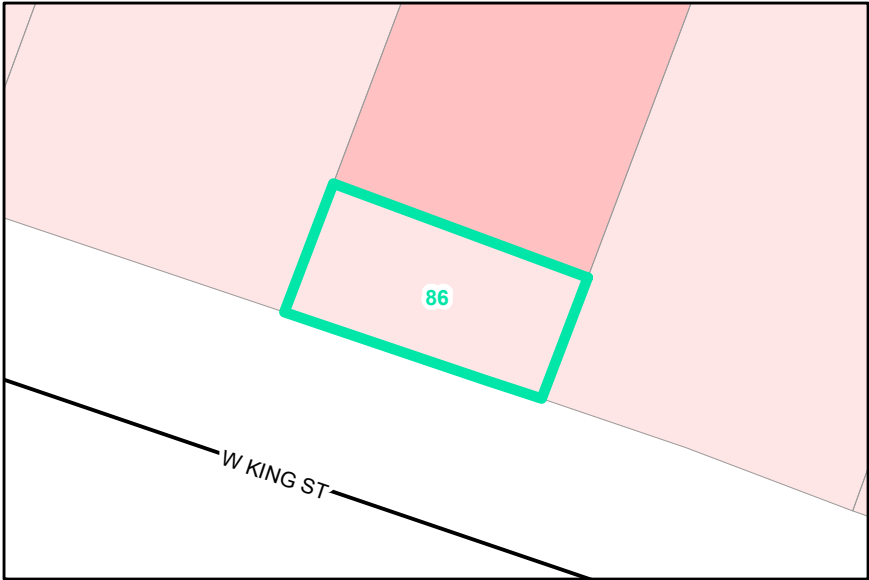
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning

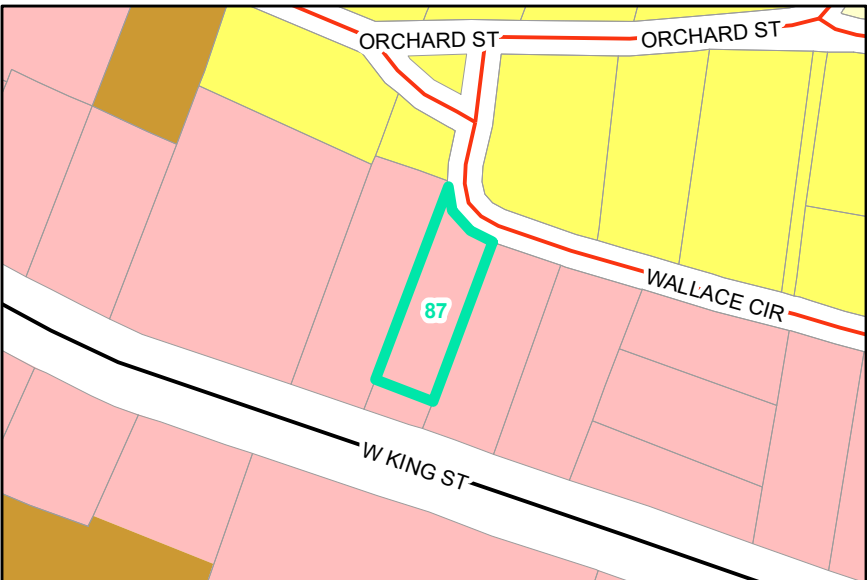


Map ID: 87
PIN: 2900-98-2639-000
Address: 446 W KING ST
Property Owner: ALBERGHINI, MARK KENT

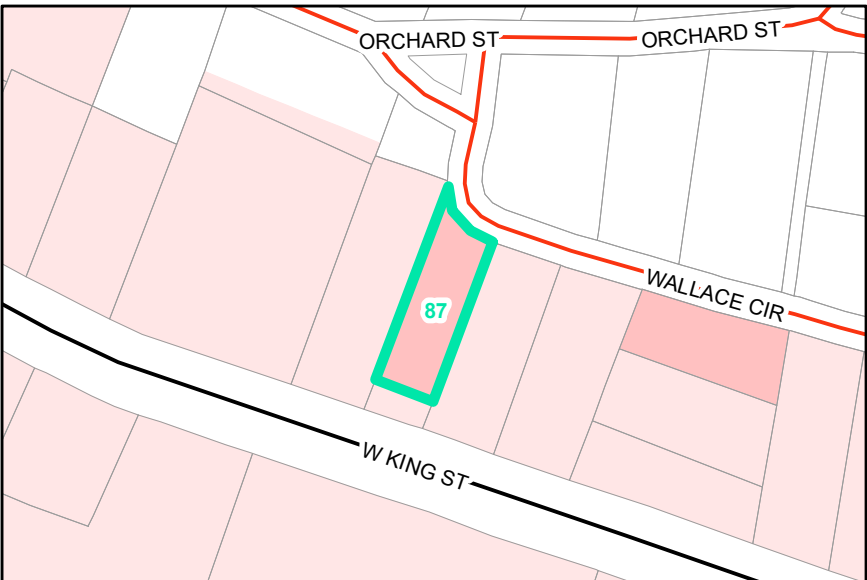
Current Zoning: B1 Central Business
Current Use: Single-Family/Two-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



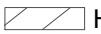
Overview



Current Zoning



Proposed Zoning

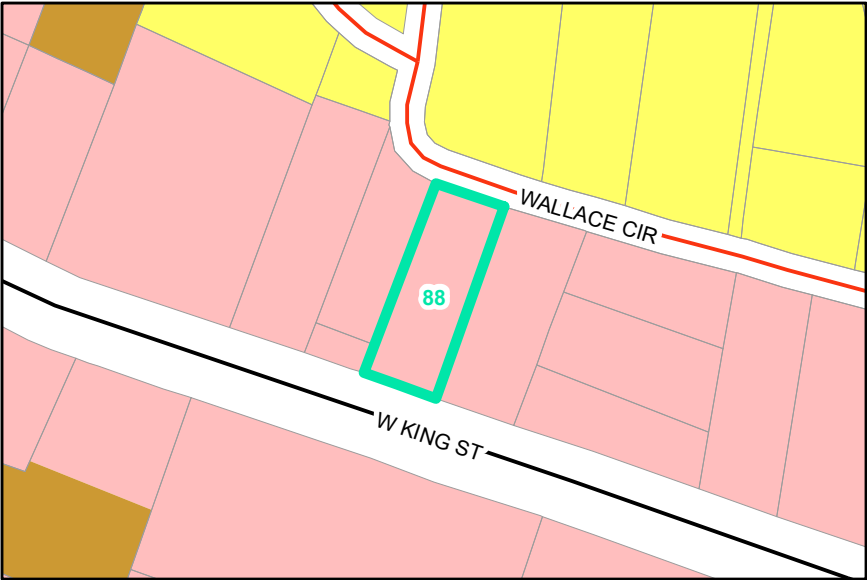


Map ID: 88
PIN: 2900-98-2677-000
Address: 434 W KING ST
Property Owner: ALBERGHINI, MARK KENT

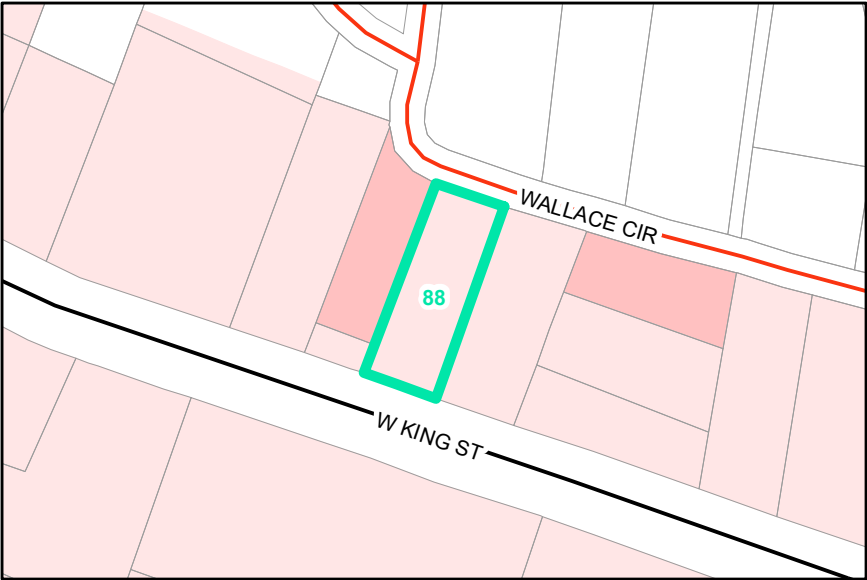
Current Zoning: B1 Central Business
Current Use: Single-Family/Two-Family
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning

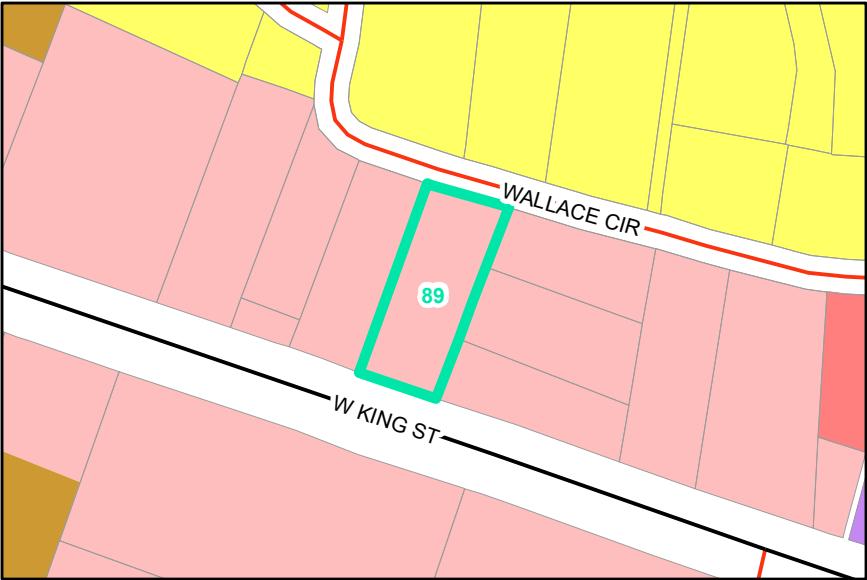


Map ID: 89
PIN: 2900-98-3635-000
Address: 412 W KING ST
Property Owner: S C AND S FUTURE,INC.

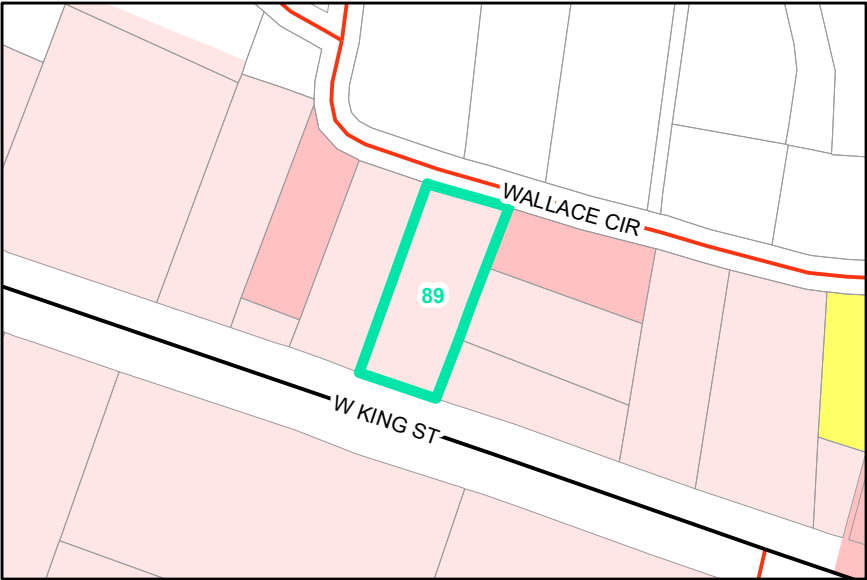
Current Zoning: B1 Central Business
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 90

PIN: 2900-98-3597-000

Address: 400 W KING ST

Property Owner: S C AND S FUTURE, INC.

Current Zoning: B1 Central Business

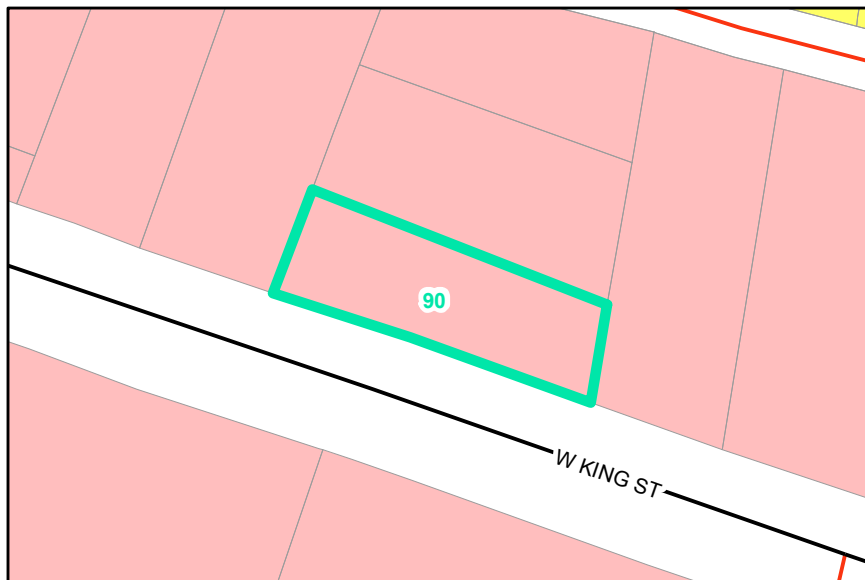
Current Use: Multi-Family

Proposed Zoning: B1 Downtown Core

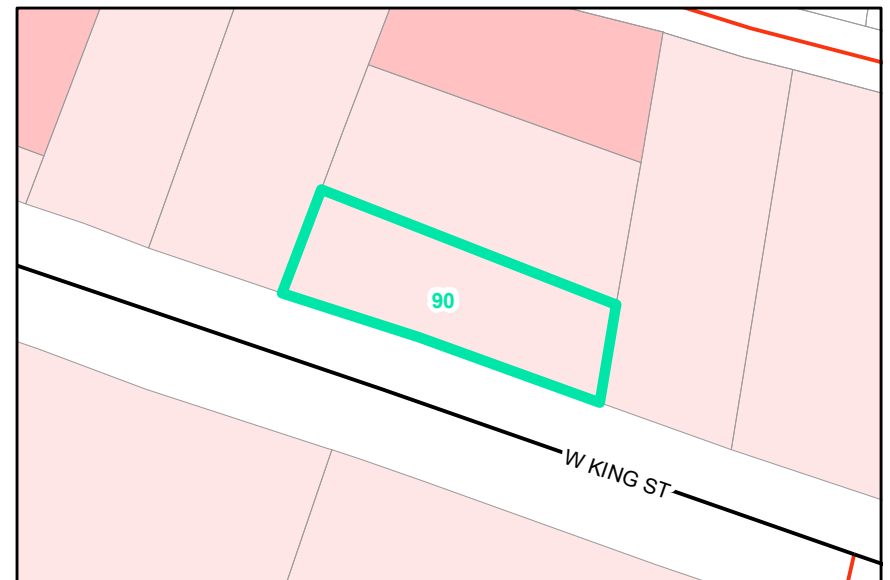
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 91

PIN: 2900-98-4611-000

Address: 402 W KING ST

Property Owner: S C AND S FUTURE, INC.

Current Zoning: B1 Central Business

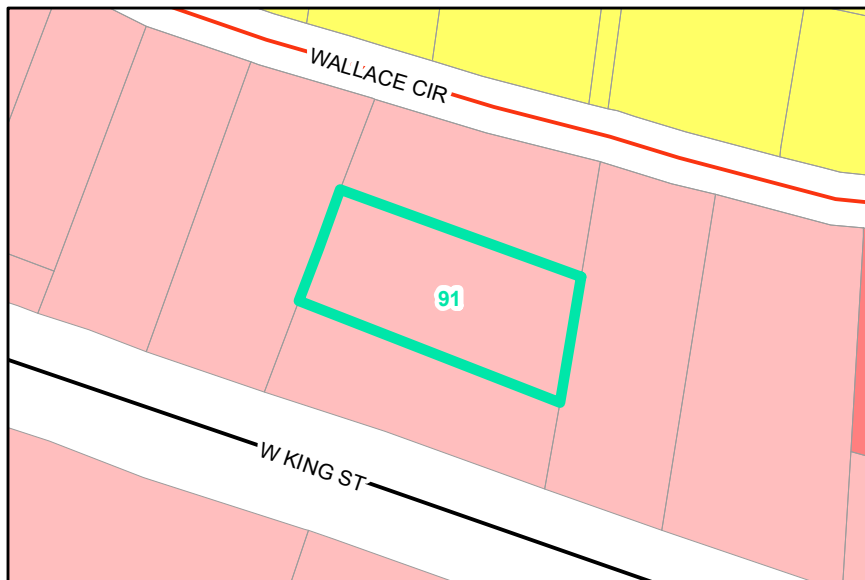
Current Use: Multi-Family

Proposed Zoning: B1 Downtown Core

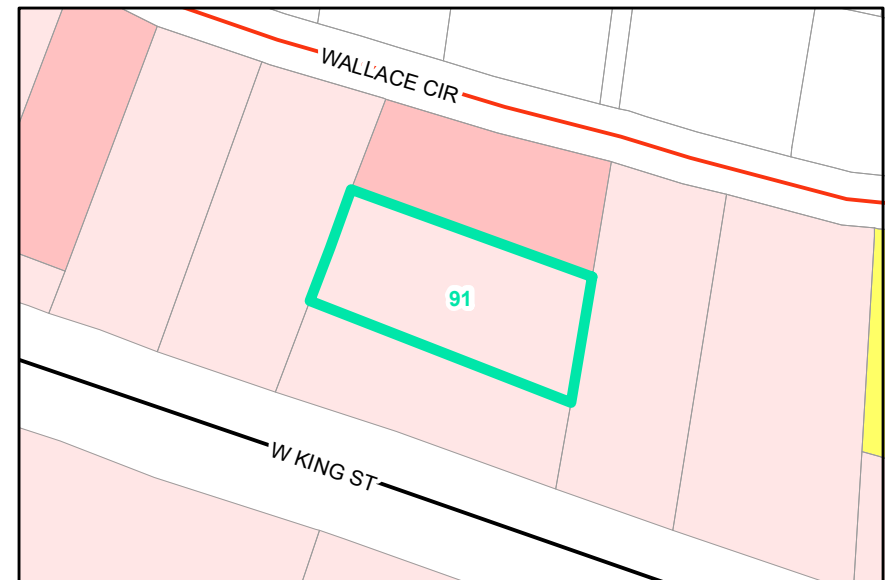
Historic District: No



Overview



Current Zoning



Proposed Zoning

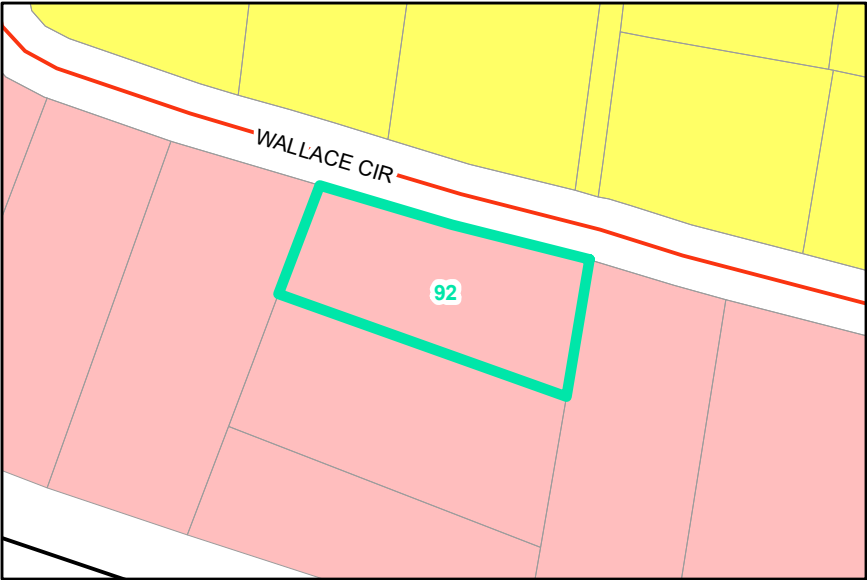


Map ID: 92
PIN: 2900-98-4637-000
Address: 271 WALLACE CIR
Property Owner: S C AND S FUTURE,INC.

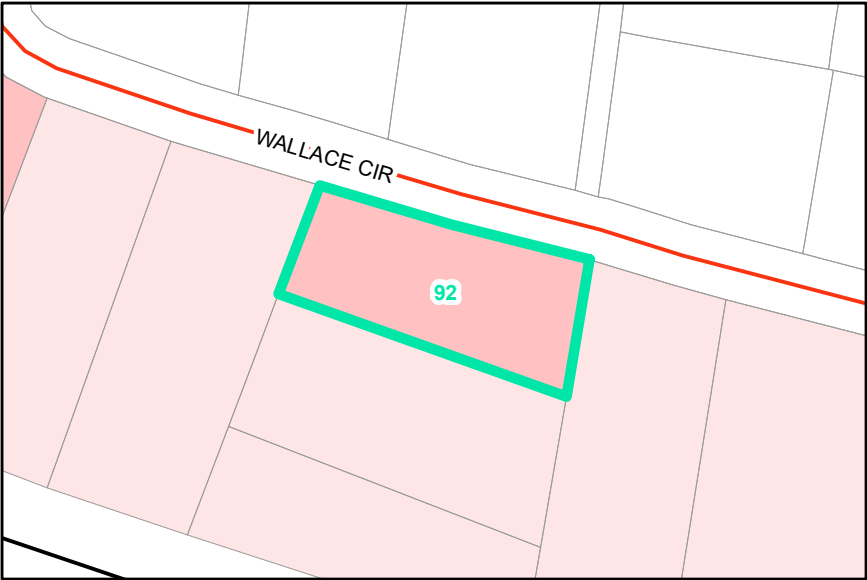
Current Zoning: B1 Central Business
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



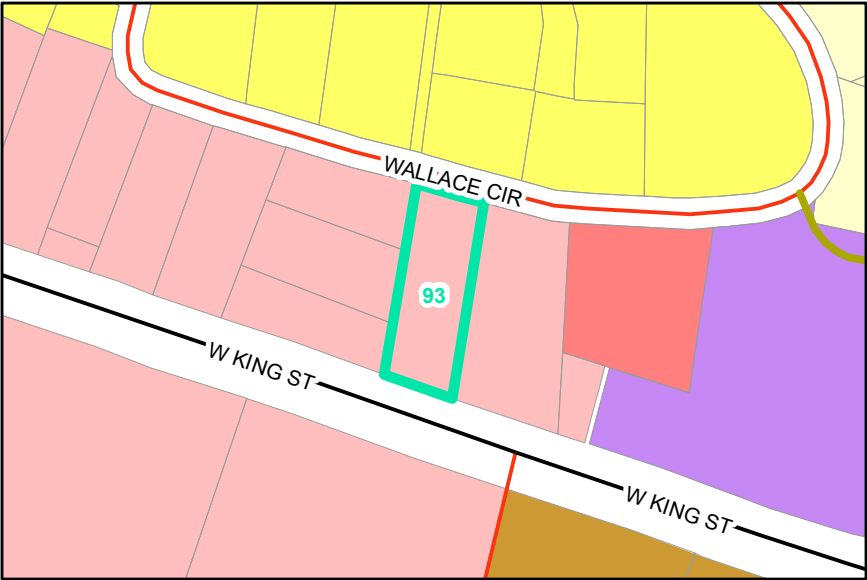
Map ID: 93
PIN: 2900-98-5519-000
Address: 380/392 W KING ST
Property Owner: S C AND S FUTURE,INC.



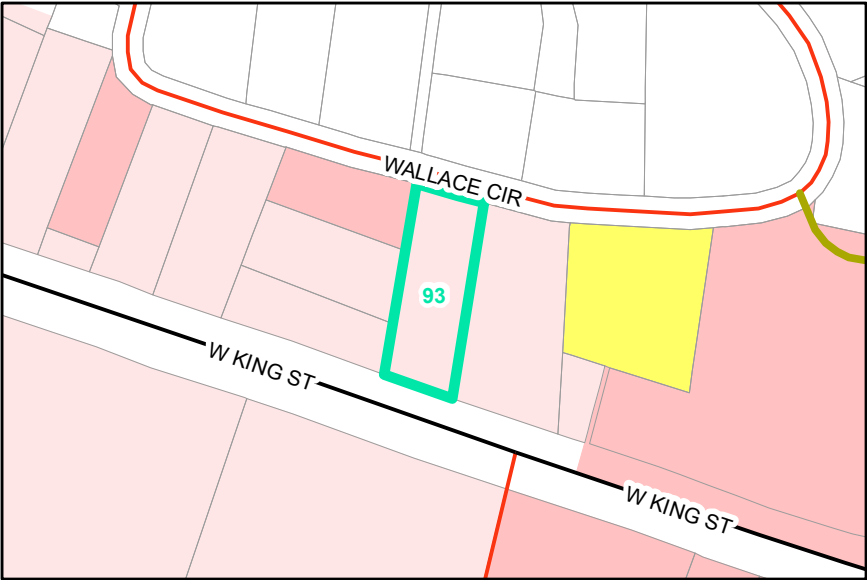
Current Zoning: B1 Central Business
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning

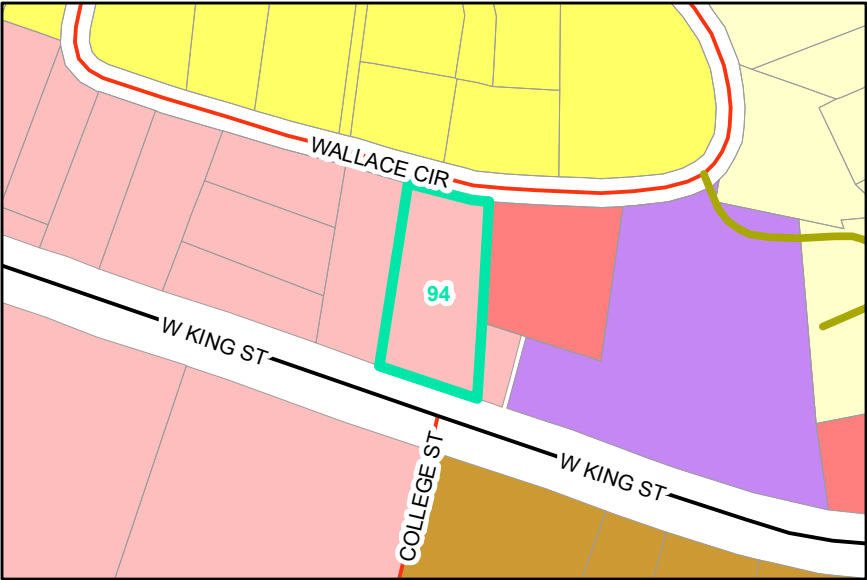


Map ID: 94
PIN: 2900-98-5587-000
Address: 362 W KING ST
Property Owner: MURRAY, MORGAN WYNNE-VANDYKE

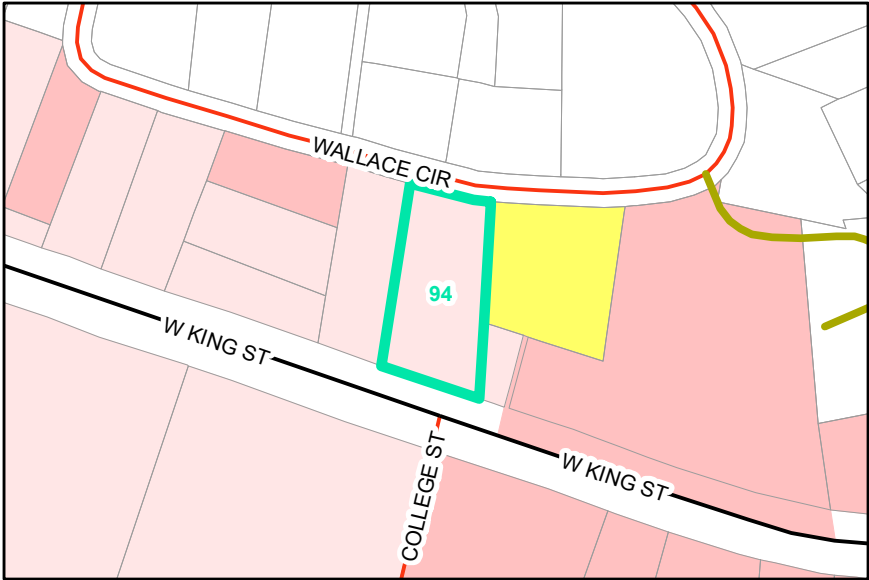
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning

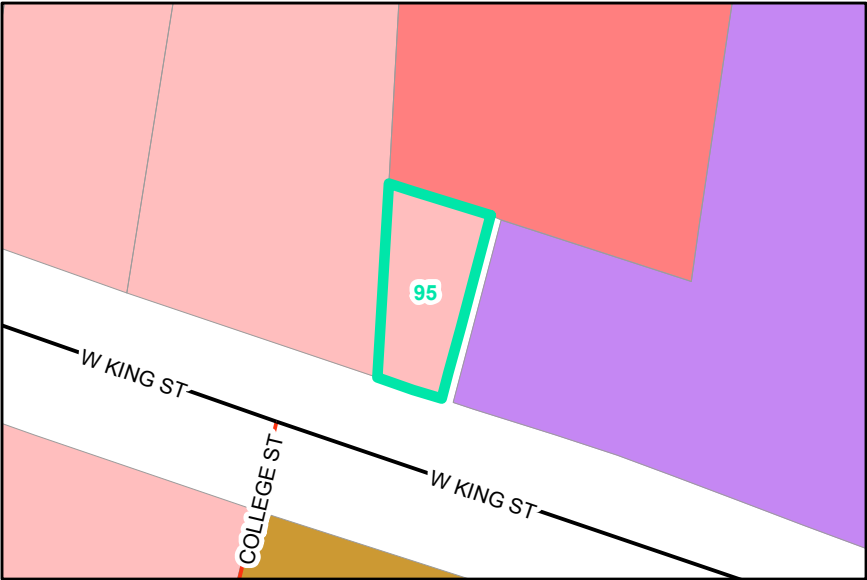


Map ID: 95
PIN: 2900-98-6550-000
Address: 352 W KING ST
Property Owner: BLUE DEER PROPERTIES, LLC

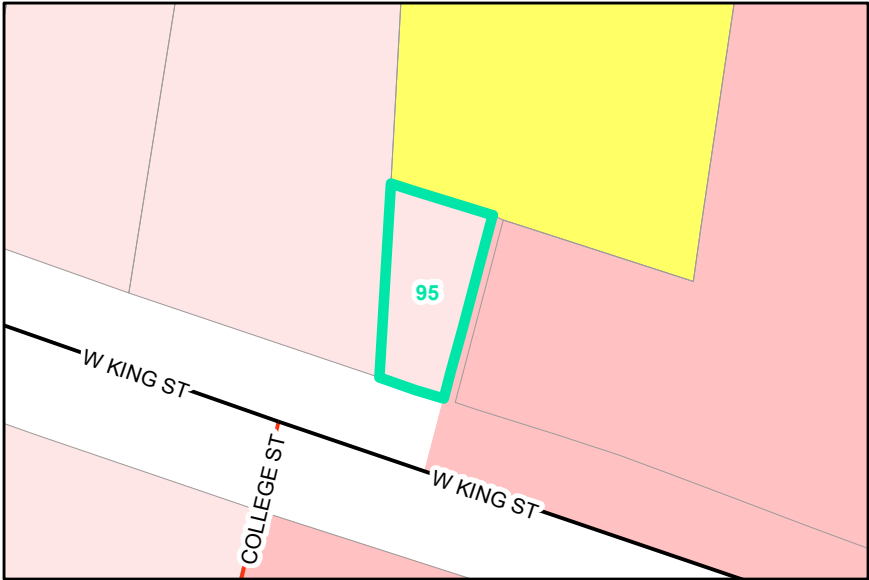
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning

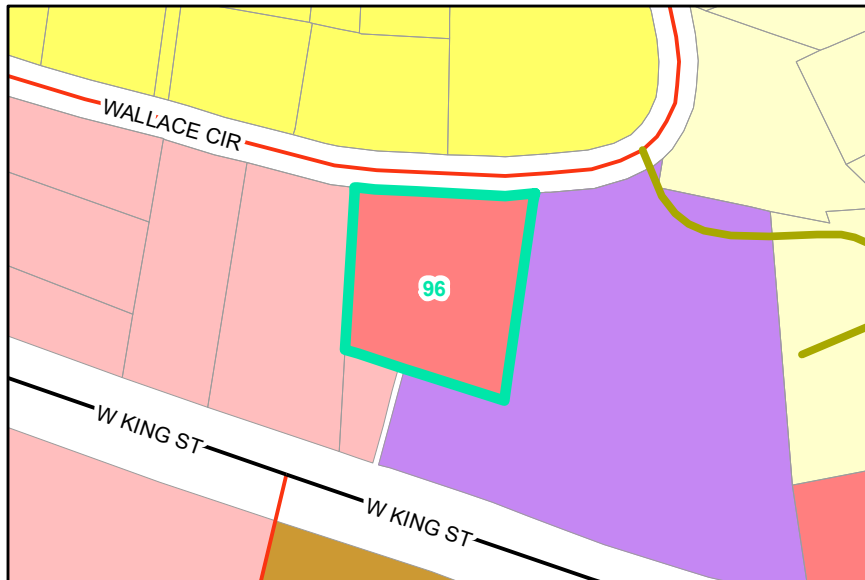


Map ID: 96
PIN: 2900-98-7519-000
Address: 215 WALLACE CIR
Property Owner: TURNER, MARSHA H

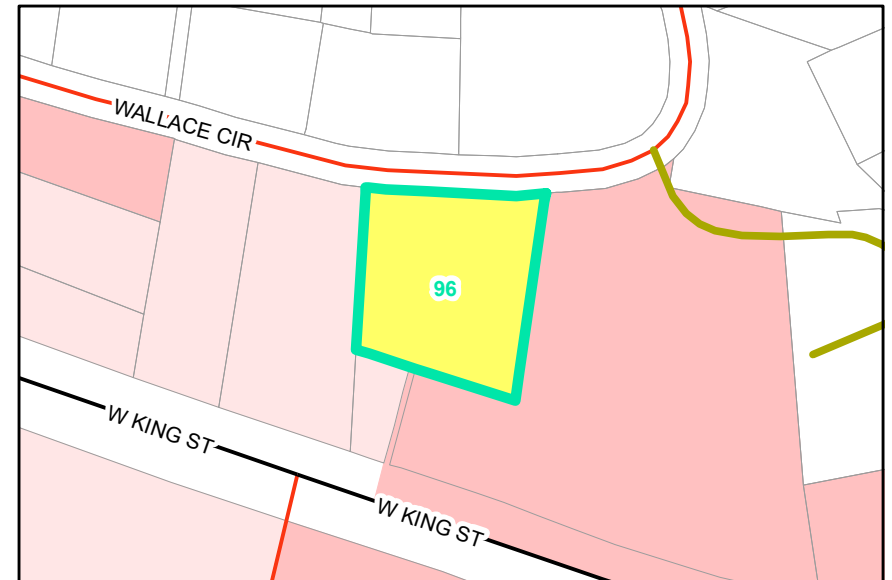
Current Zoning: B2 Neighborhood Business
Current Use: Single-Family/Two-Family
Proposed Zoning: R1A
Historic District: No



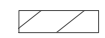
Overview



Current Zoning



Proposed Zoning

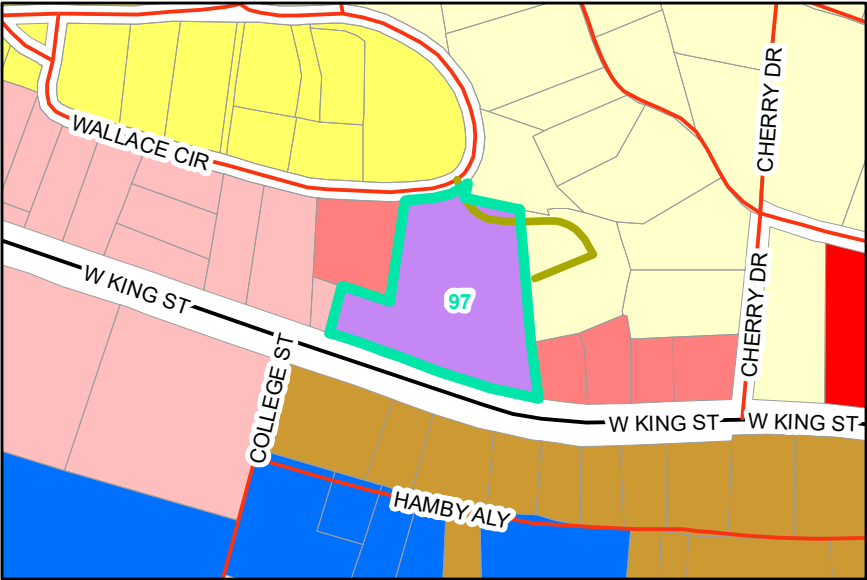


Map ID: 97
PIN: 2900-98-9507-000
Address: 330 W KING ST
Property Owner: KING AND COLLEGE, LLC

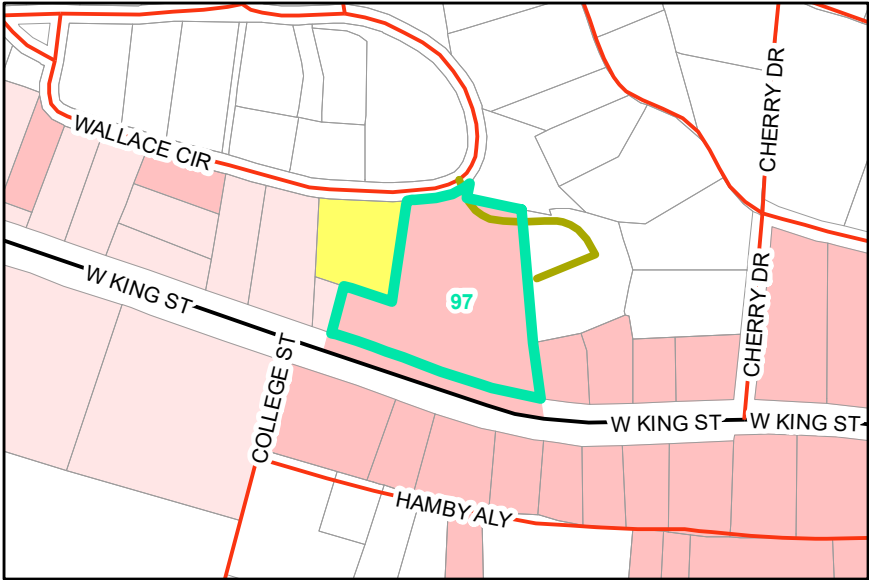
Current Zoning: PD Planned Development
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

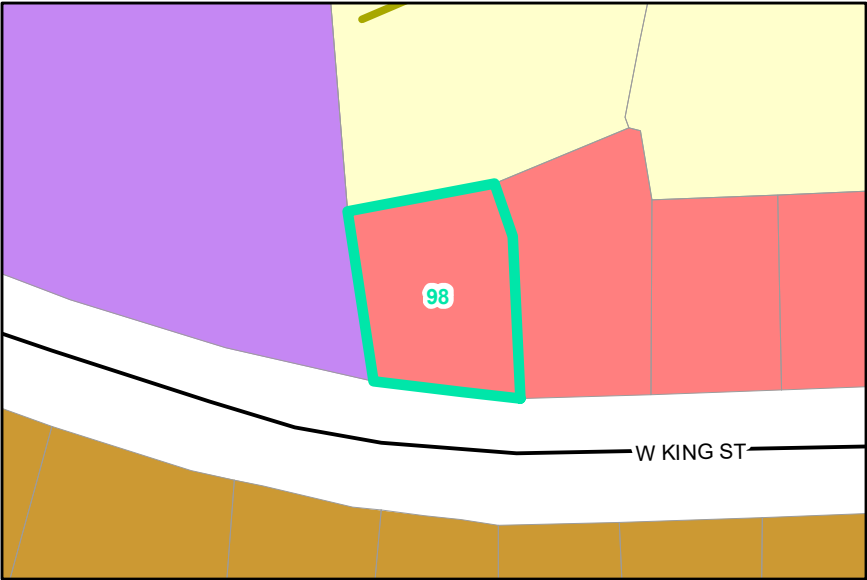


Map ID: 98
PIN: 2900-98-9471-000
Address: 284 W KING ST
Property Owner: SLADE, J DANIEL

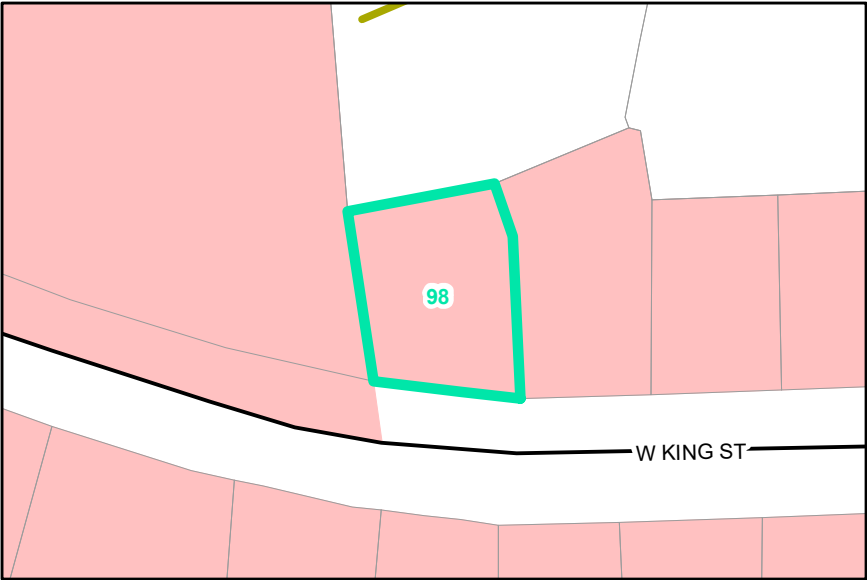
Current Zoning: B2 Neighborhood Business
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

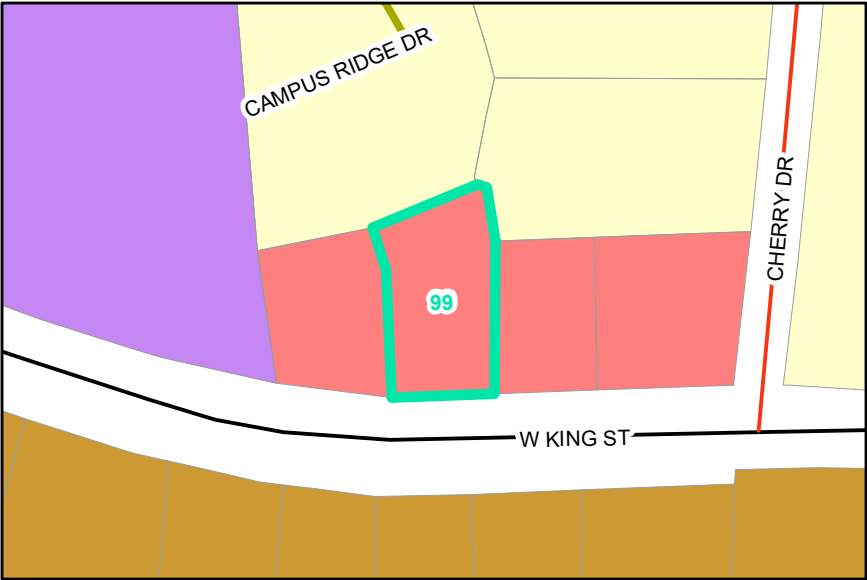


Map ID: 99
PIN: 2910-08-0460-000
Address: 270 W KING ST
Property Owner: LOVIN, JOHN FULTON,LOVIN, DENISE GLASSMAN

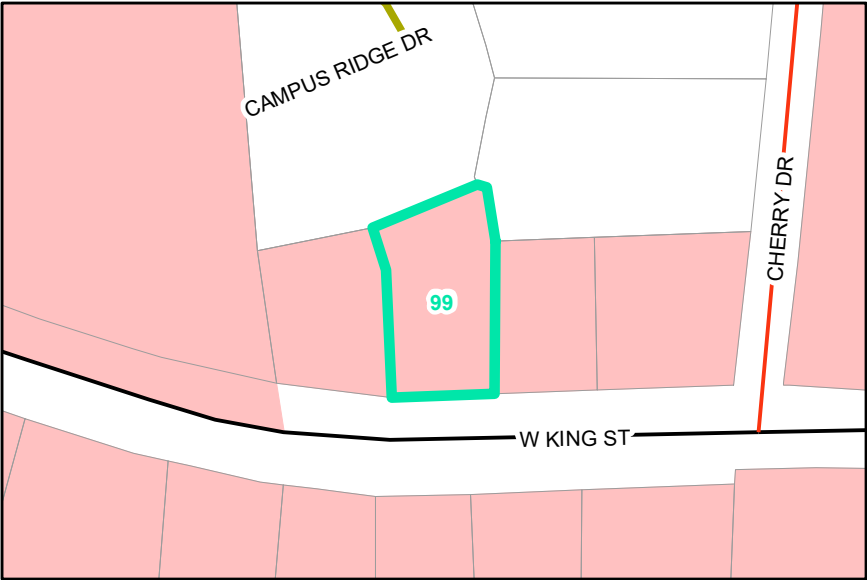
Current Zoning: B2 Neighborhood Business
Current Use: Other
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

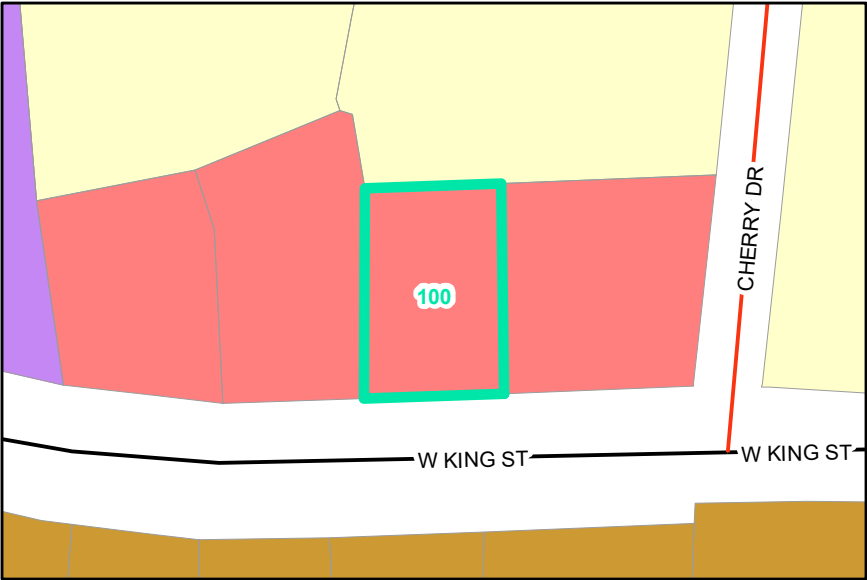


Map ID: 100
PIN: 2910-08-1329-000
Address: 256 W KING ST
Property Owner: WHISENANT, DALE,WHISENANT, MARY E

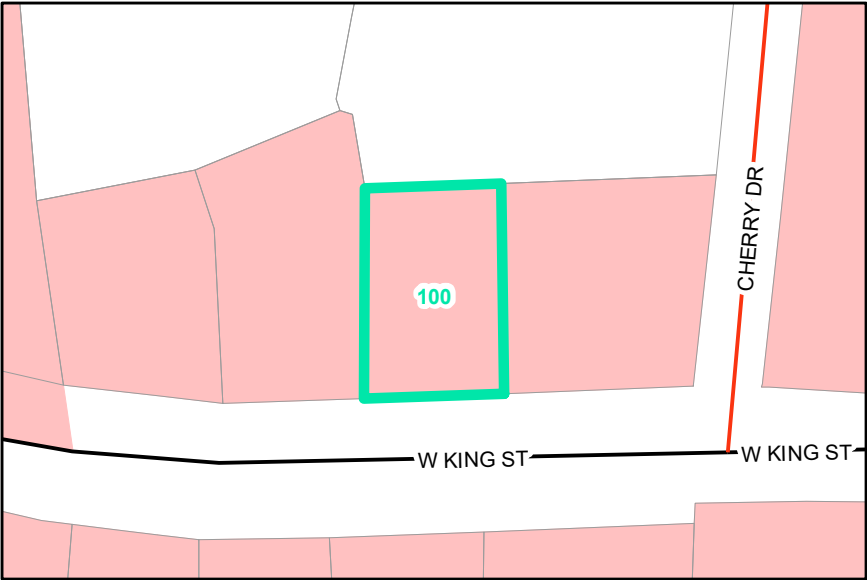
Current Zoning: B2 Neighborhood Business
Current Use: Vacant
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

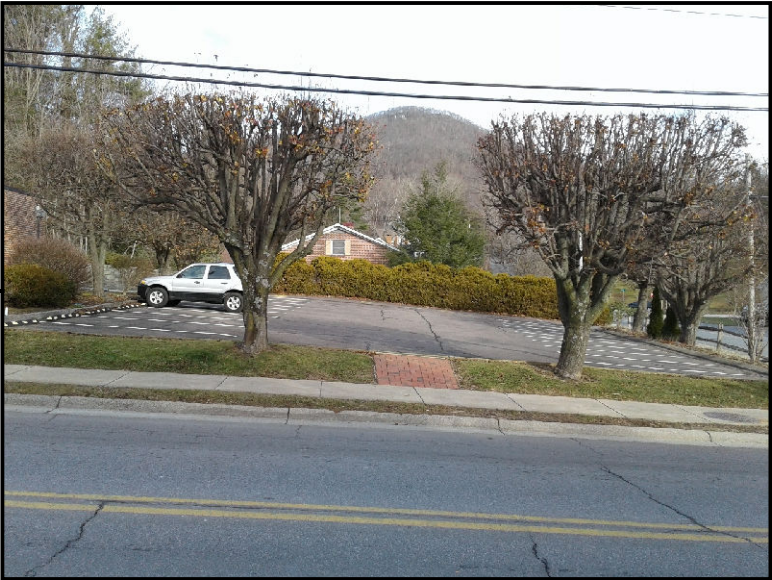


Proposed Zoning

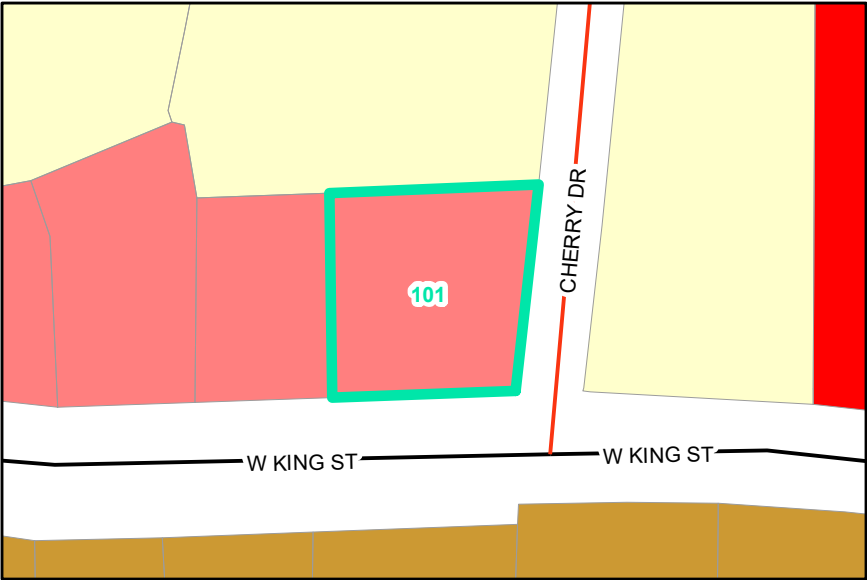


Map ID: 101
PIN: 2910-08-1490-000
Address:
Property Owner: WHISENANT, DALE S

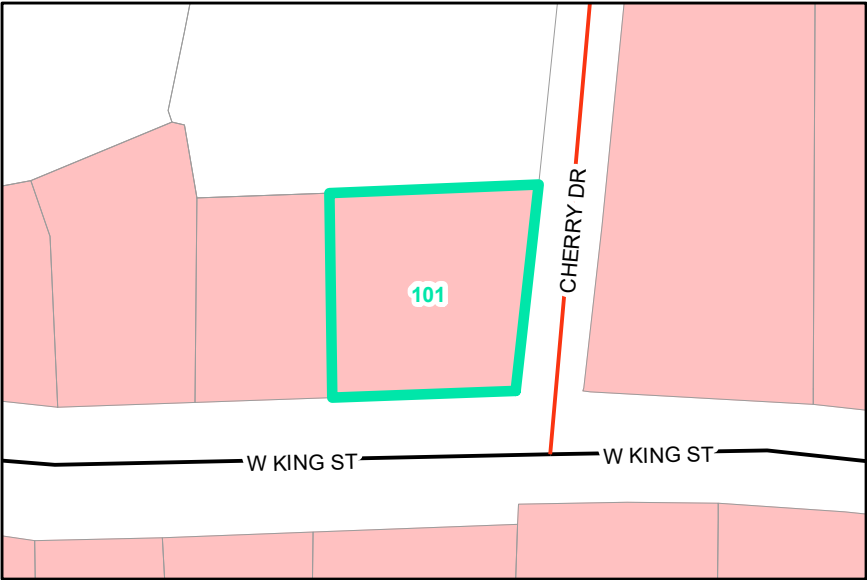
Current Zoning: B2 Neighborhood Business
Current Use: Parking
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

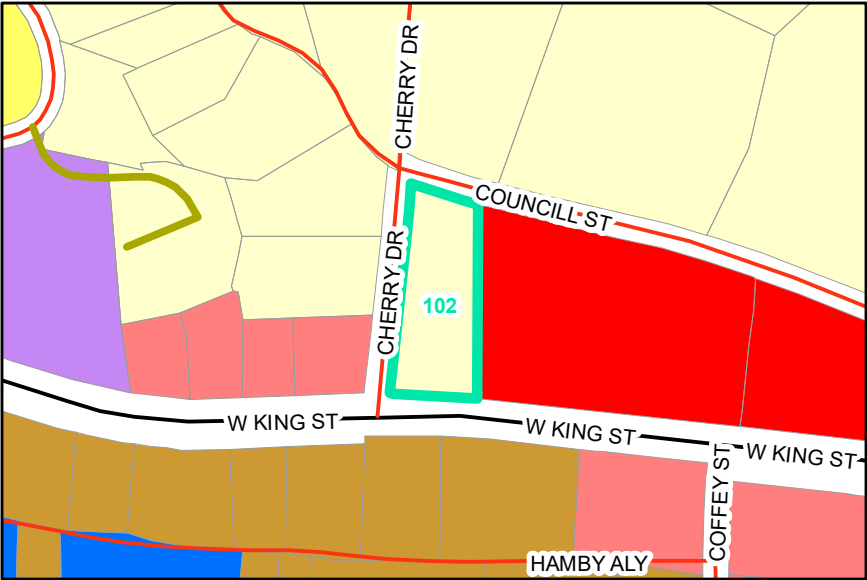


Map ID: 102
PIN: 2910-08-3427-000
Address: 220 W KING ST
Property Owner: ADVENT CHRISTIAN CHURCH

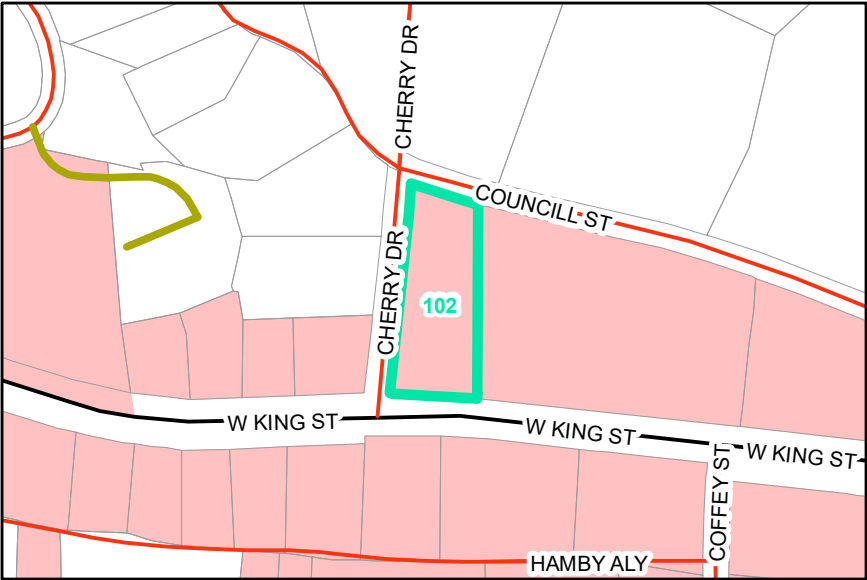
Current Zoning: R1 Single Family Residential
Current Use: Religious Assembly
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 103

PIN: 2910-08-5424-000

Address: 178/202 W KING ST

Property Owner: SOFIELD CHILDREN'S LIMITED PARTNERSHIP

Current Zoning: B3 General Business

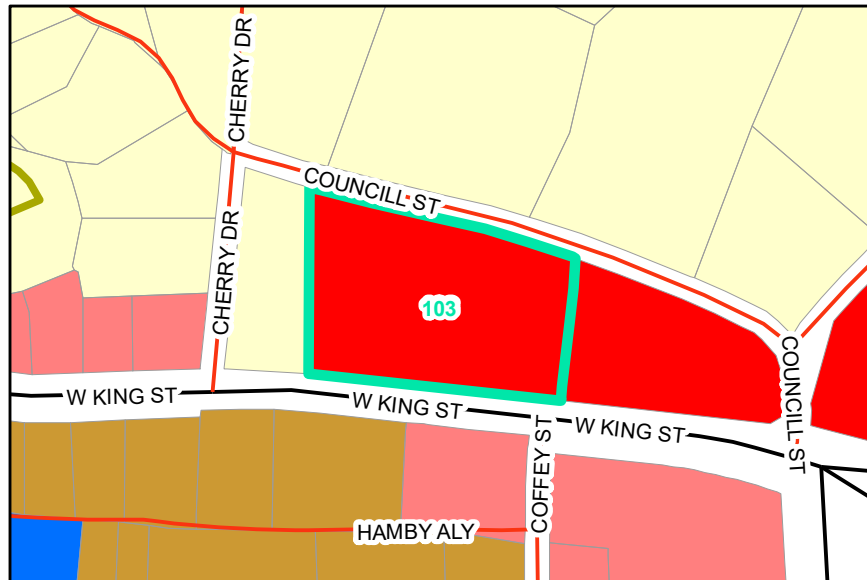
Current Use: Retail

Proposed Zoning: B1 Downtown Interface

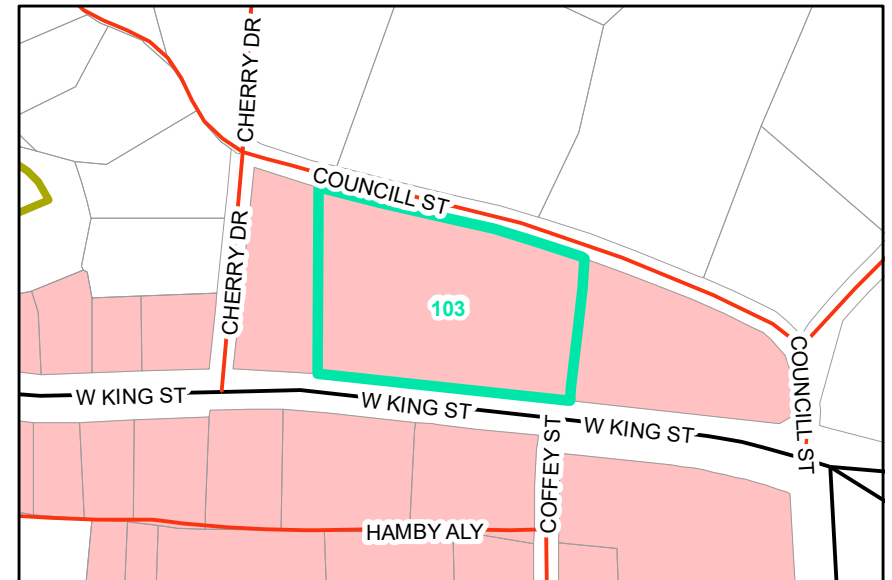
Historic District: No



Overview



Current Zoning

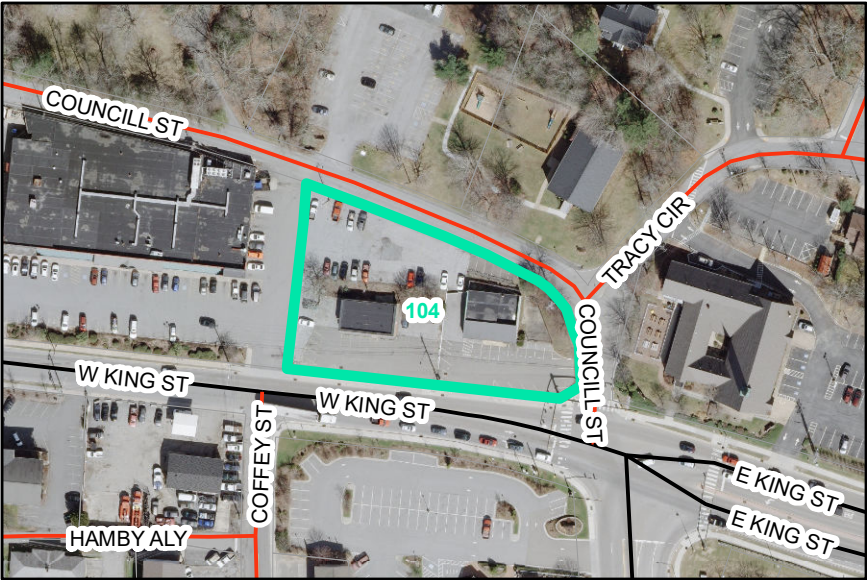


Proposed Zoning

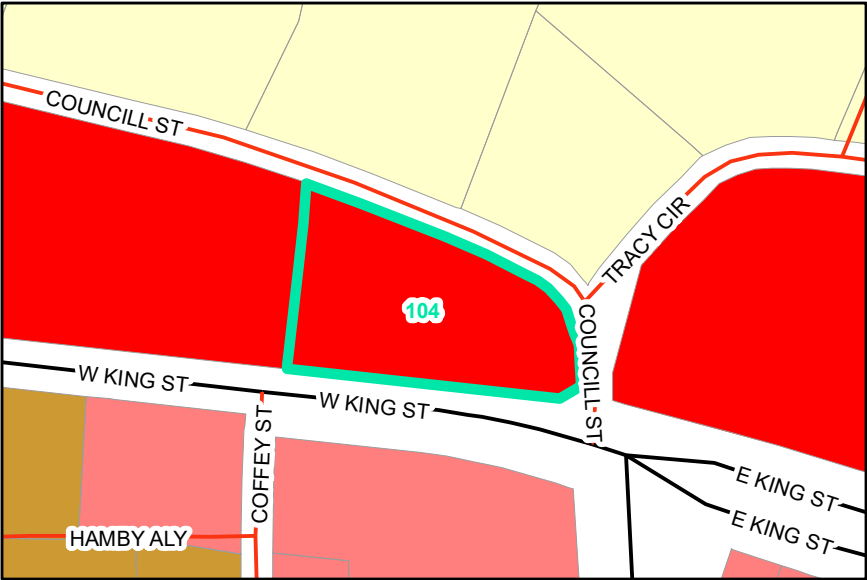


Map ID: 104
PIN: 2910-08-8308-000
Address: 116 W KING ST
Property Owner: SOFIELD CHILDREN'S LIMITED PARTNERSHIP

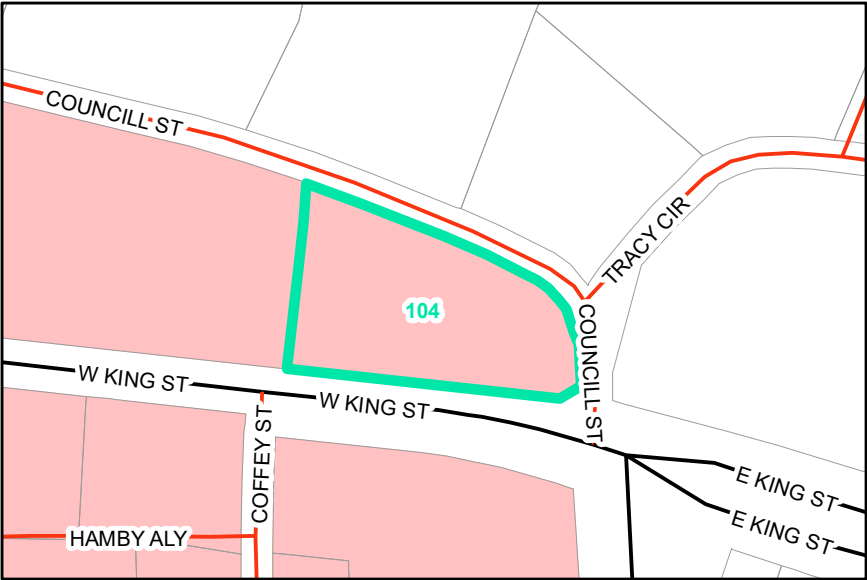
Current Zoning: B3 General Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Interface
Historic District: No



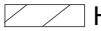
Overview



Current Zoning

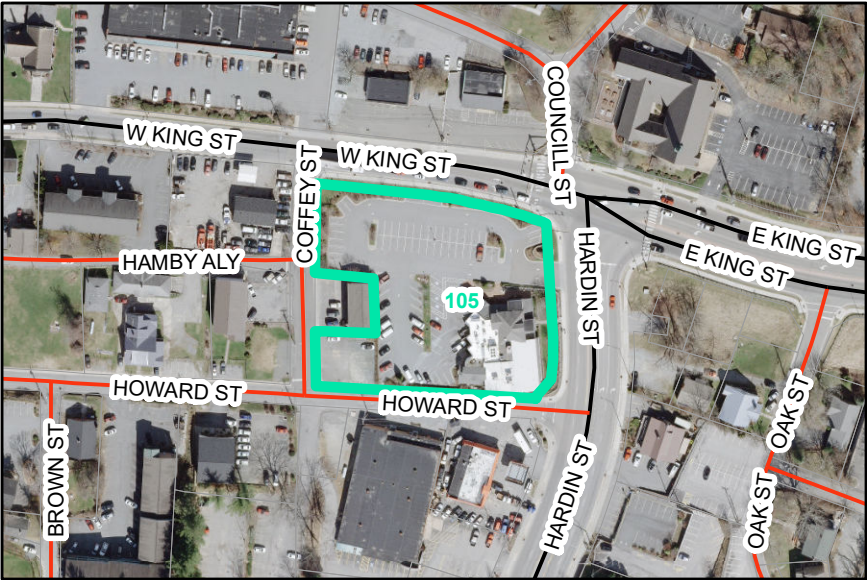


Proposed Zoning

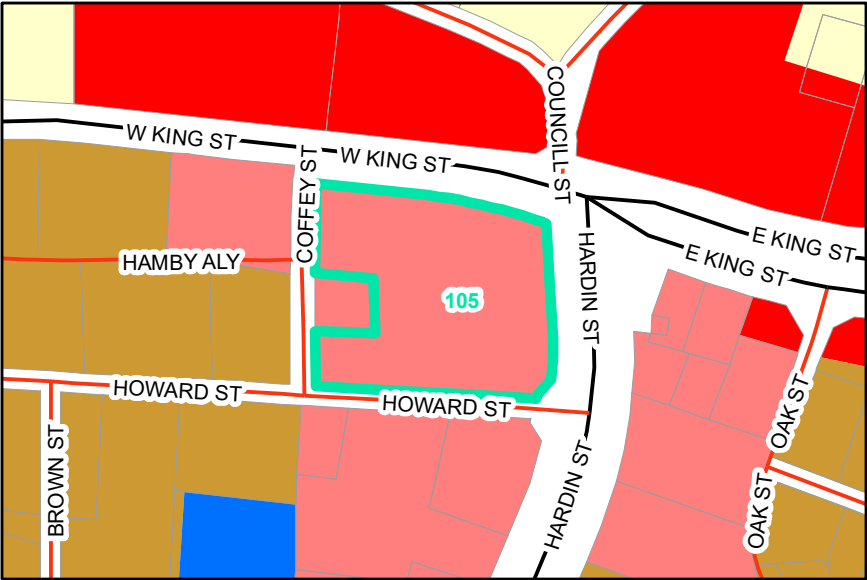


Map ID: 105
PIN: 2910-08-8198-000
Address: 130 HARDIN ST
Property Owner: DAN'L BOONE INN OF BOONE INC

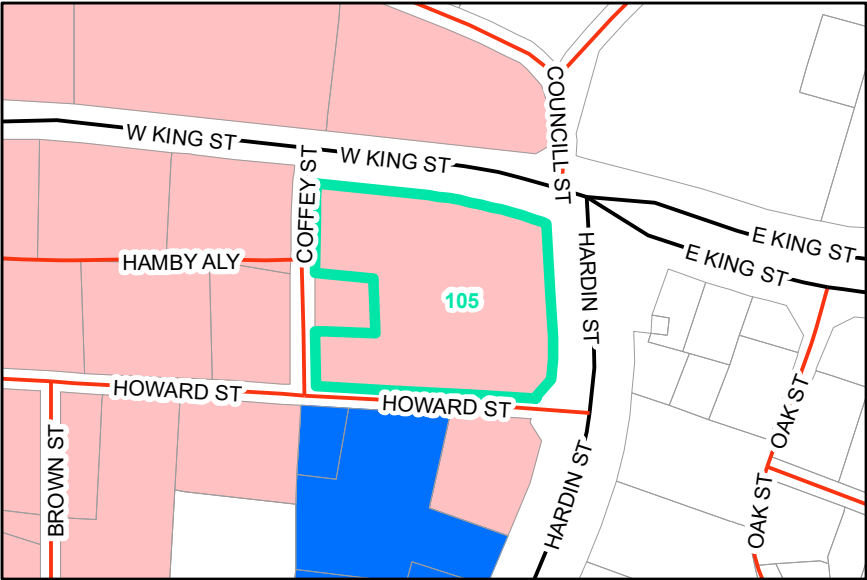
Current Zoning: B2 Neighborhood Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

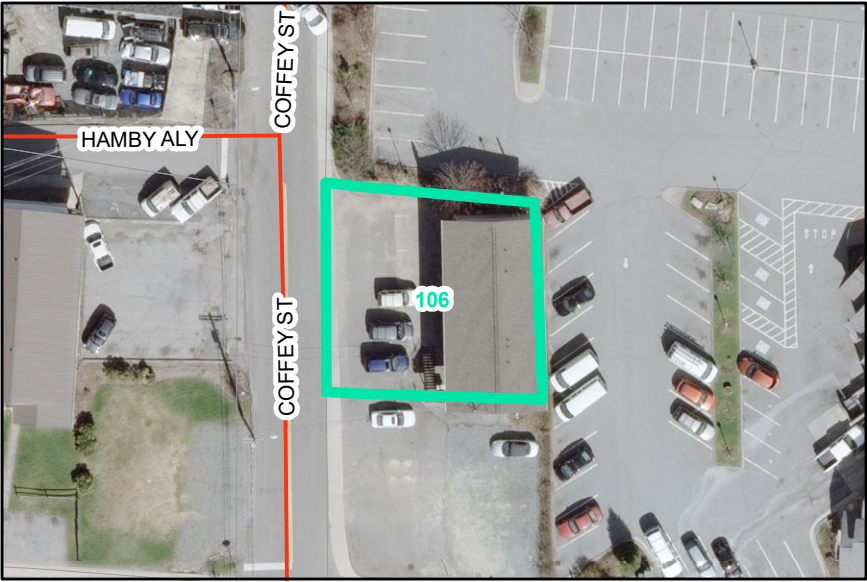


Proposed Zoning

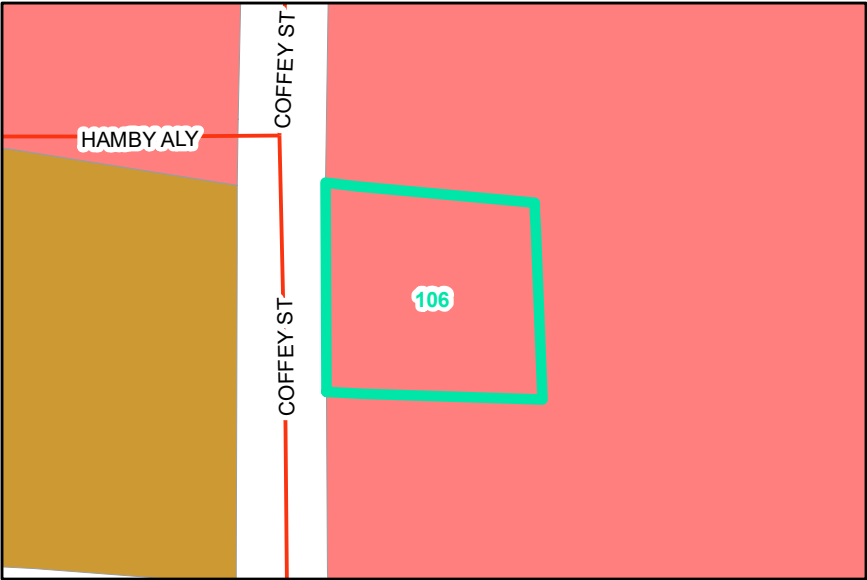


Map ID: 106
PIN: 2910-08-7100-000
Address: 135 COFFEY ST
Property Owner: FOUR SEASONS APARTMENTS, INC

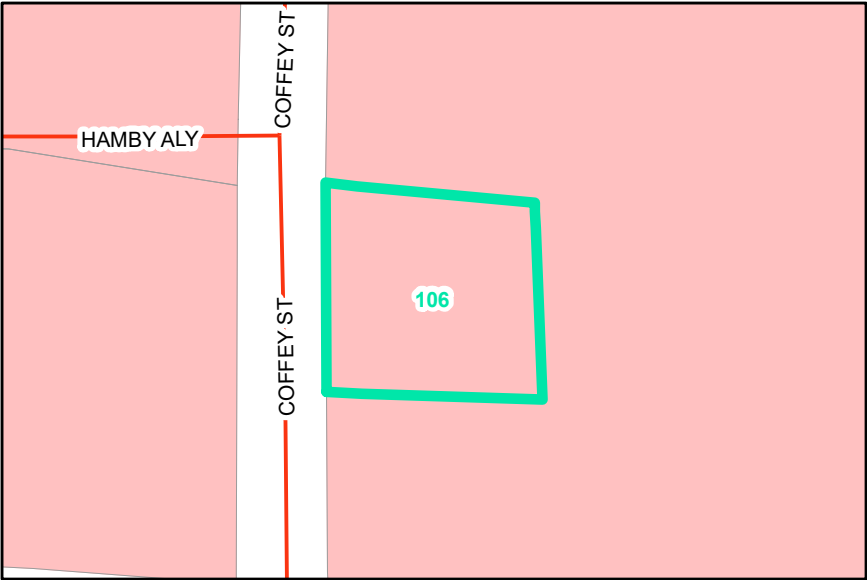
Current Zoning: B2 Neighborhood Business
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

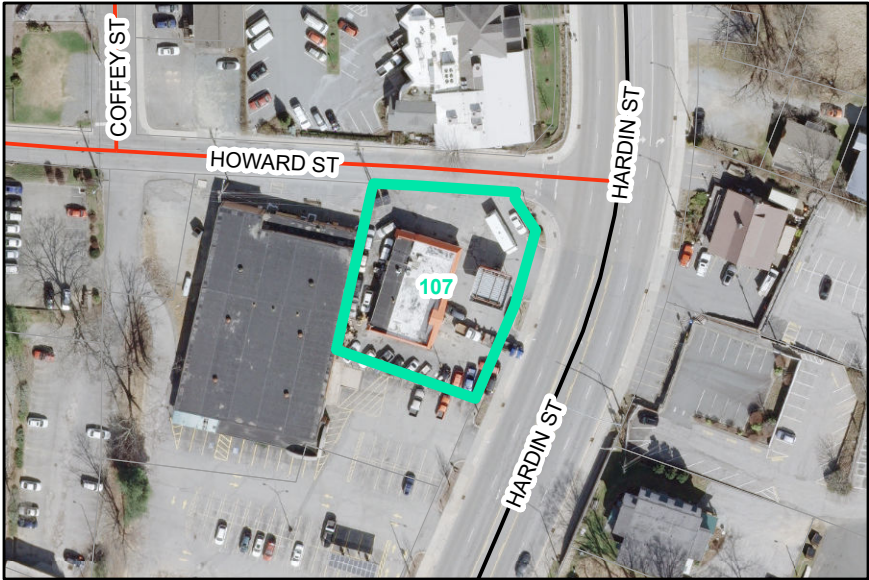


Proposed Zoning

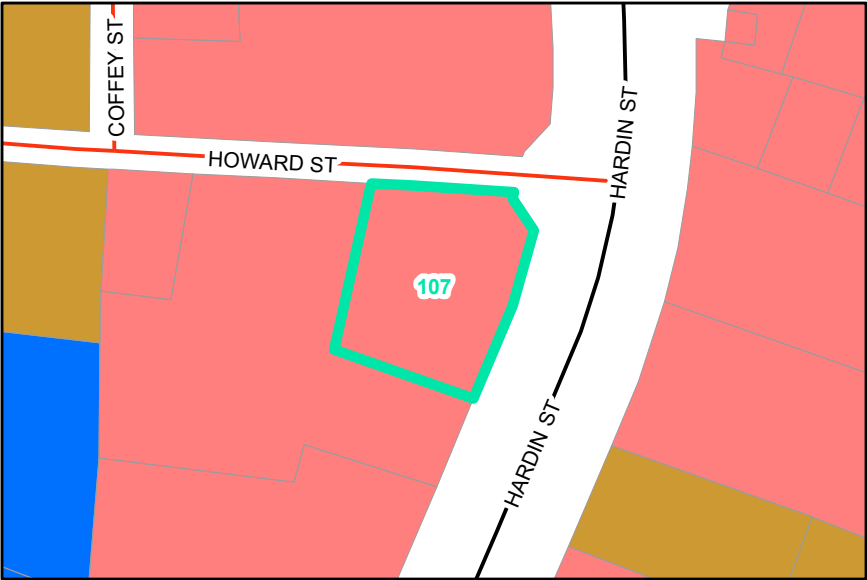


Map ID: 107
PIN: 2910-07-8879-000
Address: 168 HARDIN ST
Property Owner: THE HALBEDEL'S CORPORATION

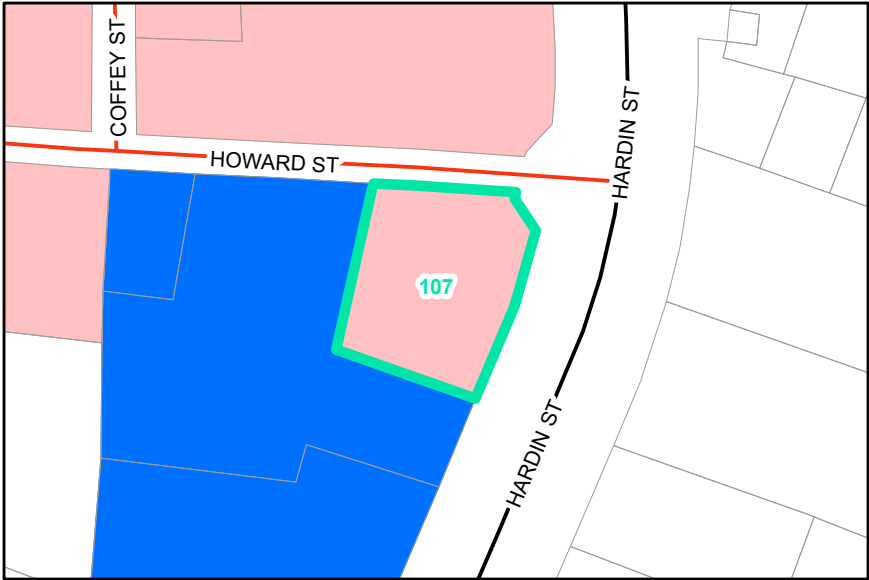
Current Zoning: B2 Neighborhood Business
Current Use: Other
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

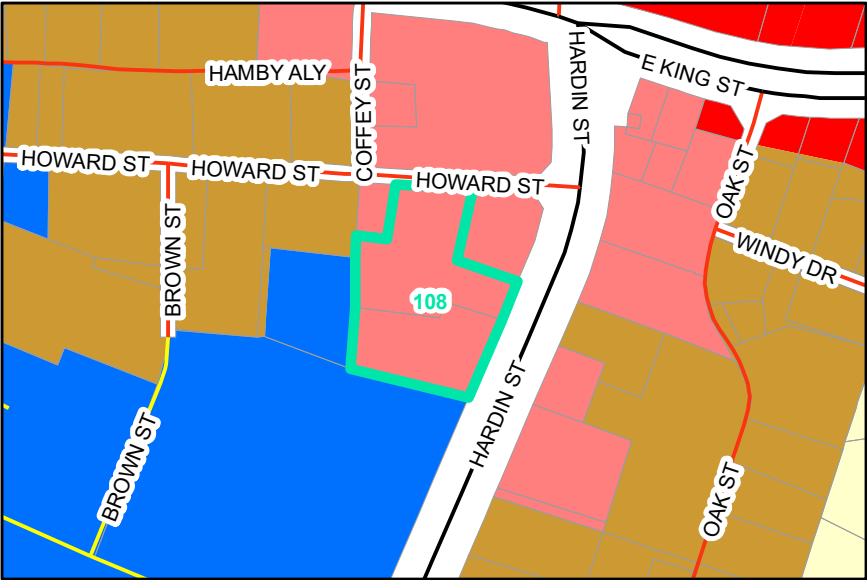


Map ID: 108
PIN: 2910-07-7844-000
Address: 190 HARDIN ST
Property Owner: STATE OF NORTH CAROLINA DEPT OF ADMINIST

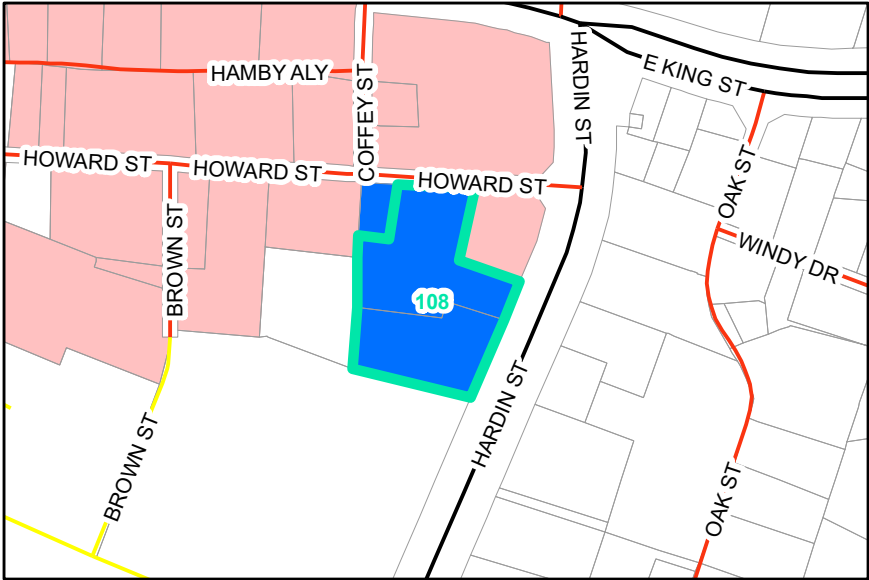
Current Zoning: B2 Neighborhood Business
Current Use: University Use
Proposed Zoning: U1 University
Historic District: No



Overview



Current Zoning

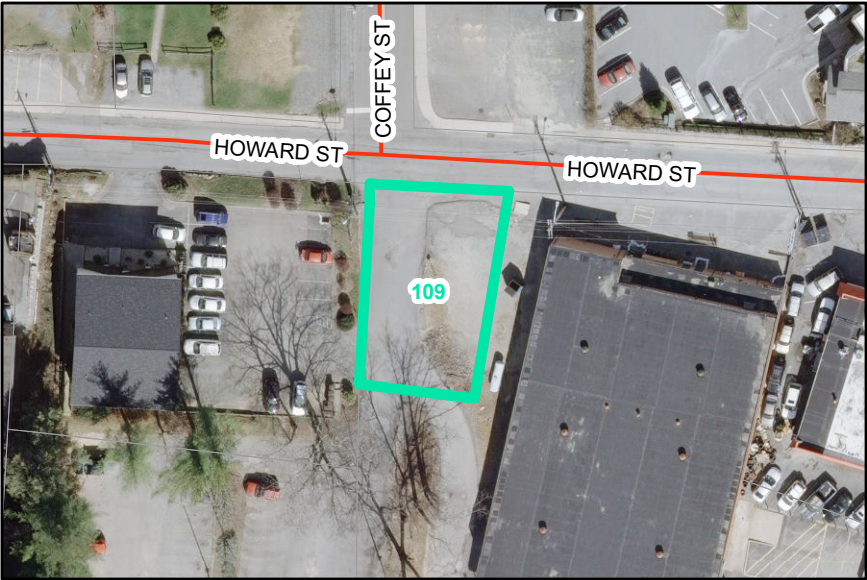


Proposed Zoning

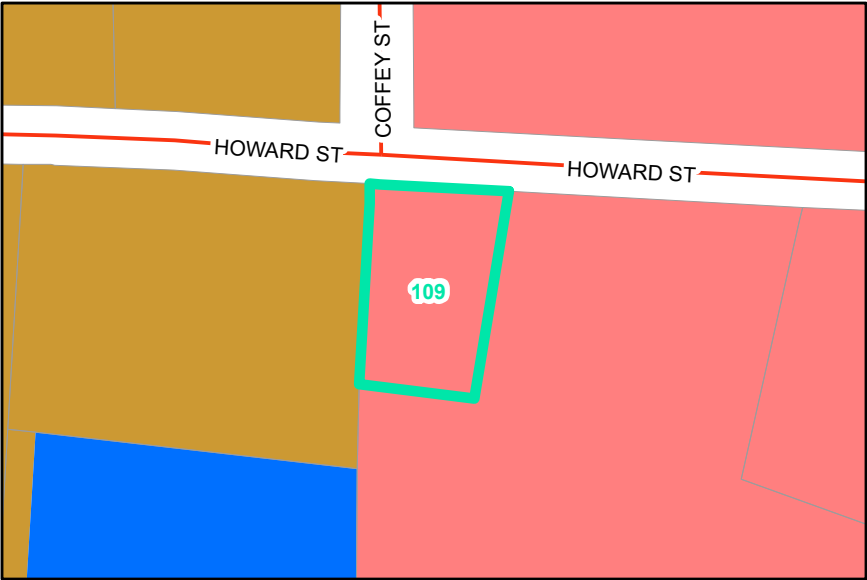


Map ID: 109
PIN: 2910-07-6982-000
Address: VACANT
Property Owner: APPALACHIAN STATE UNIVERSITY ENDOWMENT

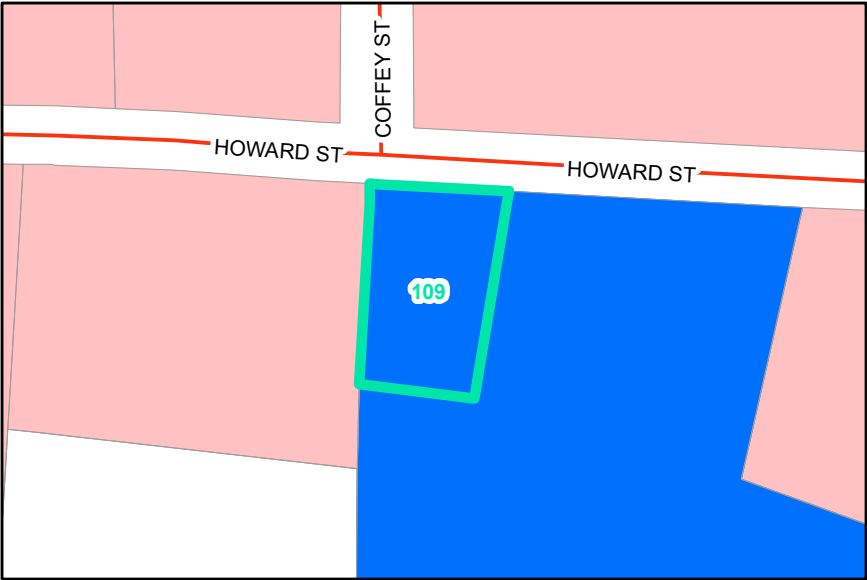
Current Zoning: B2 Neighborhood Business
Current Use: Vacant
Proposed Zoning: U1 University
Historic District: No



Overview



Current Zoning



Proposed Zoning

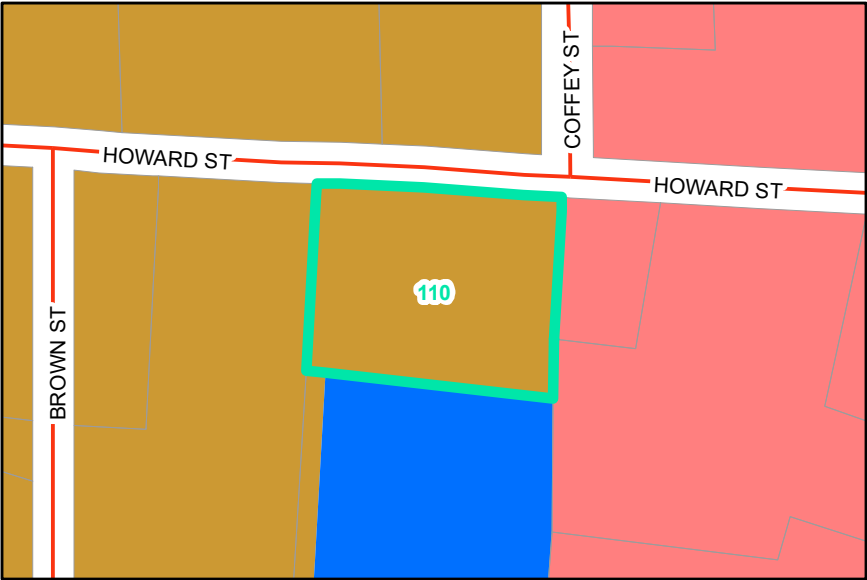


Map ID: 110
PIN: 2910-07-5963-000
Address: 784 HOWARD ST
Property Owner: STEEPLECHASE I LLC

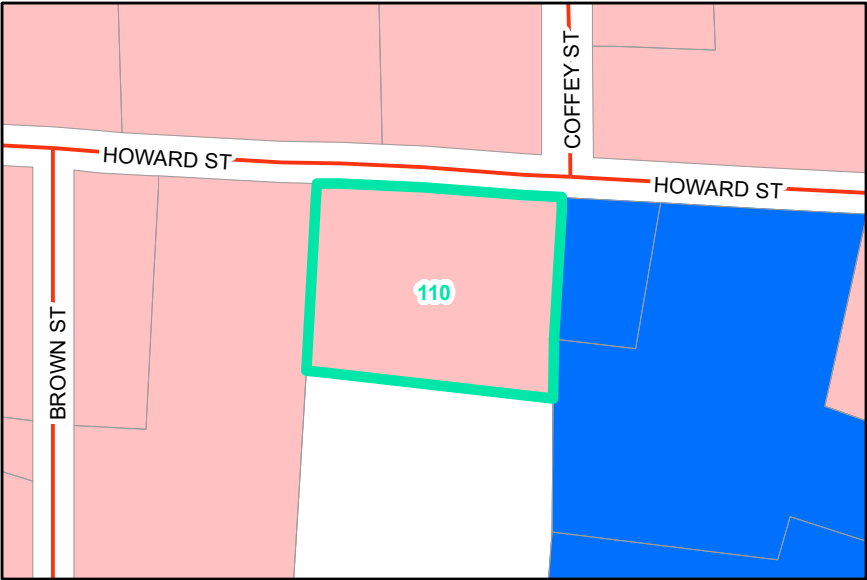
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

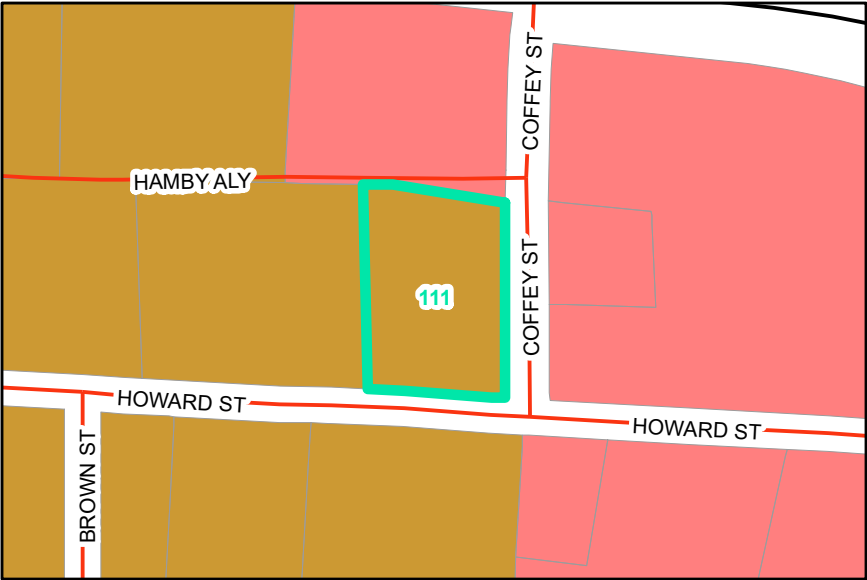


Map ID: 111
PIN: 2910-08-5096-000
Address: 134 COFFEY
Property Owner: FOUR SEASONS APARTMENTS, INC

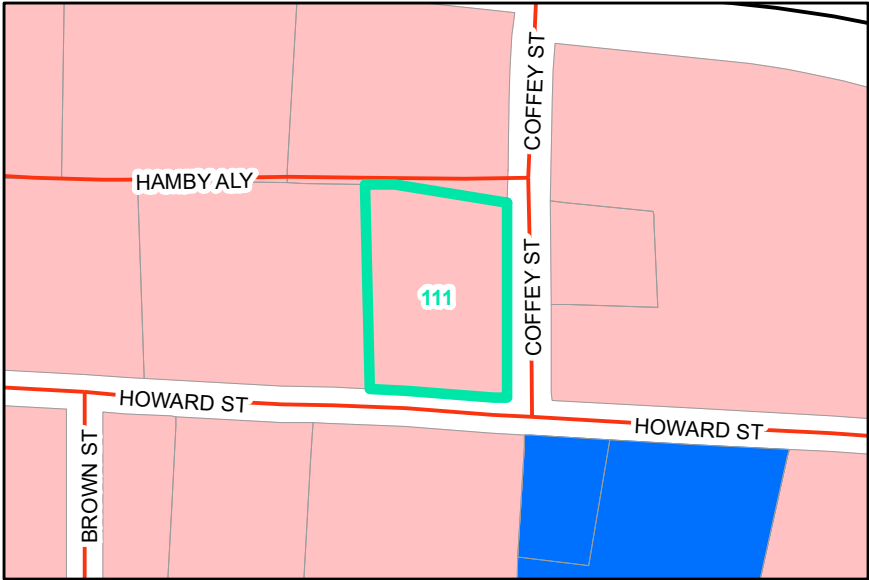
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

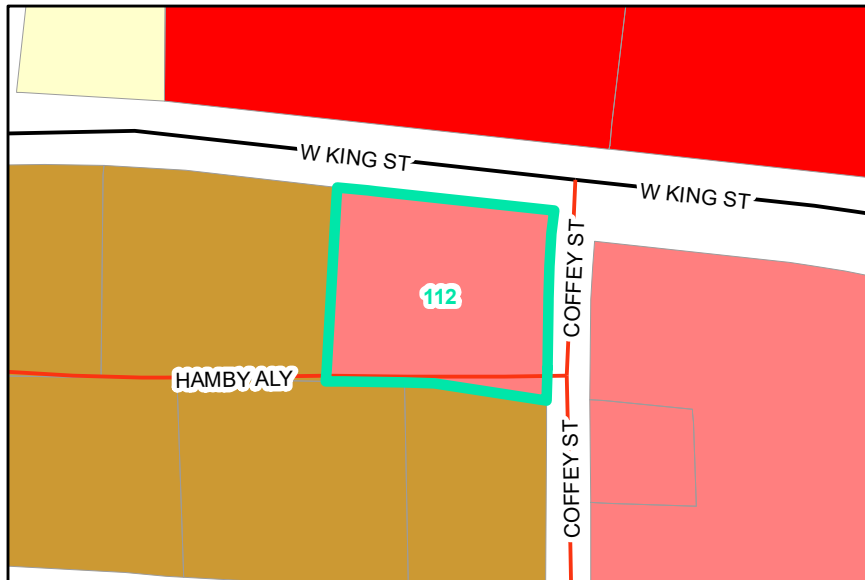


Map ID: 112
PIN: 2910-08-5260-000
Address: 167 W KING ST
Property Owner: LURIA'S, LLC

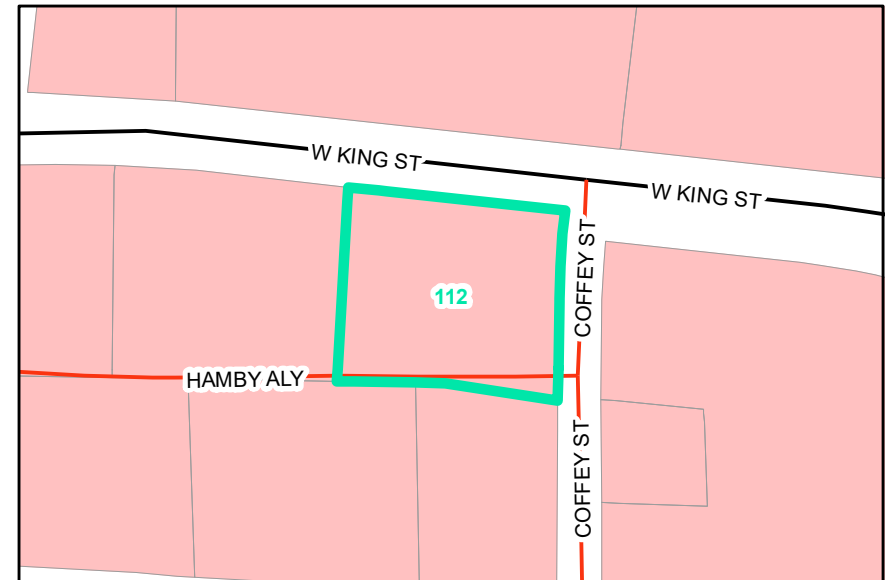
Current Zoning: B2 Neighborhood Business
Current Use: Other
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

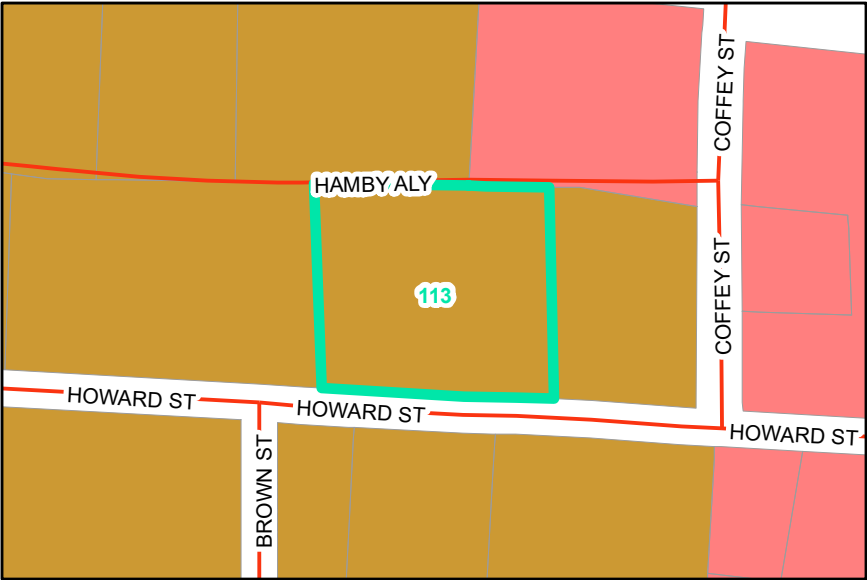


Map ID: 113
PIN: 2910-08-4067-000
Address: 753 HOWARD ST
Property Owner: POTTER LIVING TRUST

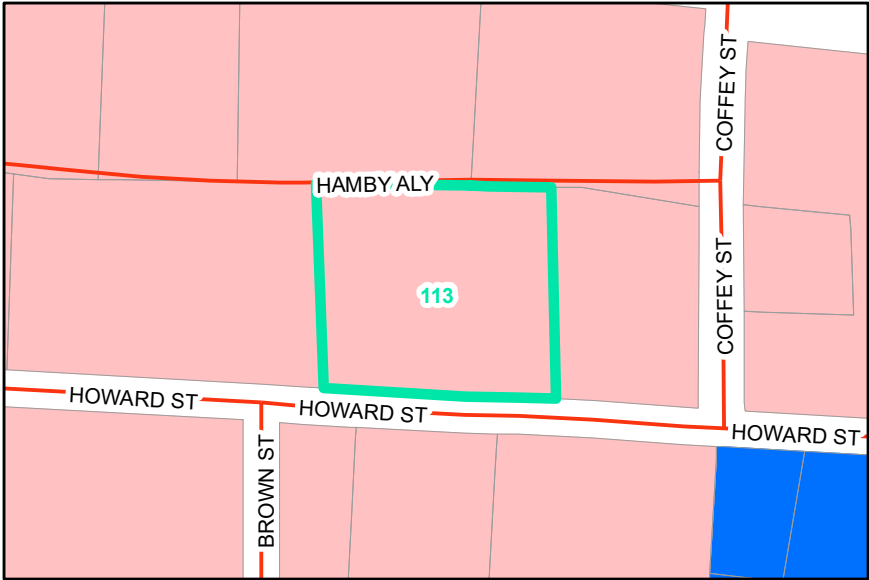
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

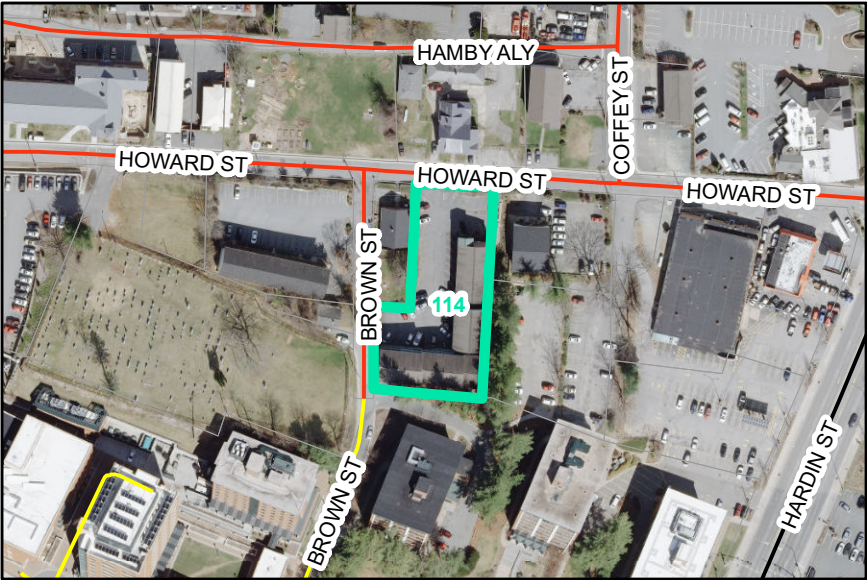


Proposed Zoning

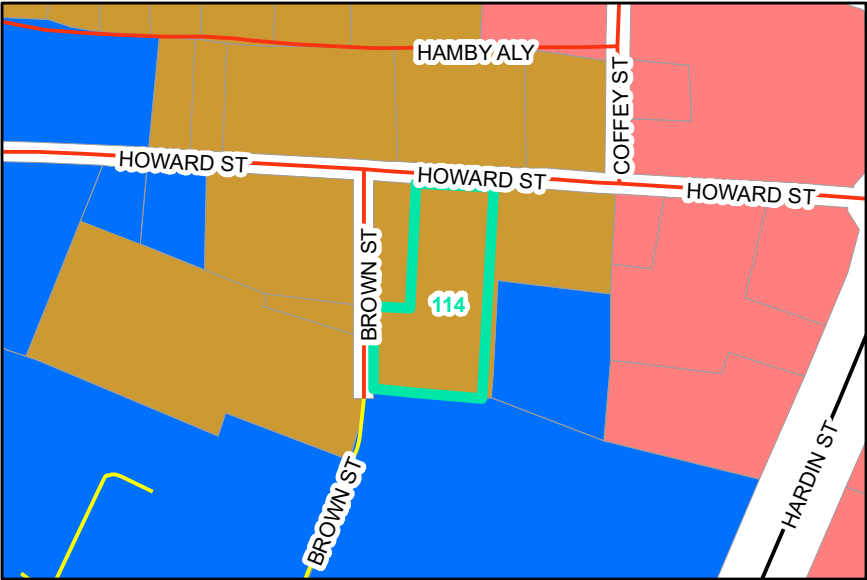


Map ID: 114
PIN: 2910-07-4856-000
Address: 746 HOWARD ST
Property Owner: HOWARD STREET INVESTMENTS, LLC

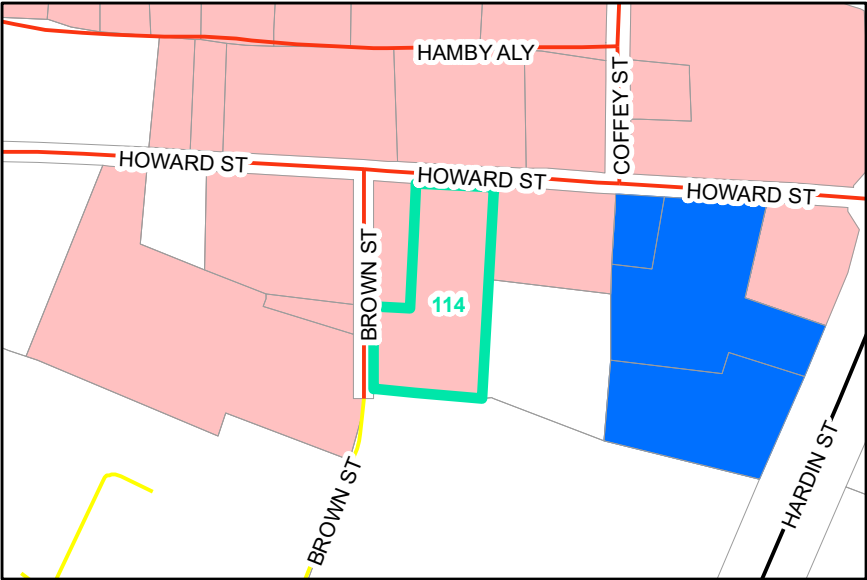
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



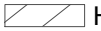
Overview



Current Zoning



Proposed Zoning



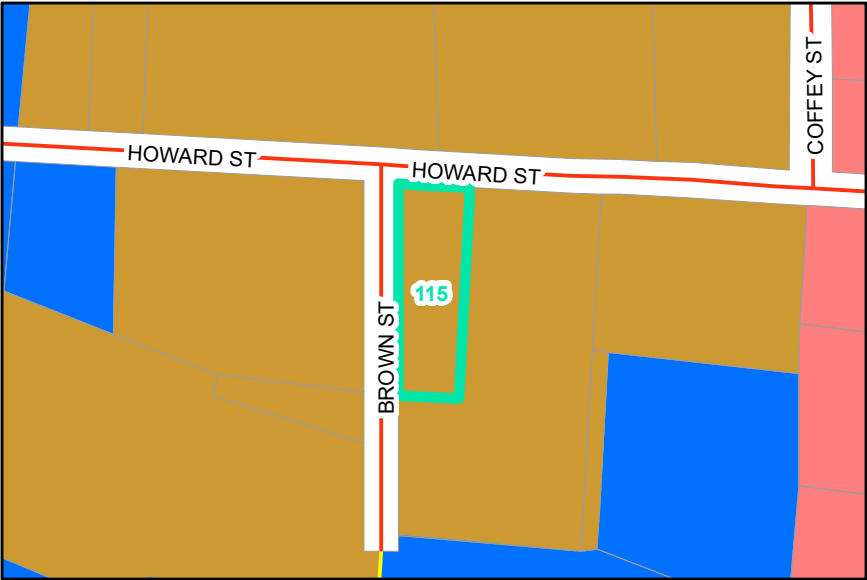
Map ID: 115
PIN: 2910-07-3874-000
Address: 740 HOWARD ST
Property Owner: SUMFINK, LLC



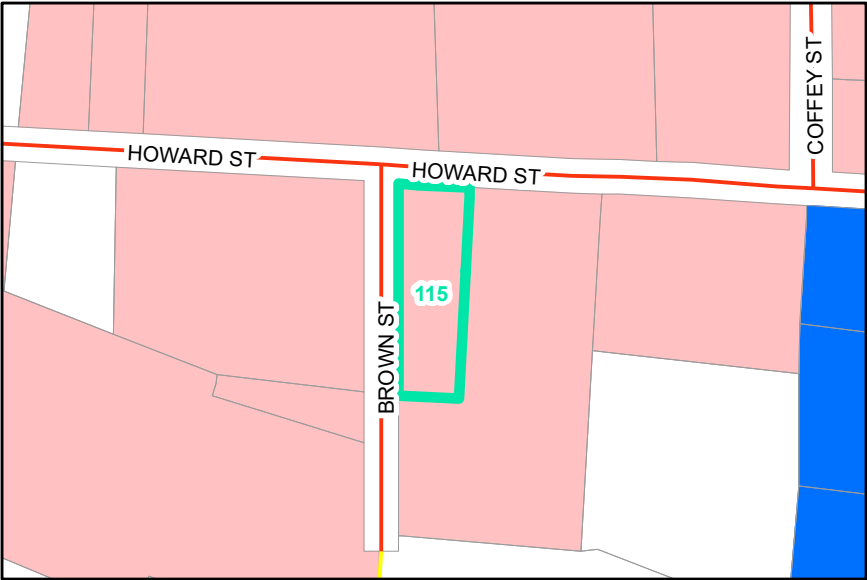
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

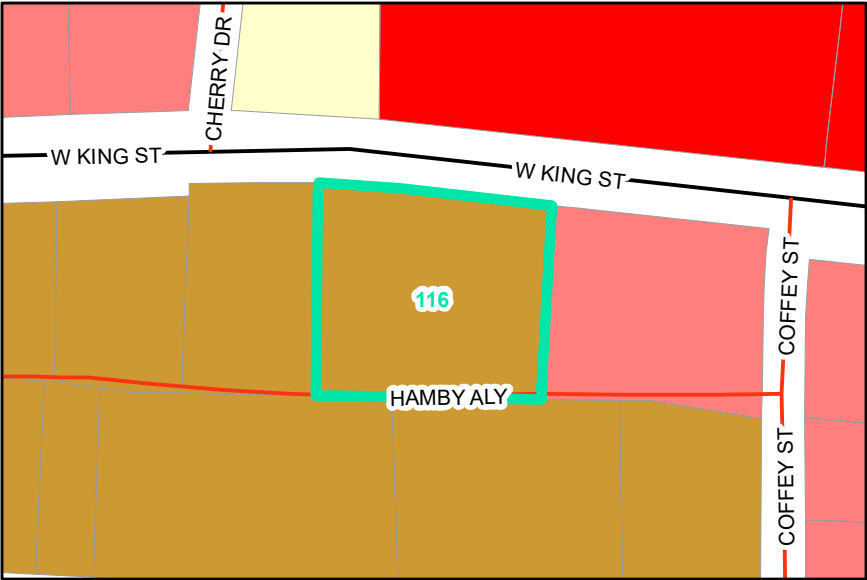


Map ID: 116
PIN: 2910-08-4211-000
Address: 205 W KING ST
Property Owner: E G M INVESTMENTS INC

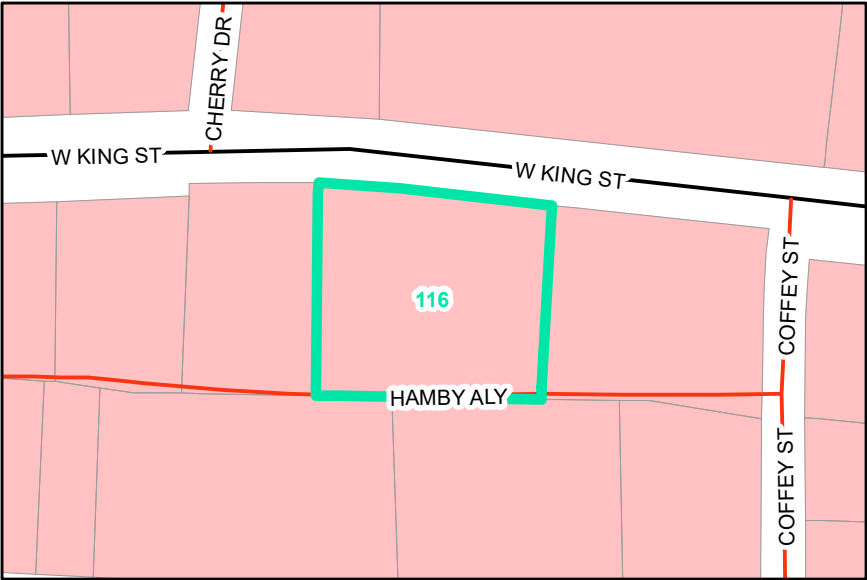
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 117

PIN: 2910-08-2291-000

Address: 229/231 W KING ST

Property Owner: ROBERT BARINOWSKI JR REVOCABLE

Current Zoning: R3 Multiple-Family Residential

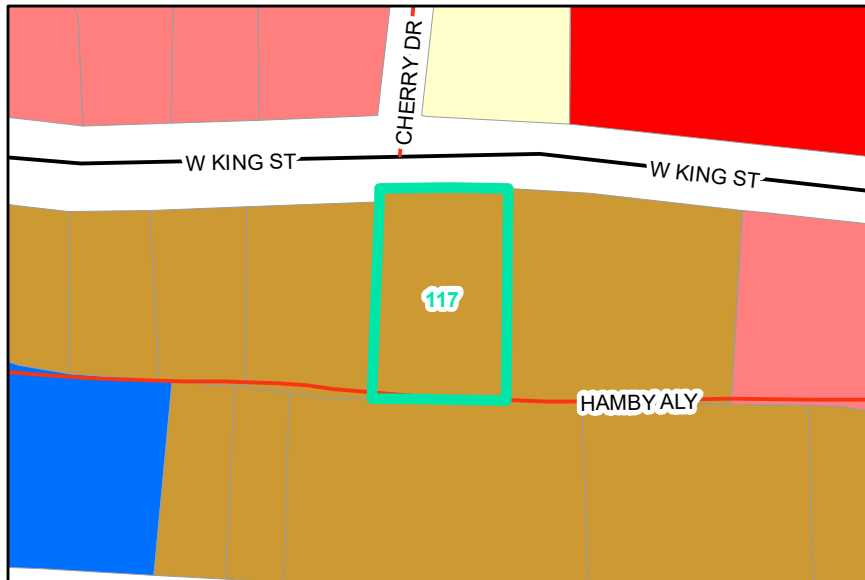
Current Use: Multi-Family

Proposed Zoning: B1 Downtown Interface

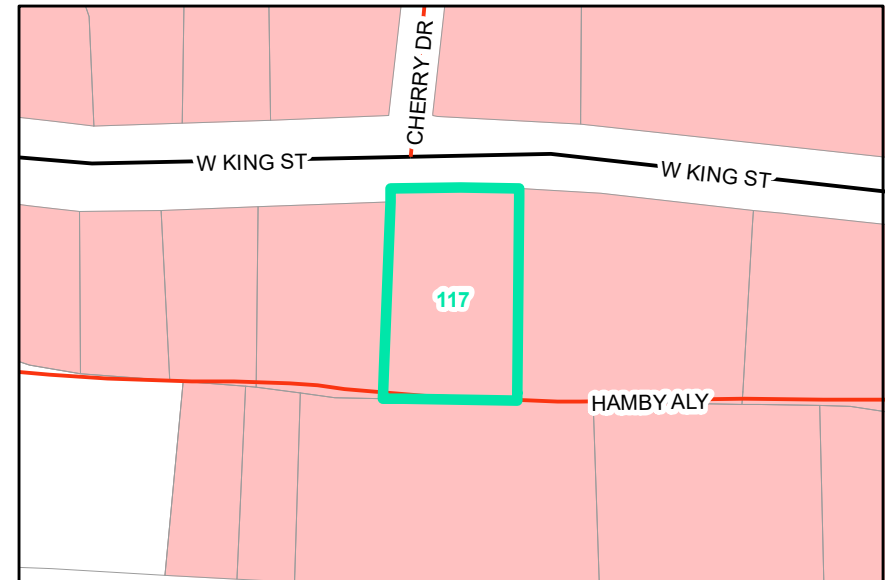
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 118

PIN: 2910-08-2068-000

Address: 703/721 HOWARD ST

Property Owner: APPALACHIAN STATE UNIVERSITY BOARD OF TRUSTEES

Current Zoning: R3 Multiple-Family Residential

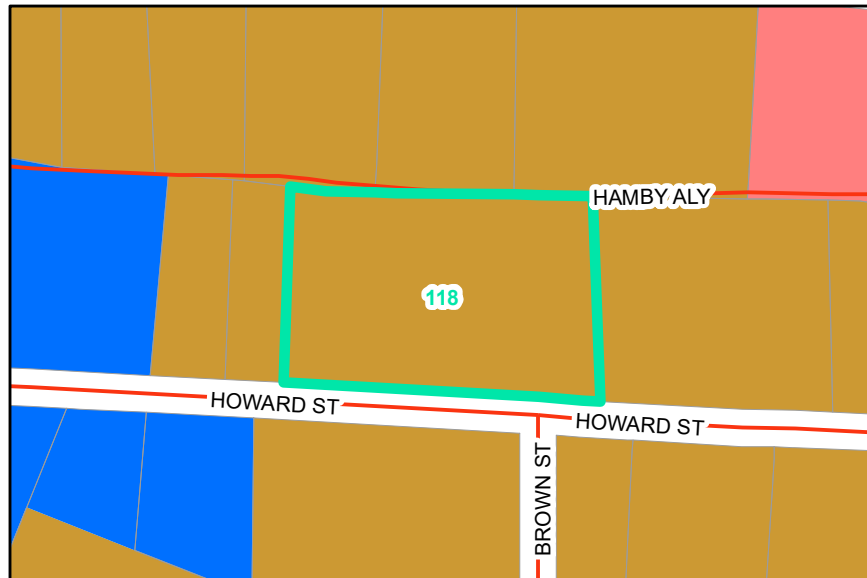
Current Use: Vacant

Proposed Zoning: B1 Downtown Interface

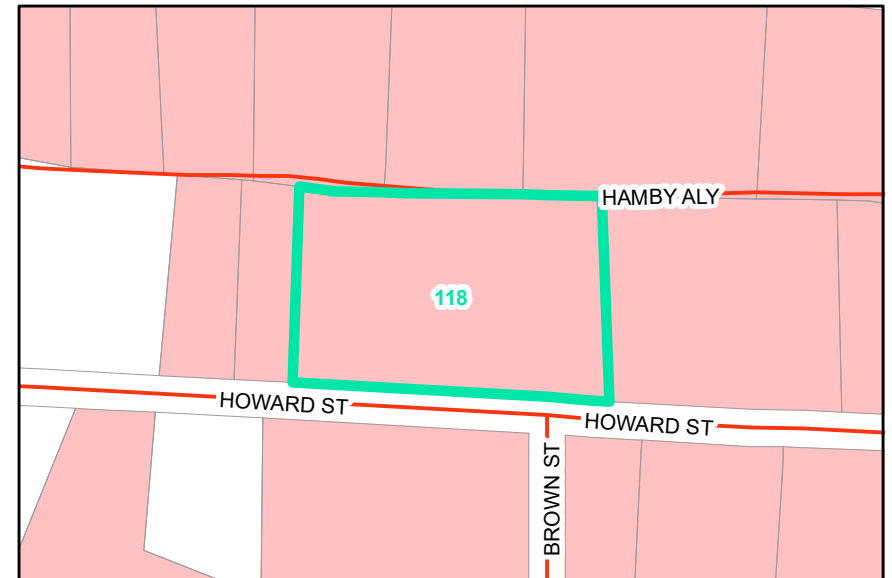
Historic District: No



Overview



Current Zoning



Proposed Zoning

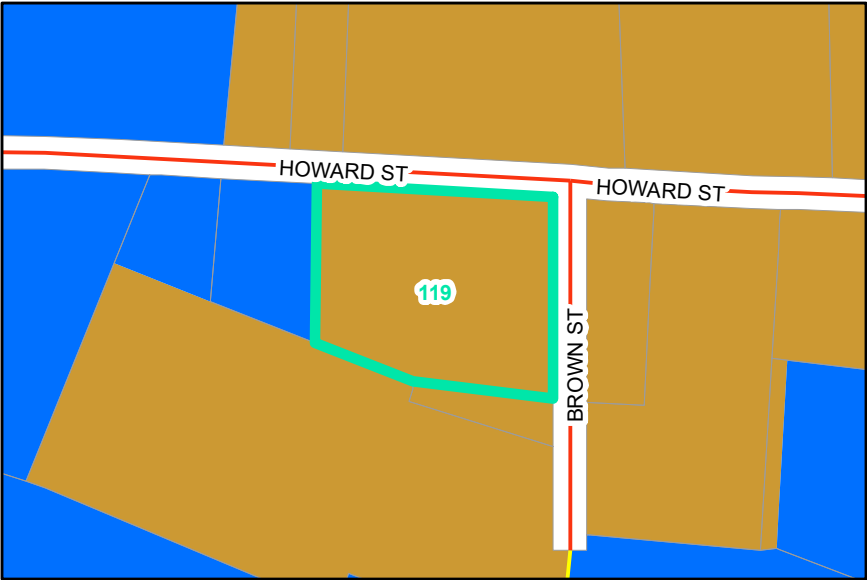


Map ID: 119
PIN: 2910-07-1993-000
Address: 201 BROWN ST
Property Owner: CAMPBELL BROADCASTING INC D/B/A, WINKLER ADAMS APARTMENTS

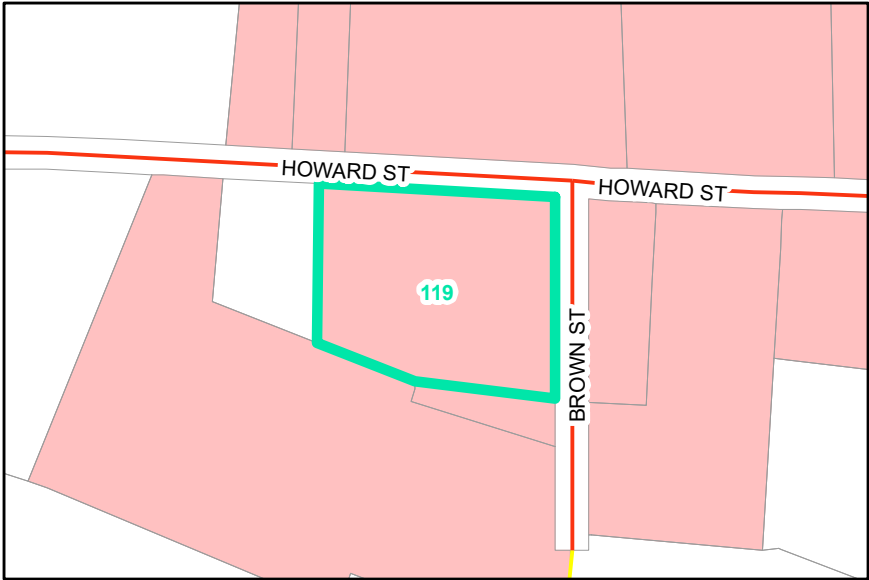
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

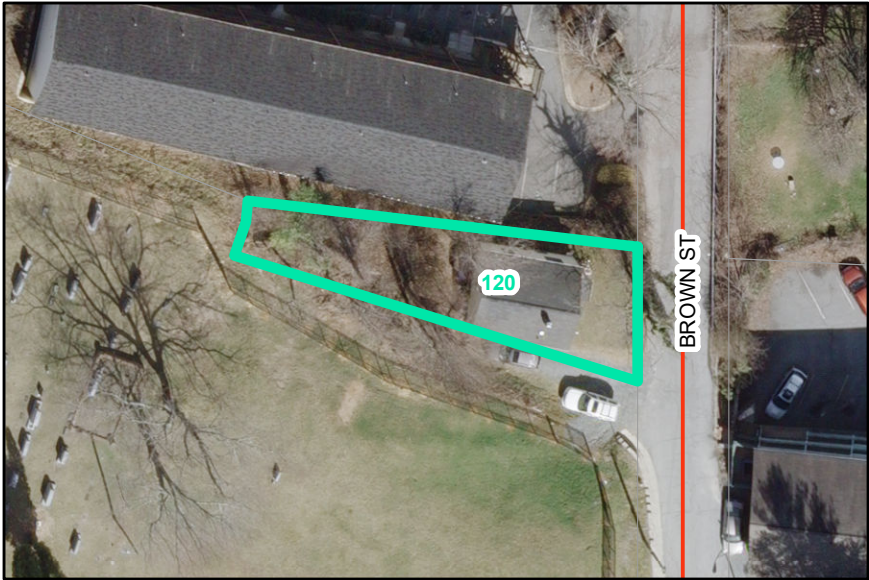


Proposed Zoning

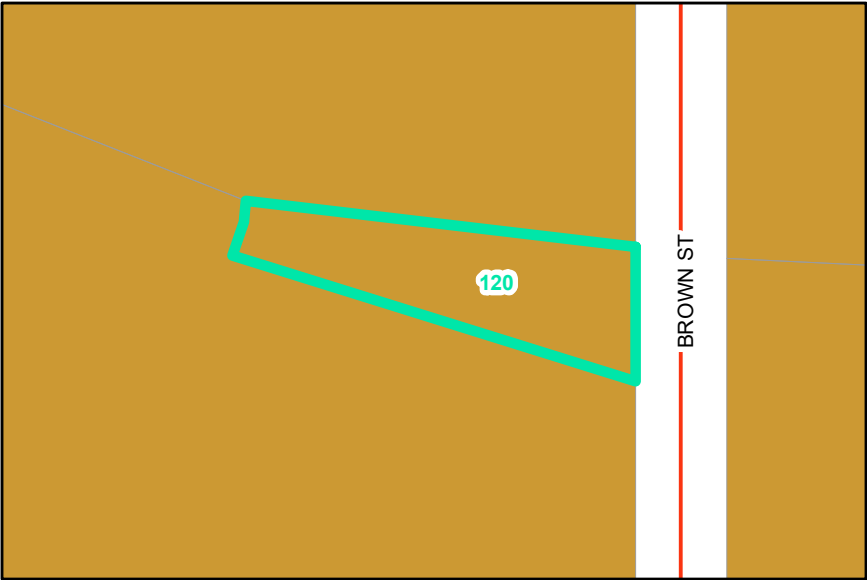


Map ID: 120
PIN: 2910-07-3803-000
Address: 189 BROWN ST
Property Owner: MALCOLM, JENNIE ANN,PAZIENZA, EPIFANIO LOUIS

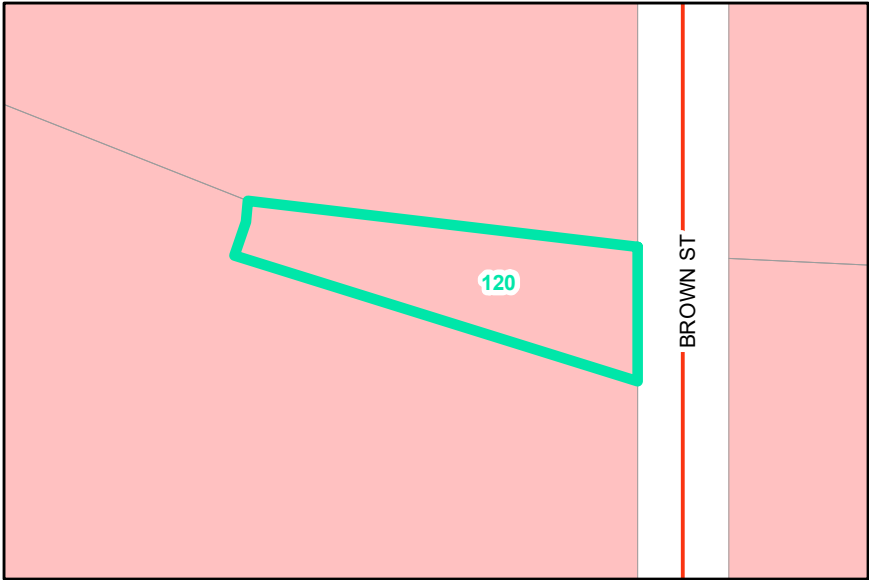
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

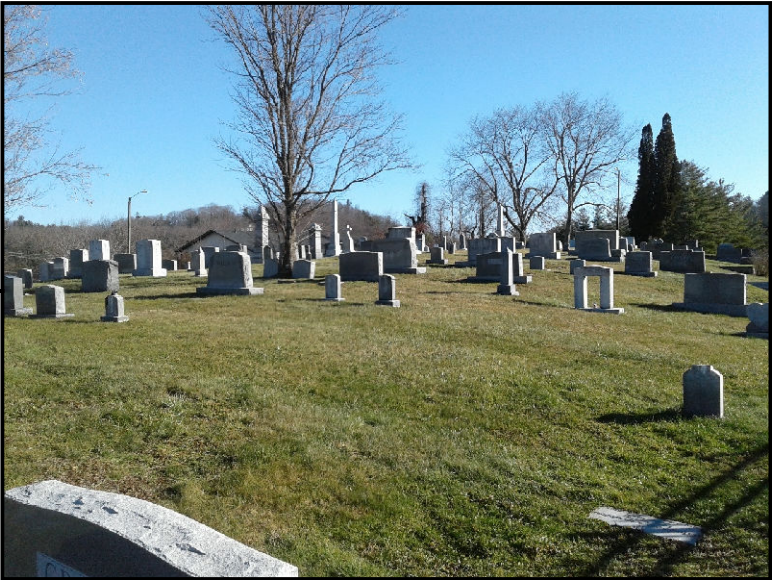


Proposed Zoning

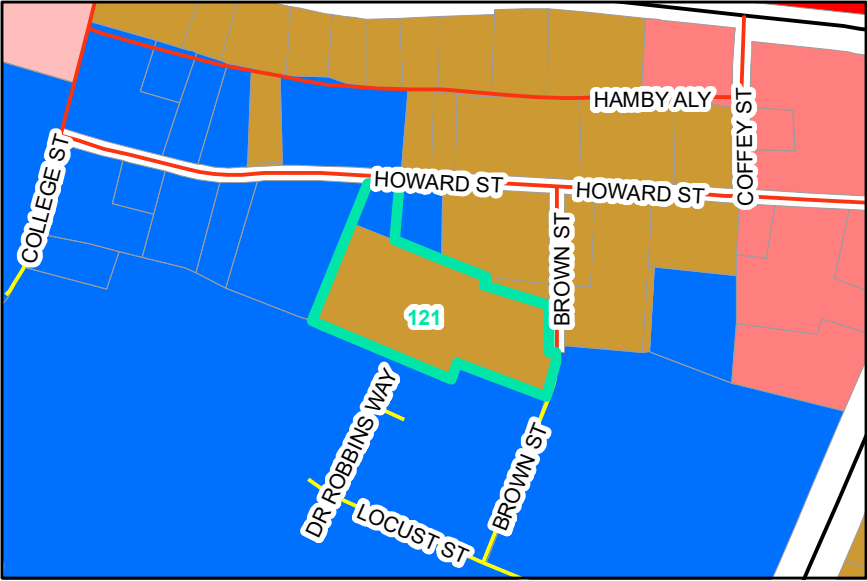


Map ID: 121
PIN: 2910-07-0881-000
Address: 678 HOWARD ST
Property Owner: TOWN OF BOONE

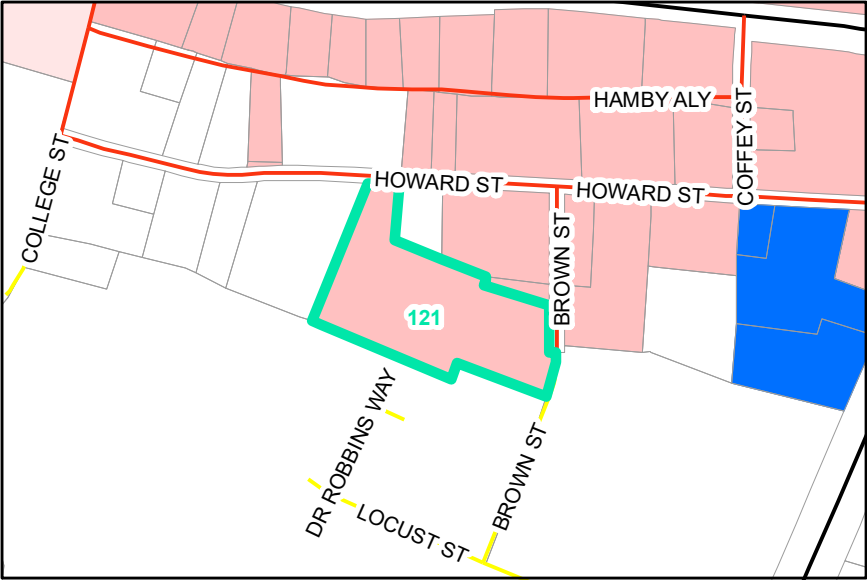
Current Zoning: R3 Multiple-Family Residential
Current Use: Other
Proposed Zoning: B1 Downtown Interface
Historic District: No



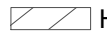
Overview



Current Zoning



Proposed Zoning

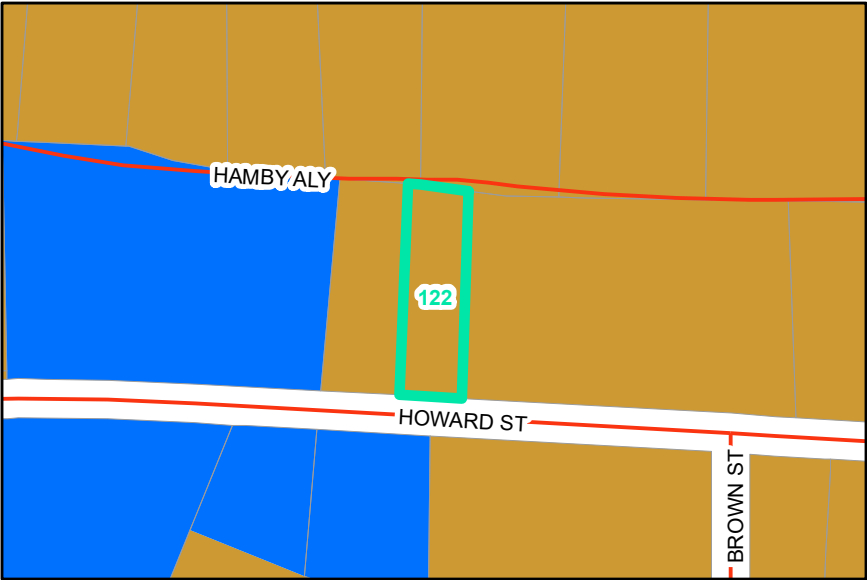


Map ID: 122
PIN: 2910-08-1058-000
Address: 693 HOWARD ST
Property Owner: J AND B APARTMENTS LLC

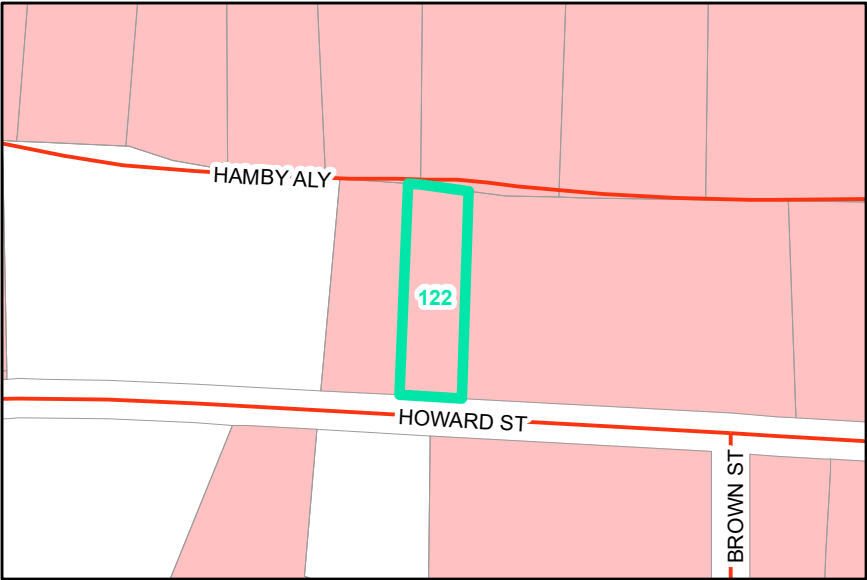
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



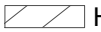
Overview



Current Zoning



Proposed Zoning

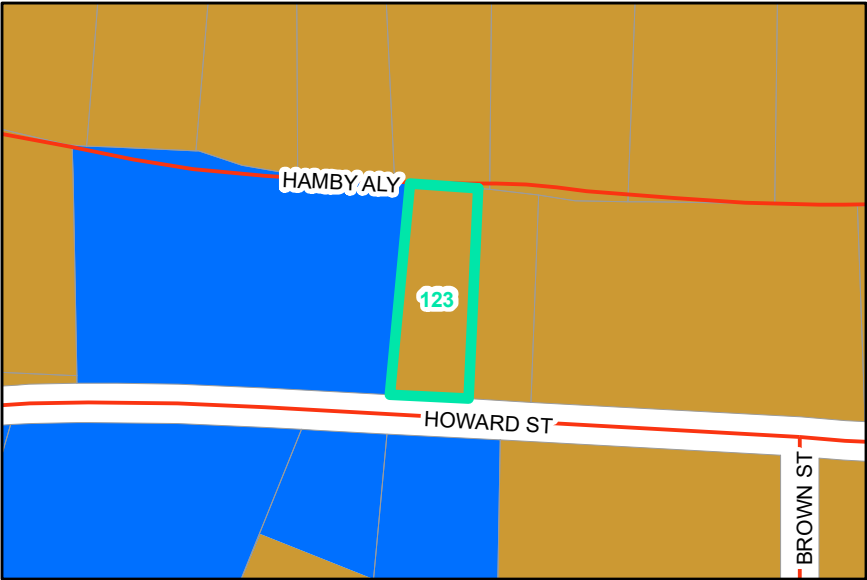


Map ID: 123
PIN: 2910-08-1018-000
Address: 683 HOWARD ST
Property Owner: J AND B APARTMENTS LLC

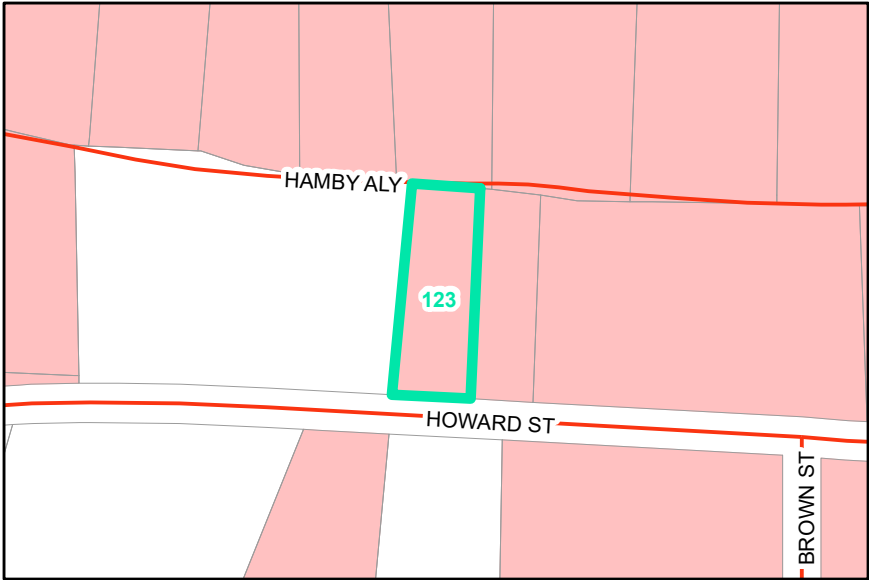
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



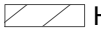
Overview



Current Zoning



Proposed Zoning

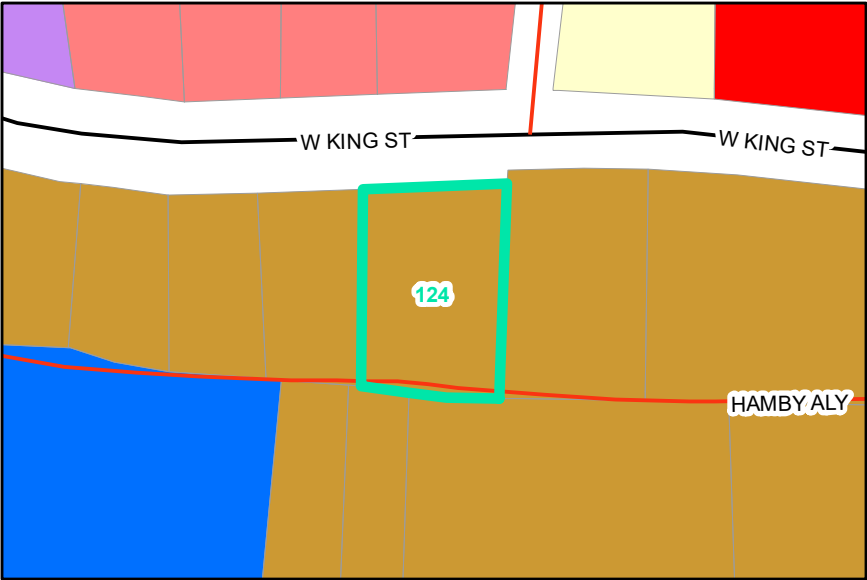


Map ID: 124
PIN: 2910-08-1291-000
Address: PARKING LOT
Property Owner: STATE OF NORTH CAROLINA

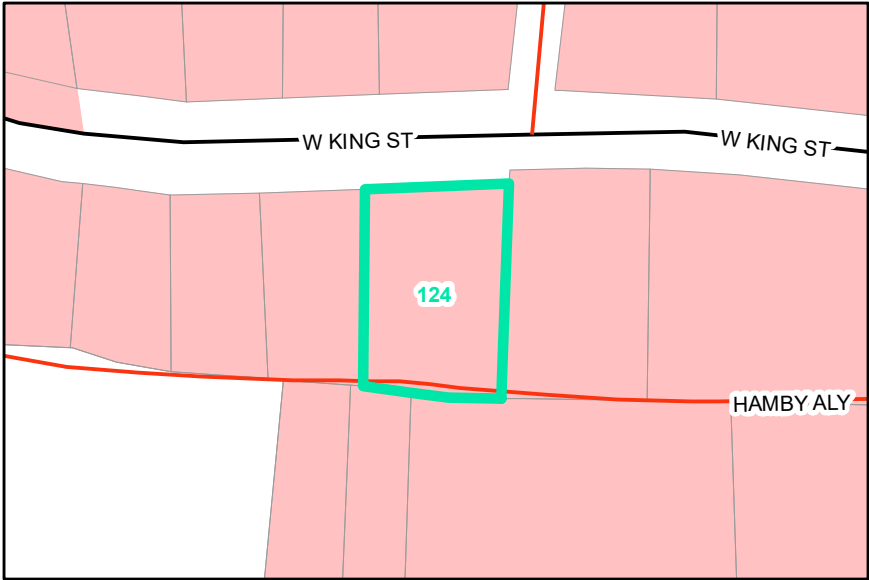
Current Zoning: R3 Multiple-Family Residential
Current Use: Parking
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



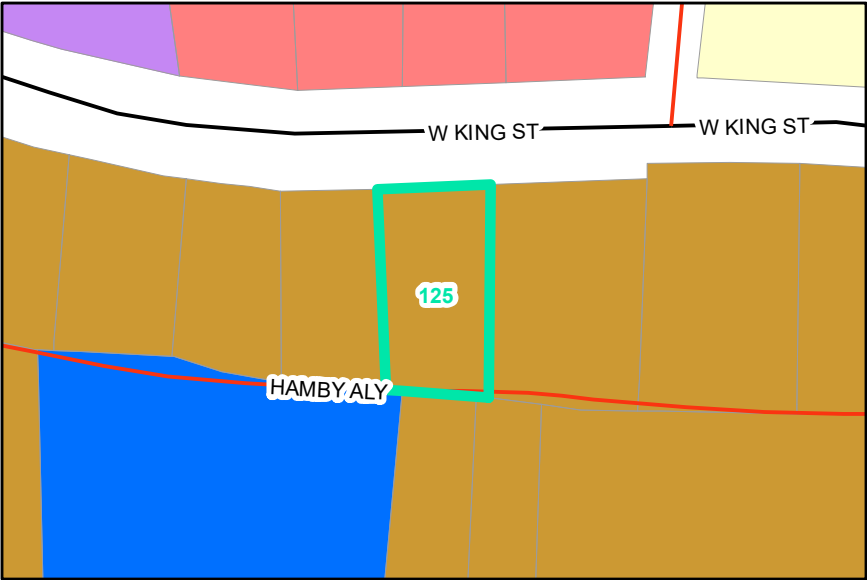
Map ID: 125
PIN: 2910-08-1212-000
Address: PARKING LOT
Property Owner: STATE OF NORTH CAROLINA



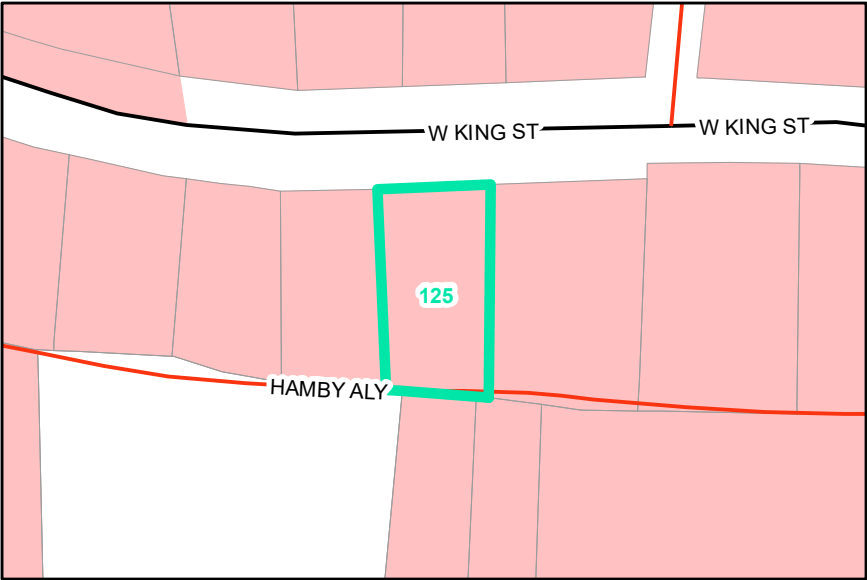
Current Zoning: R3 Multiple-Family Residential
Current Use: Parking
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

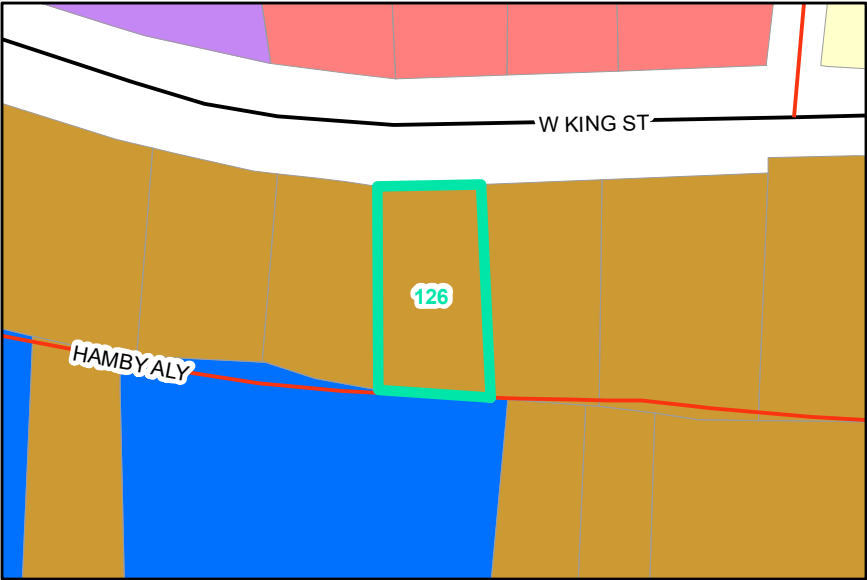


Map ID: 126
PIN: 2910-08-0252-000
Address: PARKING LOT
Property Owner: STATE OF NORTH CAROLINA

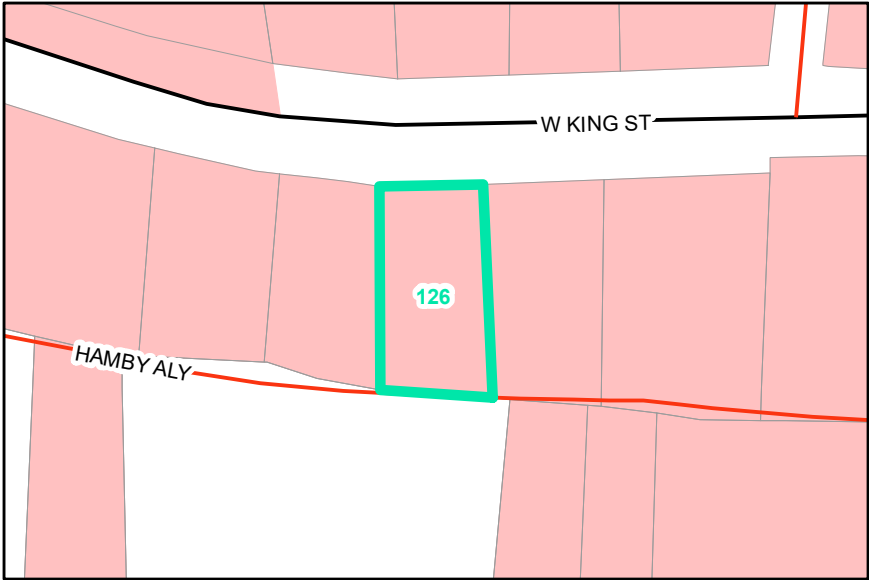
Current Zoning: R3 Multiple-Family Residential
Current Use: Parking
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

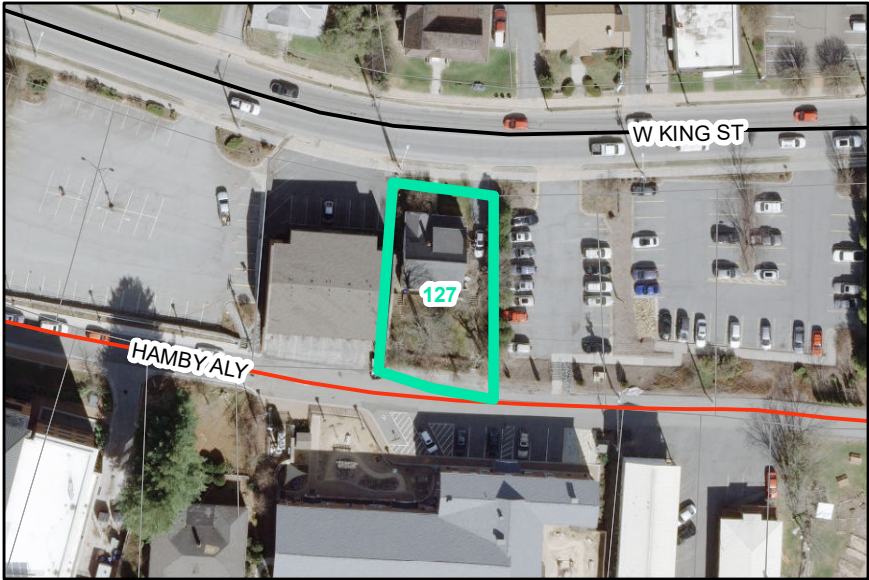


Proposed Zoning

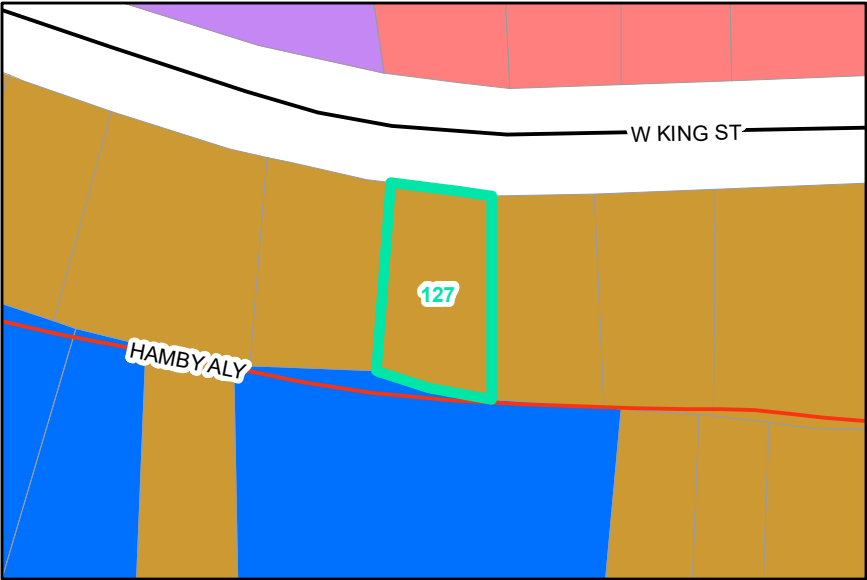


Map ID: 127
PIN: 2900-98-9283-000
Address: 283 W KING ST
Property Owner: SITTON, LINDA

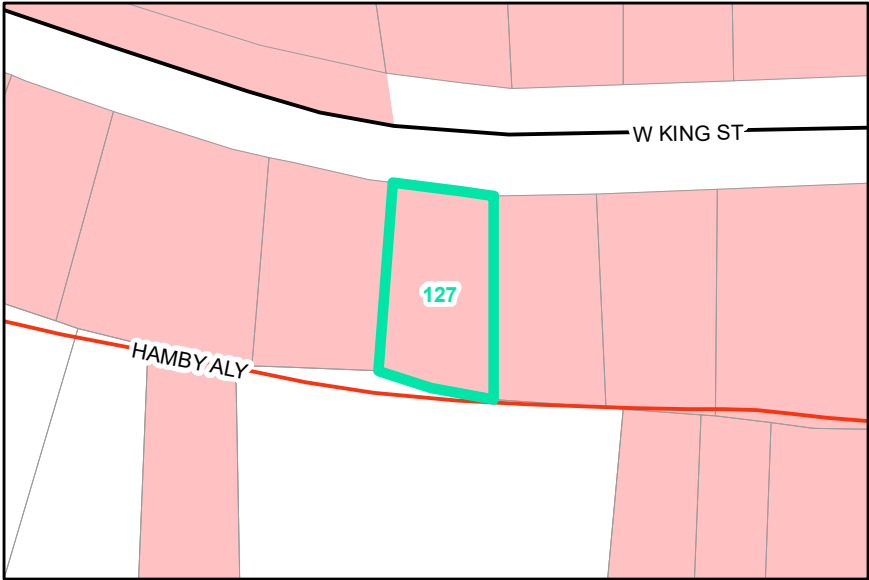
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

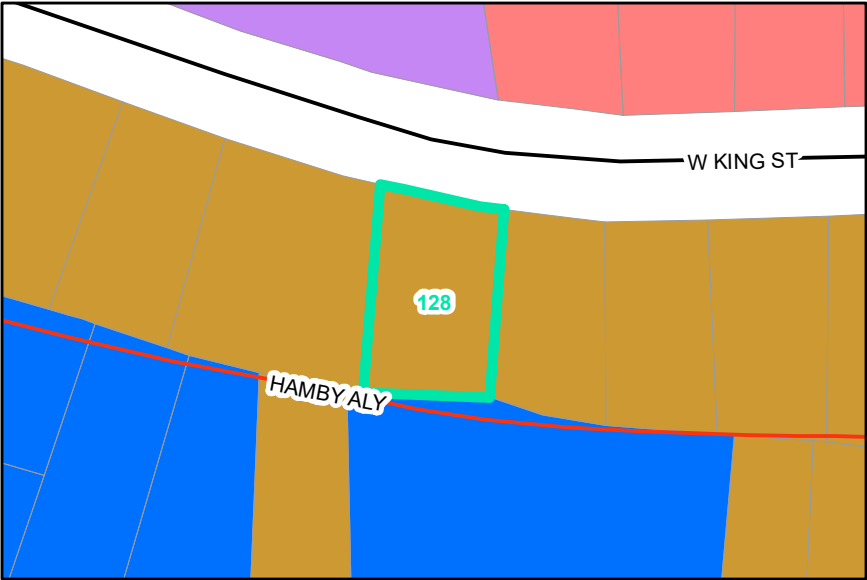


Map ID: 128
PIN: 2900-98-9234-000
Address: 293 W KING ST
Property Owner: T AND R ENTERPRISE, LLC

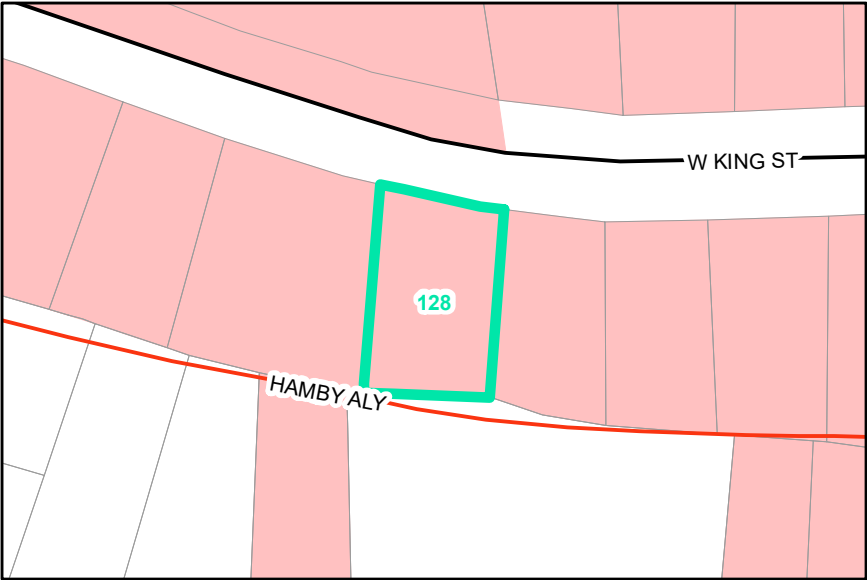
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

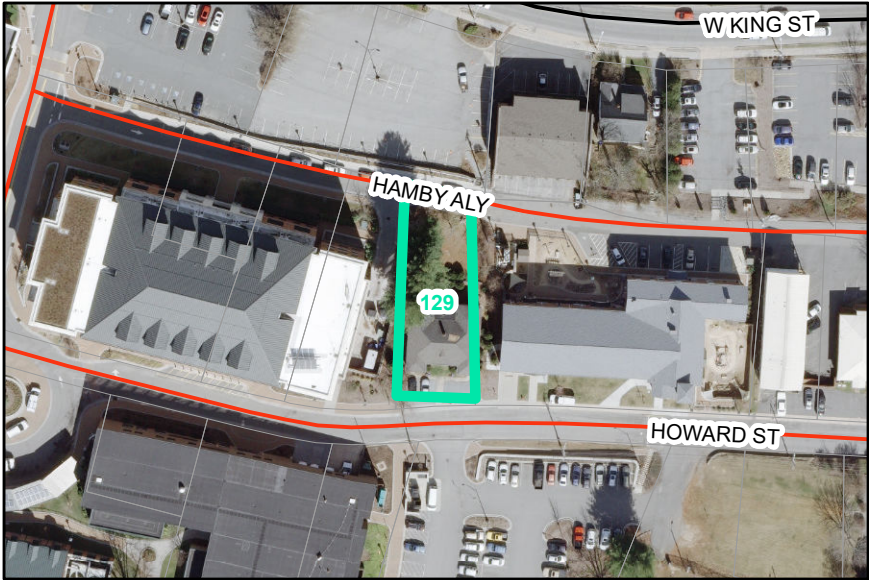


Proposed Zoning

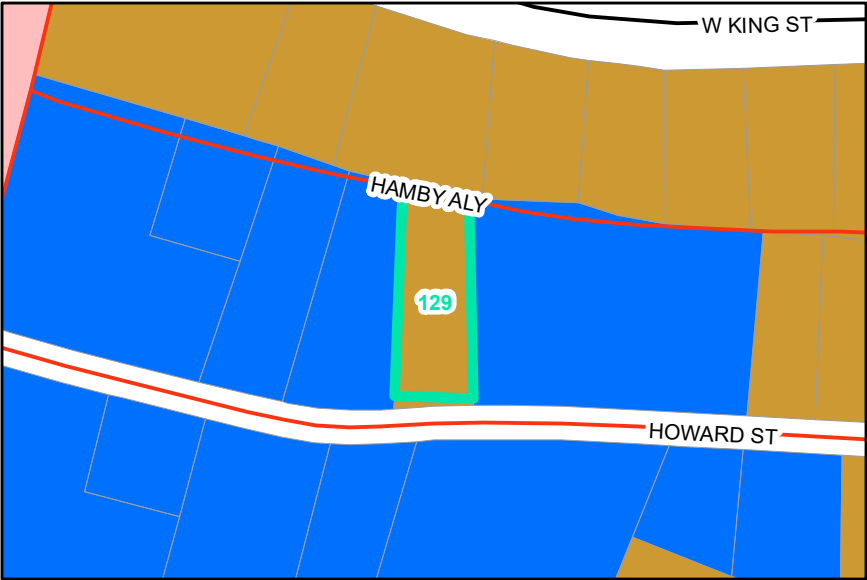


Map ID: 129
PIN: 2900-98-8150-000
Address: 635 HOWARD ST
Property Owner: THOMAS SPENCER PROPERTIES LLC

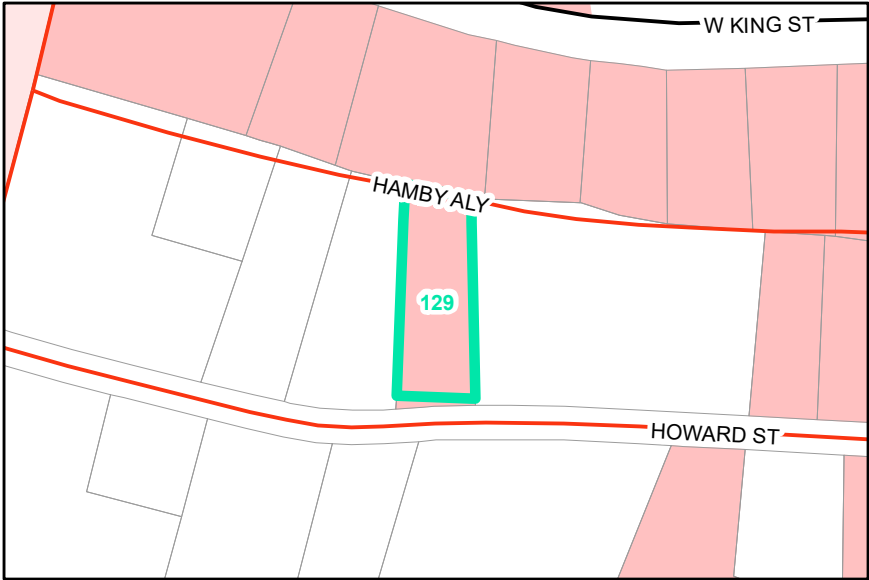
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

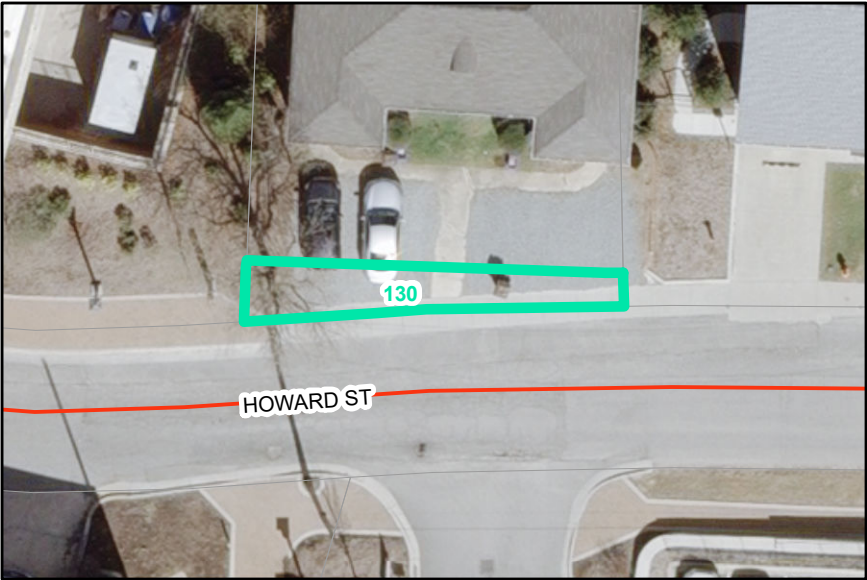


Proposed Zoning

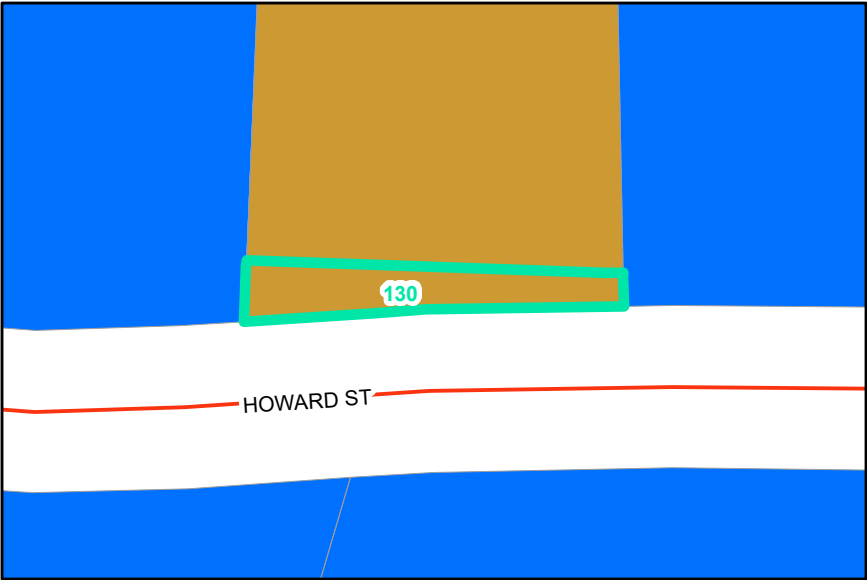


Map ID: 130
PIN: 2900-98-9111-000
Address:
Property Owner: THOMAS SPENCER PROPERTIES LLC

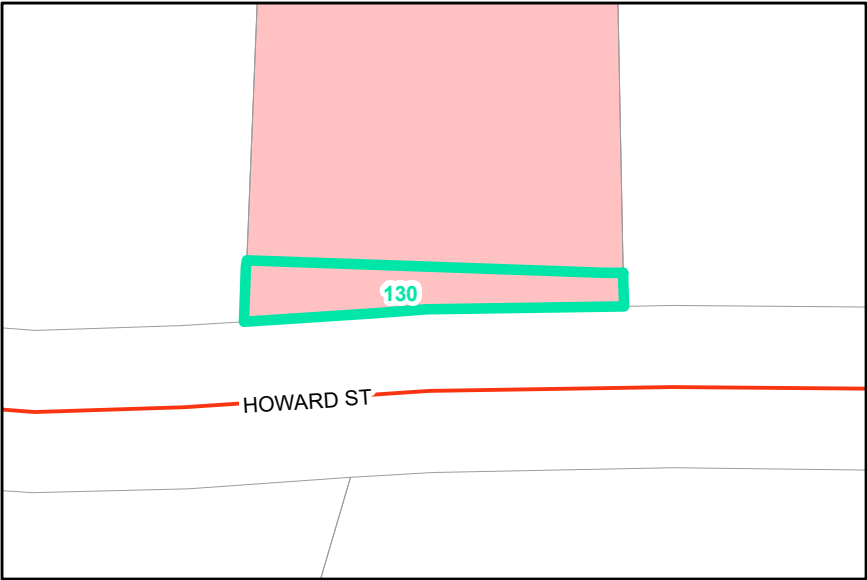
Current Zoning: R3 Multiple-Family Residential
Current Use: Vacant
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

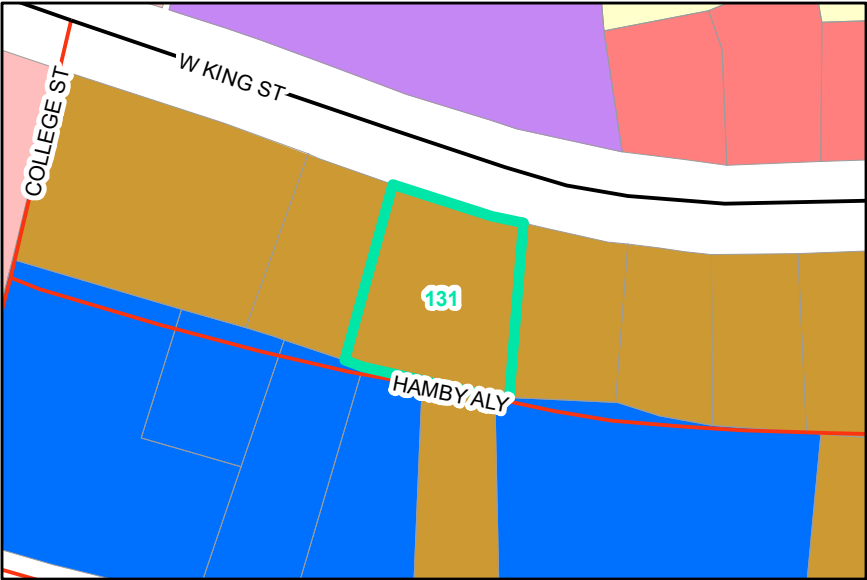


Map ID: 131
PIN: 2900-98-8245-000
Address: PARKING LOT
Property Owner: FIRST BAPTIST CHURCH OF BOONE, NC, INC

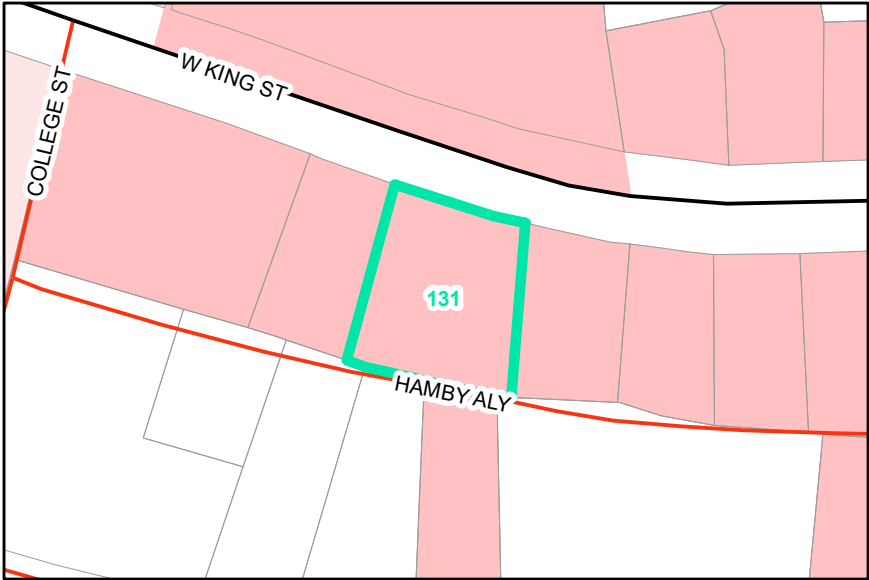
Current Zoning: R3 Multiple-Family Residential
Current Use: Parking
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 132

PIN: 2900-98-7259-000

Address: PARKING LOT

Property Owner: FIRST BAPTIST CHURCH OF BOONE, NC, INC

Current Zoning: R3 Multiple-Family Residential

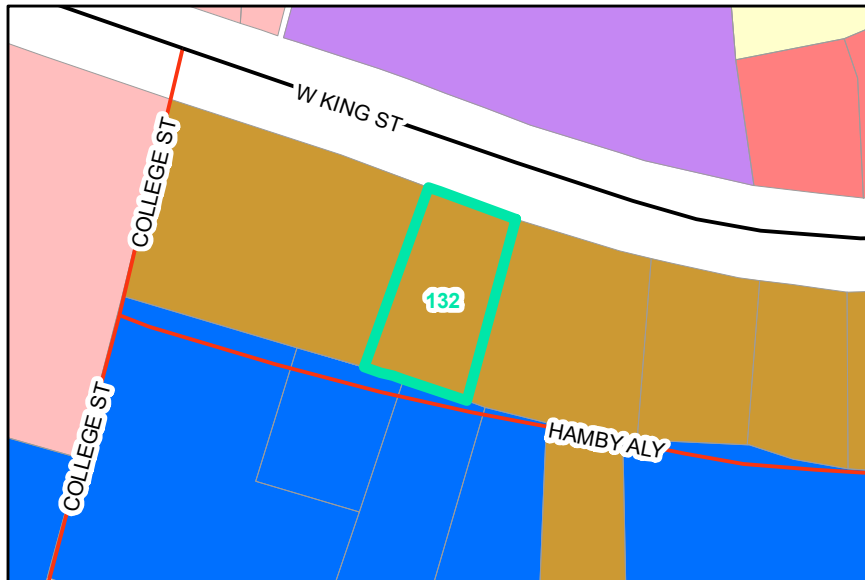
Current Use: Parking

Proposed Zoning: B1 Downtown Interface

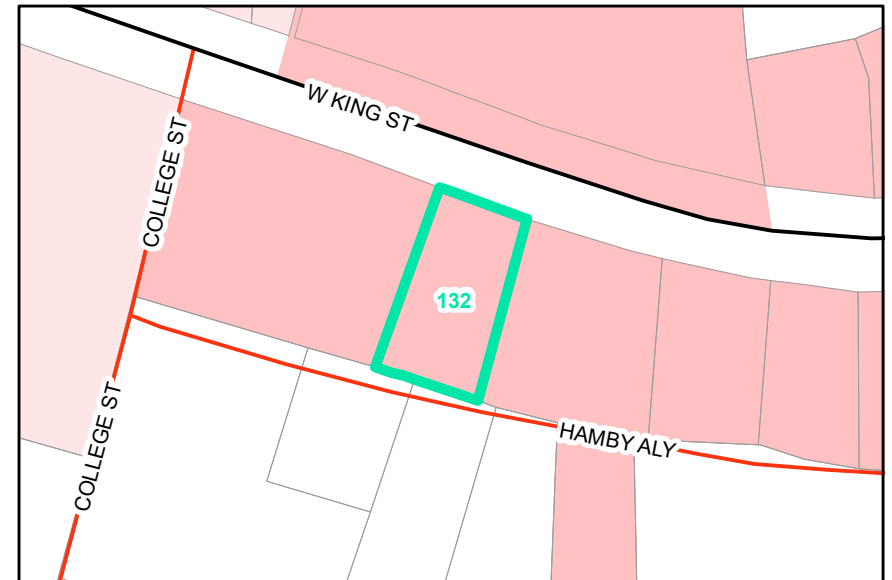
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 133

PIN: 2900-98-6351-000

Address: PARKING LOT

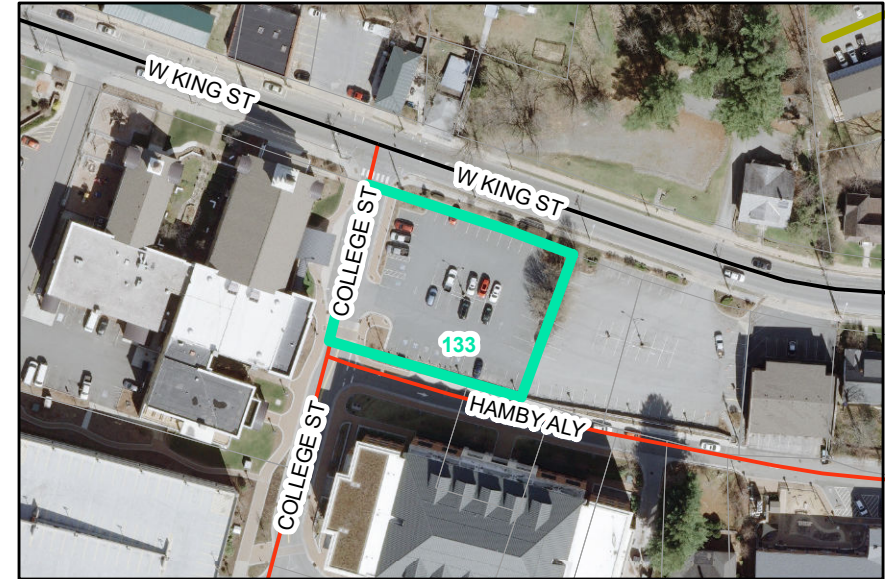
Property Owner: FIRST BAPTIST CHURCH OF BOONE, NC, INC

Current Zoning: R3 Multiple-Family Residential

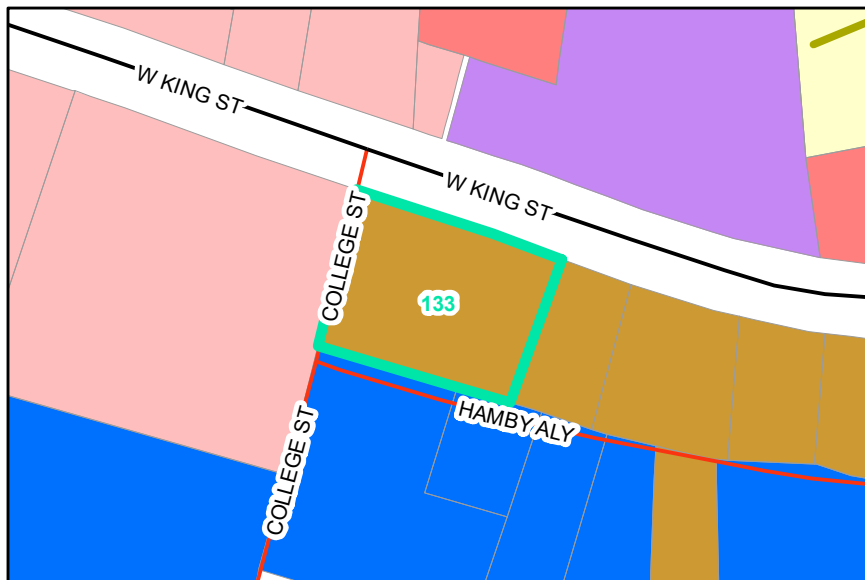
Current Use: Parking

Proposed Zoning: B1 Downtown Interface

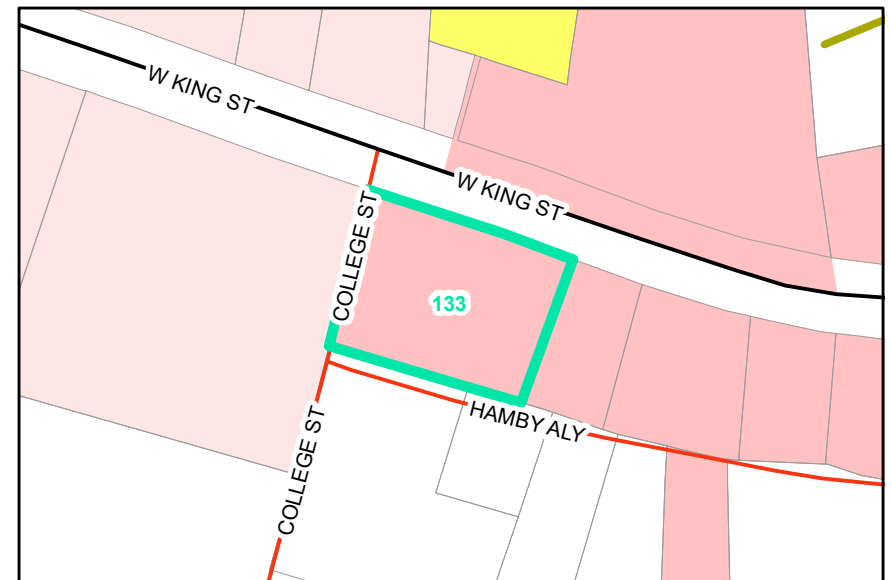
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 134

PIN: 2900-98-4312-000

Address: 375 W KING ST

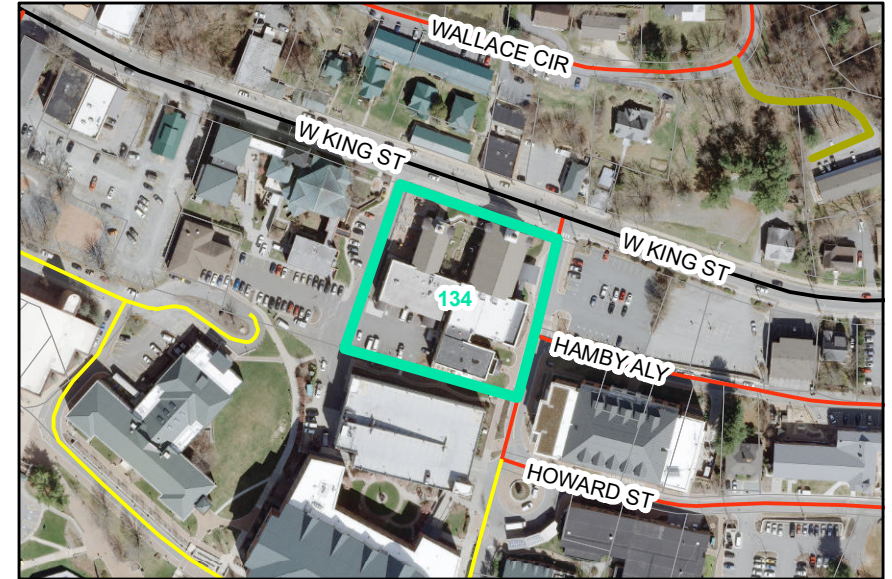
Property Owner: FIRST BAPTIST CHURCH OF BOONE, NC, INC

Current Zoning: B1 Central Business

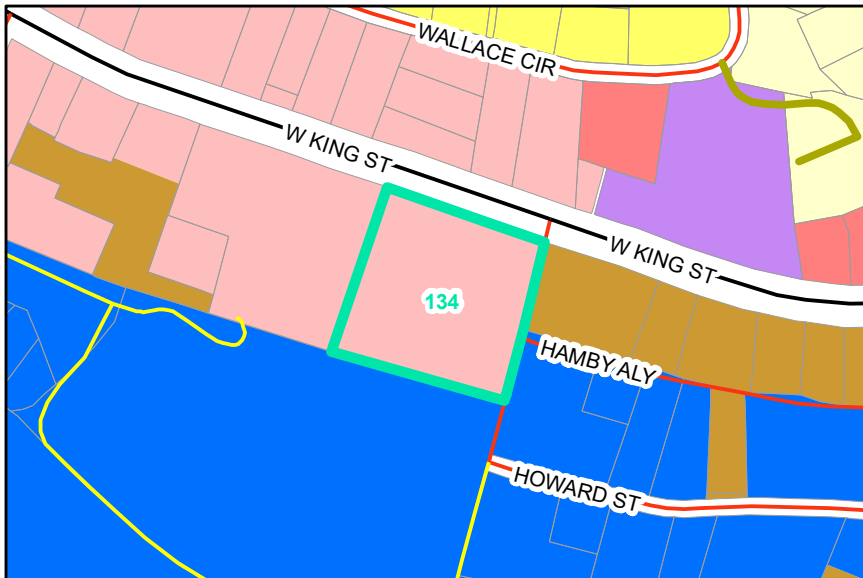
Current Use: Religious Assembly

Proposed Zoning: B1 Downtown Core

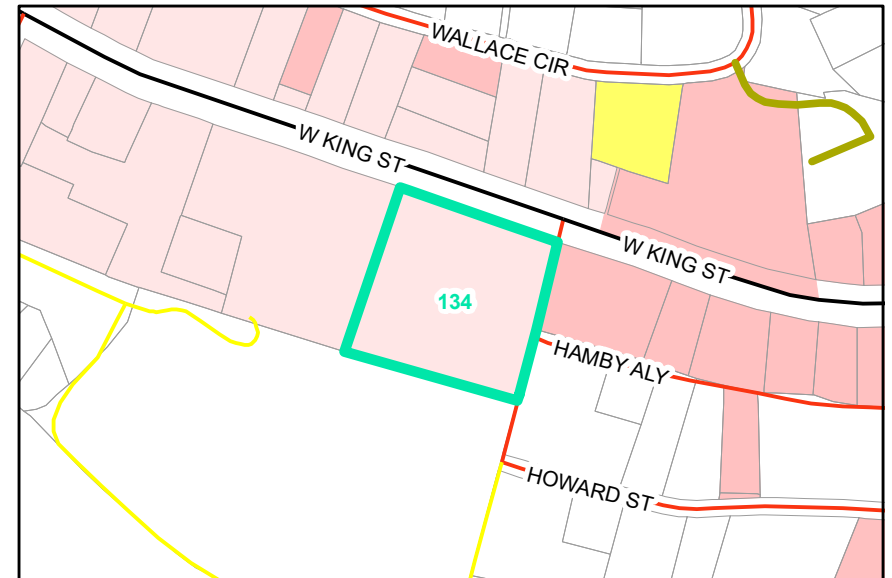
Historic District: No



Overview



Current Zoning



Proposed Zoning



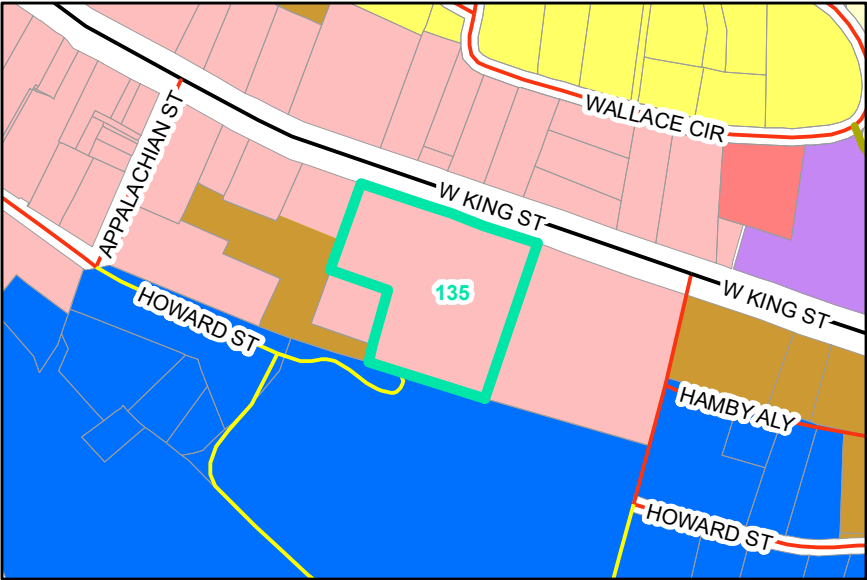
Map ID: 135
PIN: 2900-98-2479-000
Address: 423 W KING ST
Property Owner: STATE OF NORTH CAROLINA DEPT OF ADMINIST



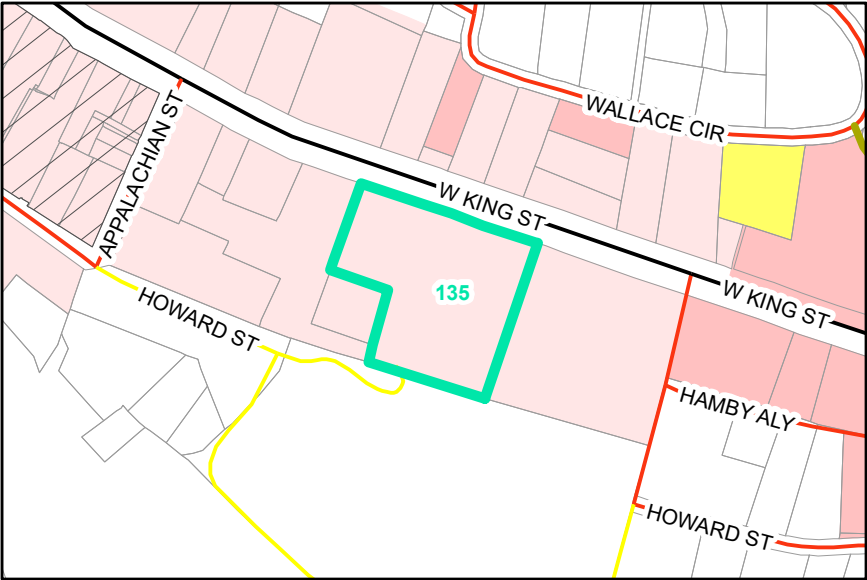
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning

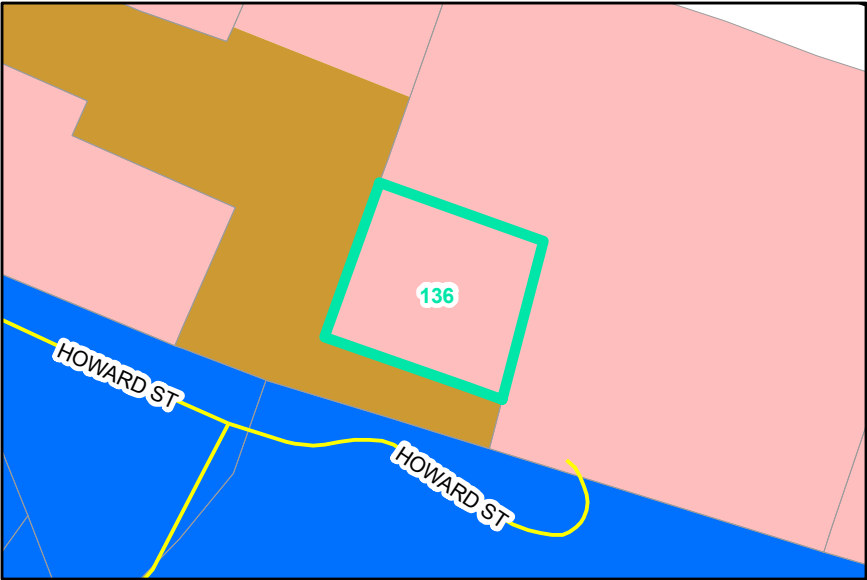


Map ID: 136
PIN: 2900-98-1446-000
Address: 461 HOWARD ST
Property Owner: APPALACHIAN WESLEY FOUNDATION, INC

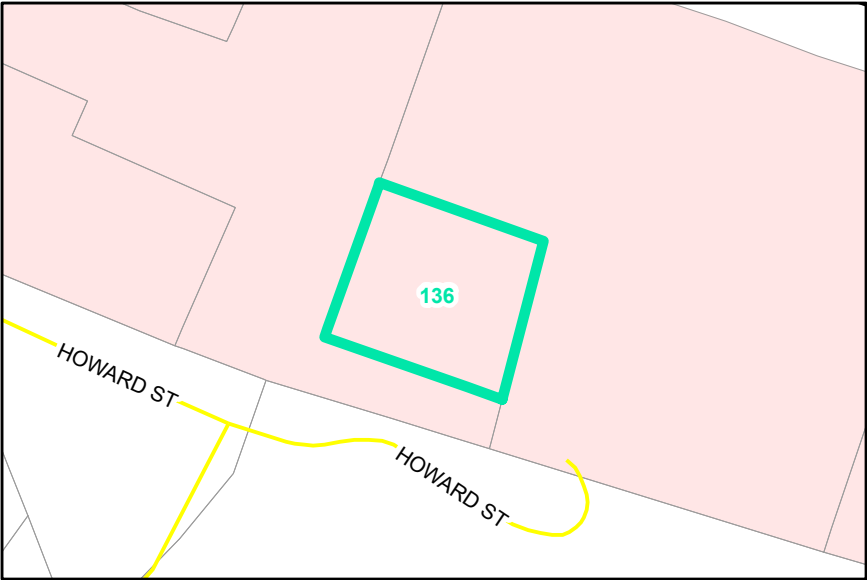
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 137

PIN: 2900-88-9497-000

Address: 471 W KING ST

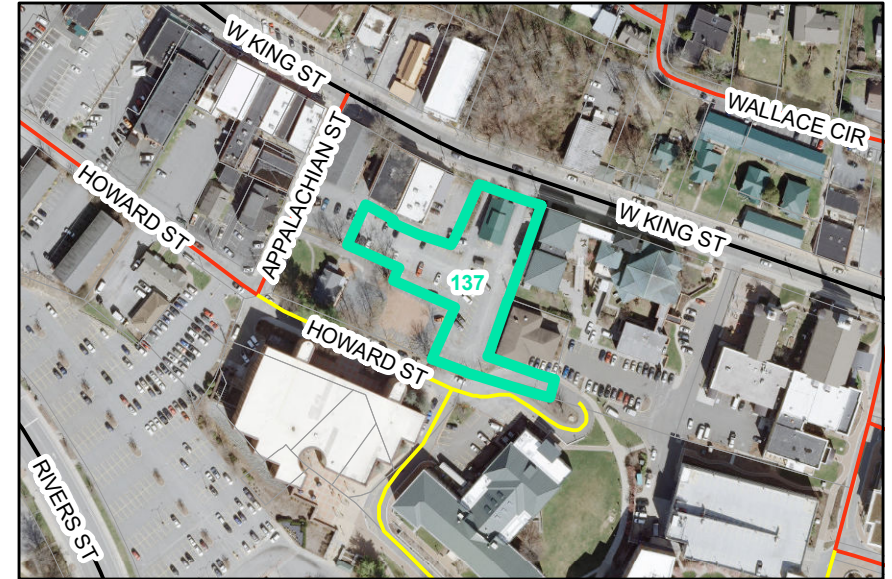
Property Owner: HARMON PARKING, LLC

Current Zoning: R3 Multiple-Family Residential

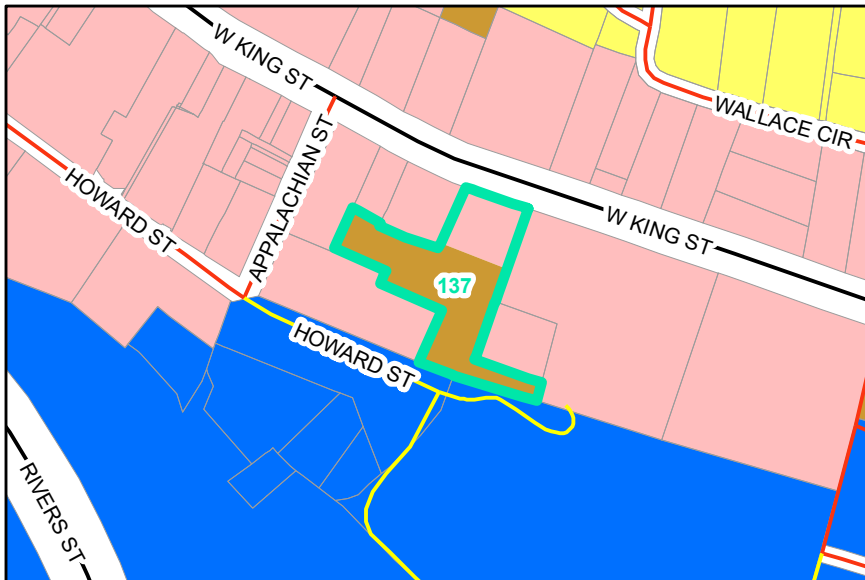
Current Use: Multi-Family

Proposed Zoning: B1 Downtown Core

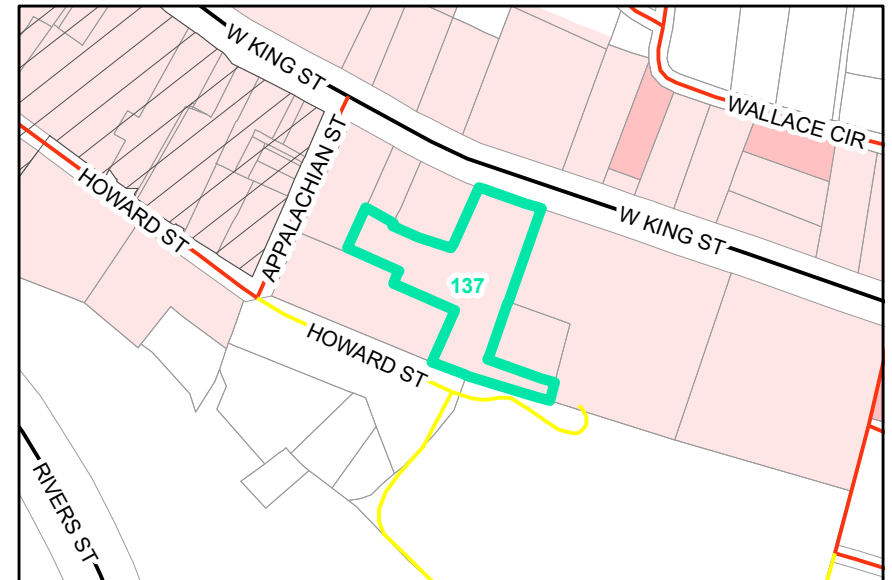
Historic District: No



Overview



Current Zoning



Proposed Zoning

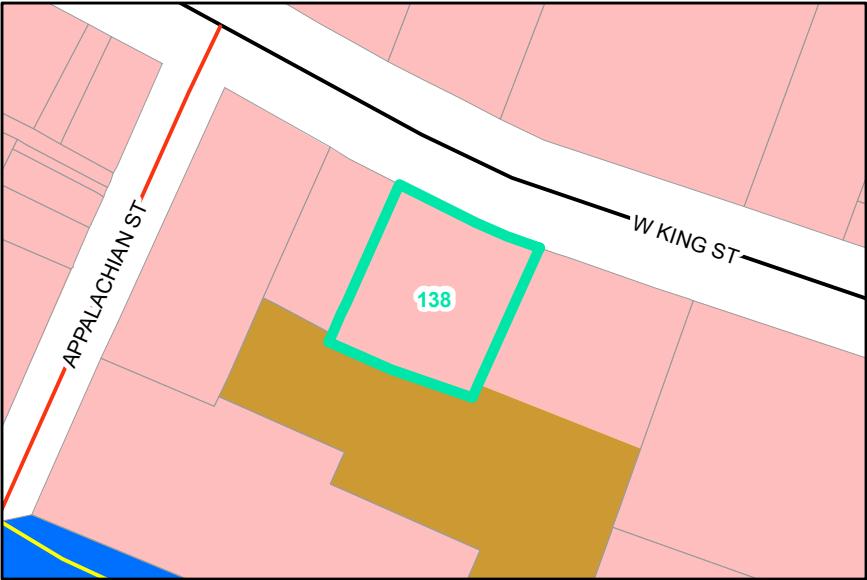


Map ID: 138
PIN: 2900-88-9529-000
Address: 489 W KING ST
Property Owner: CAROLINA SHOPPES, LLC

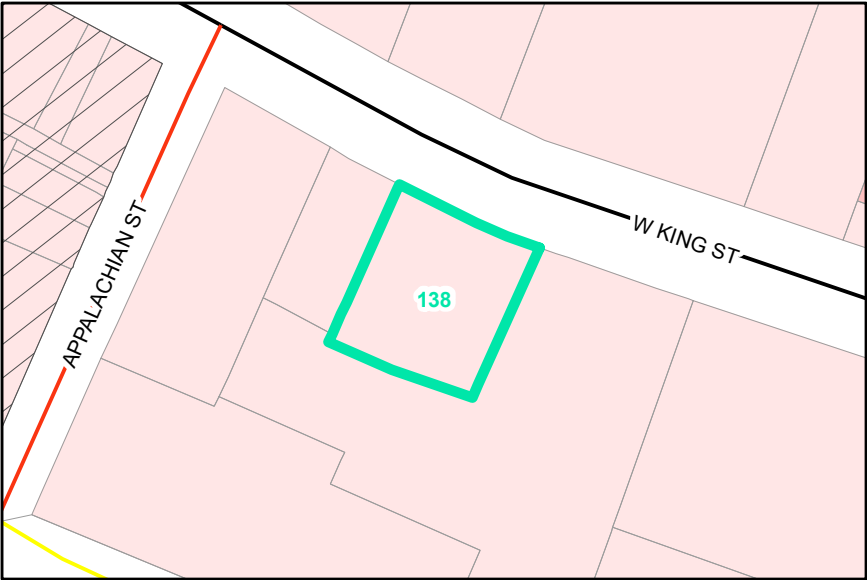
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning

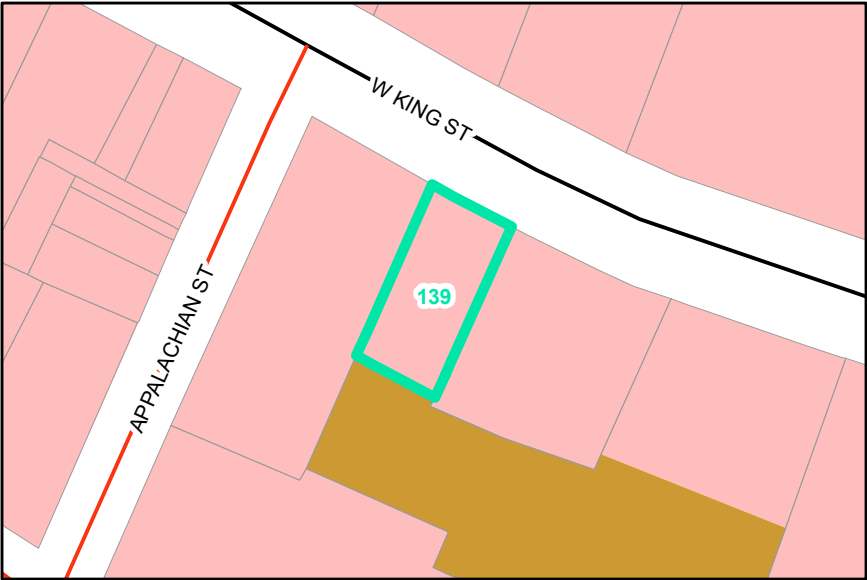


Map ID: 139
PIN: 2900-88-8681-000
Address: 493 W KING ST
Property Owner: S C AND S FUTURE,INC.

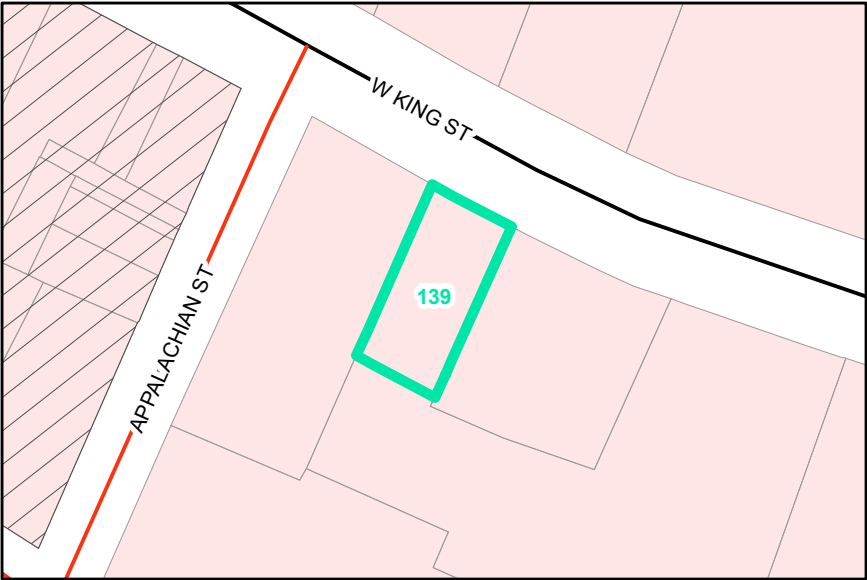
Current Zoning: B1 Central Business
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning

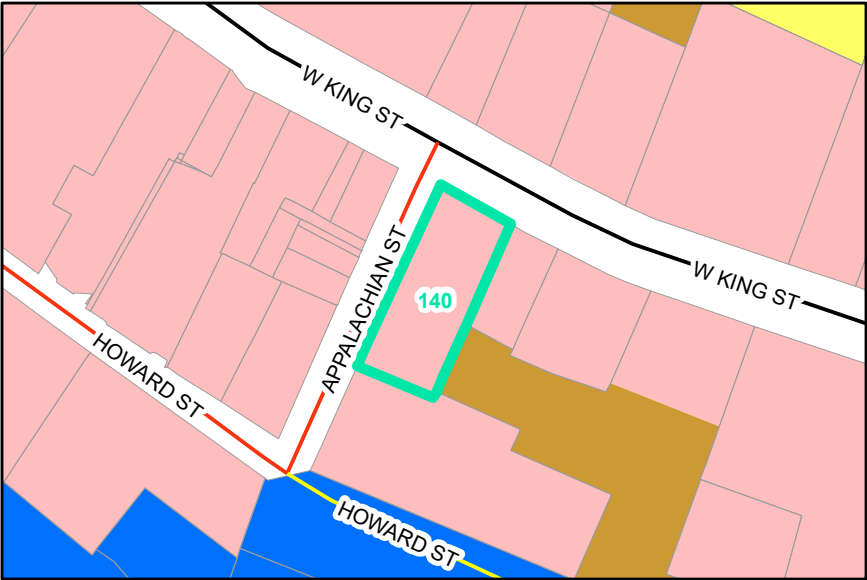


Map ID: 140
PIN: 2900-88-8611-000
Address: 511 W KING ST
Property Owner: E G M INVESTMENTS INC

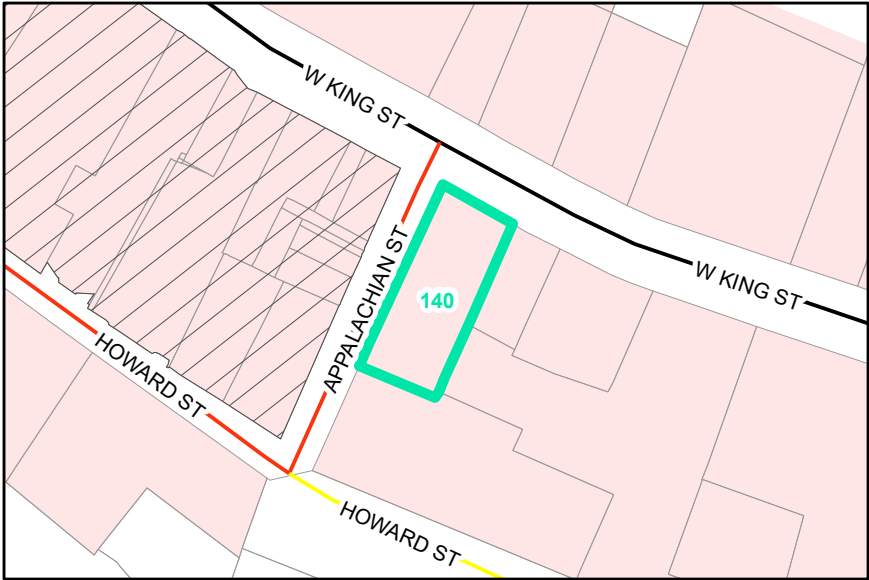
Current Zoning: B1 Central Business
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 141

PIN: 2900-88-8435-000

Address: 143 APPALACHIAN ST

Property Owner: FAITH WORKS DEVELOPMENT, LLC

Current Zoning: B1 Central Business

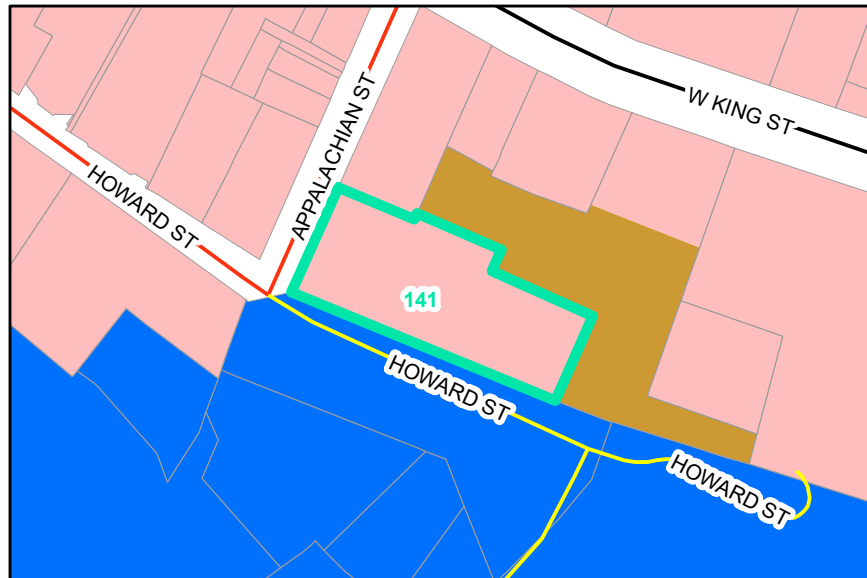
Current Use: Religious Assembly

Proposed Zoning: B1 Downtown Core

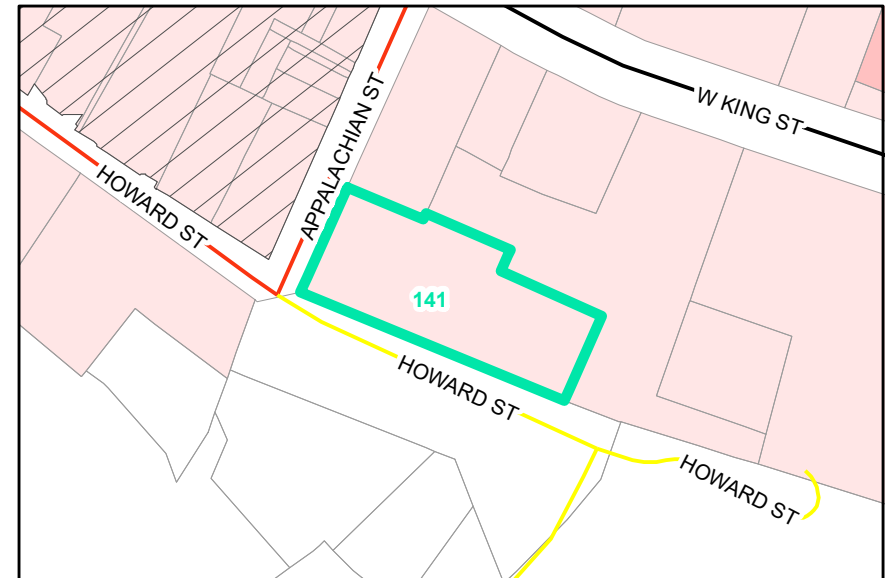
Historic District: No



Overview



Current Zoning

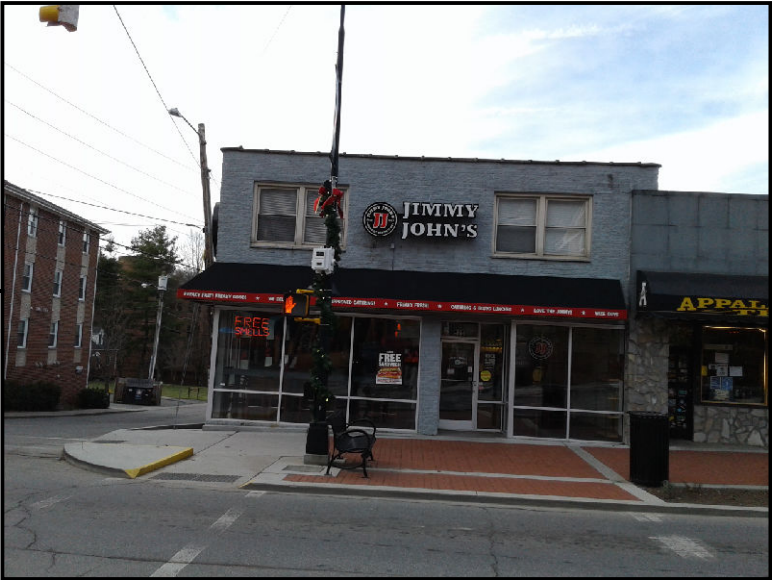


Proposed Zoning

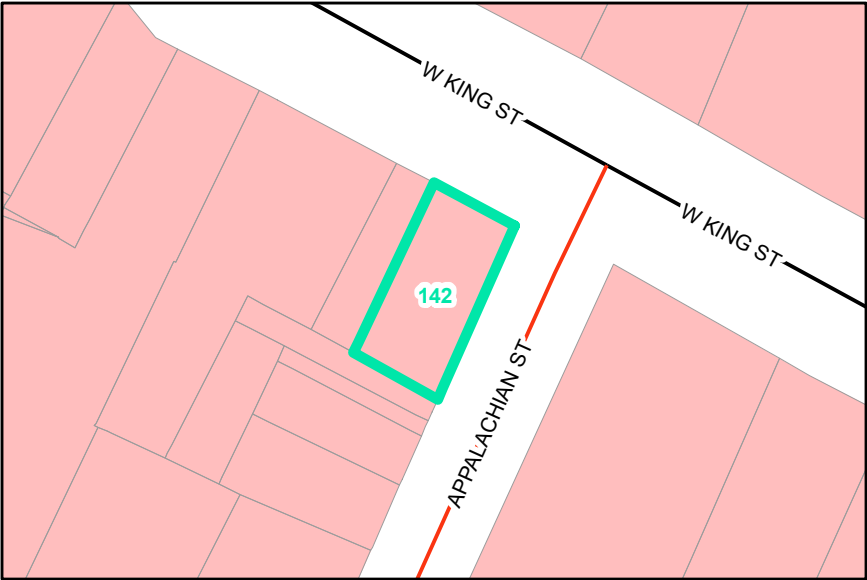


Map ID: 142
PIN: 2900-88-7679-000
Address: 525 W KING ST
Property Owner: CLARK UNLIMITED PROPERTIES, LLC

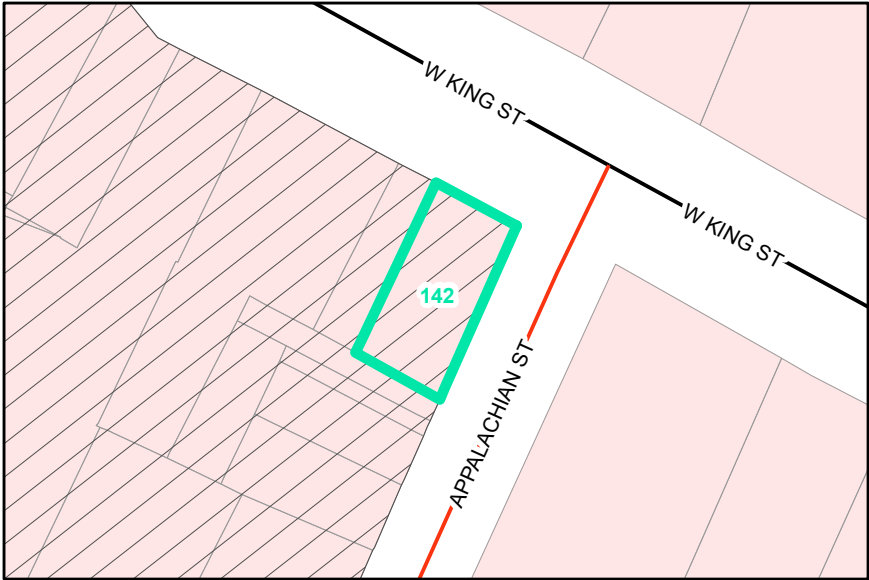
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

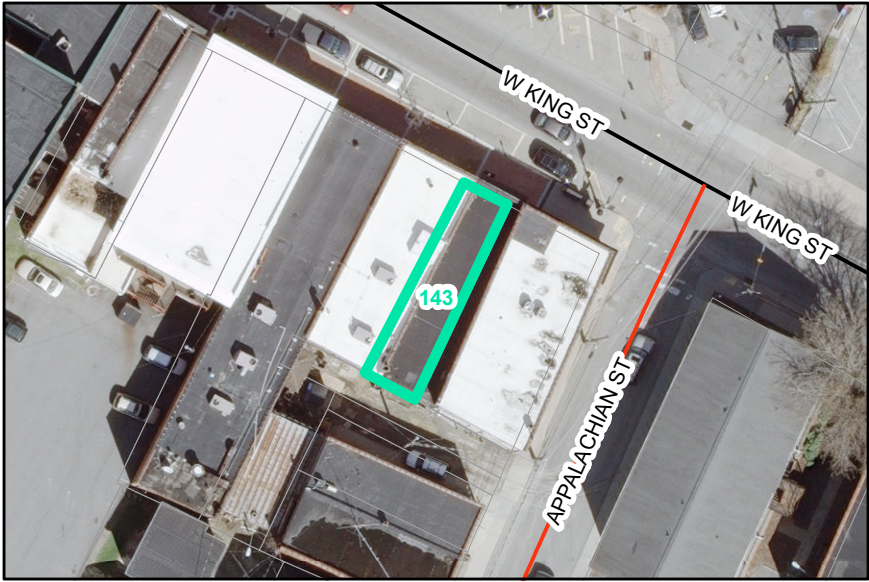


Proposed Zoning

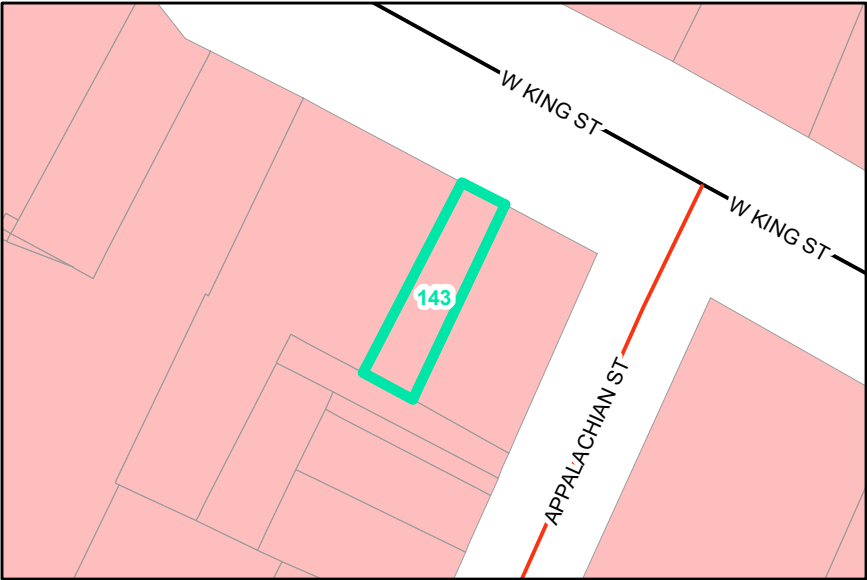


Map ID: 143
PIN: 2900-88-7740-000
Address: 531 W KING ST
Property Owner: SMITH, KARL G

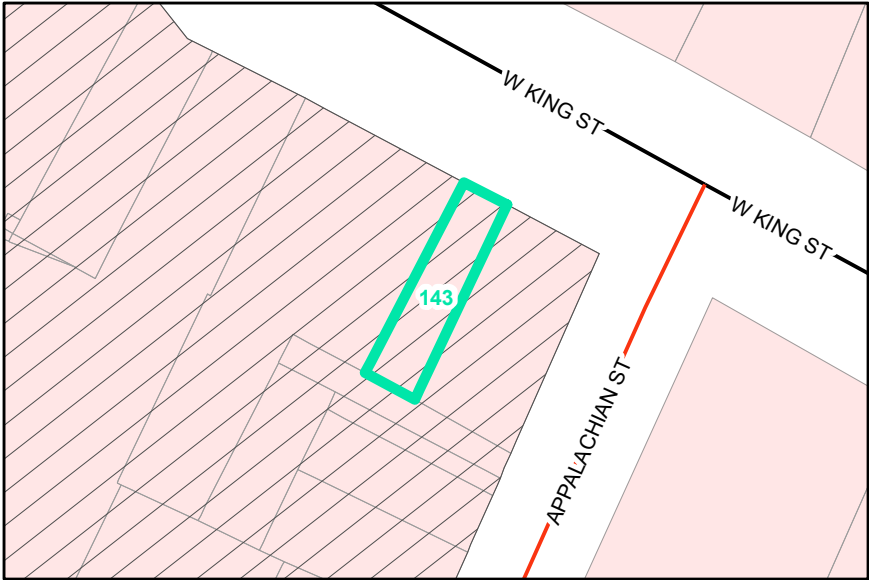
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

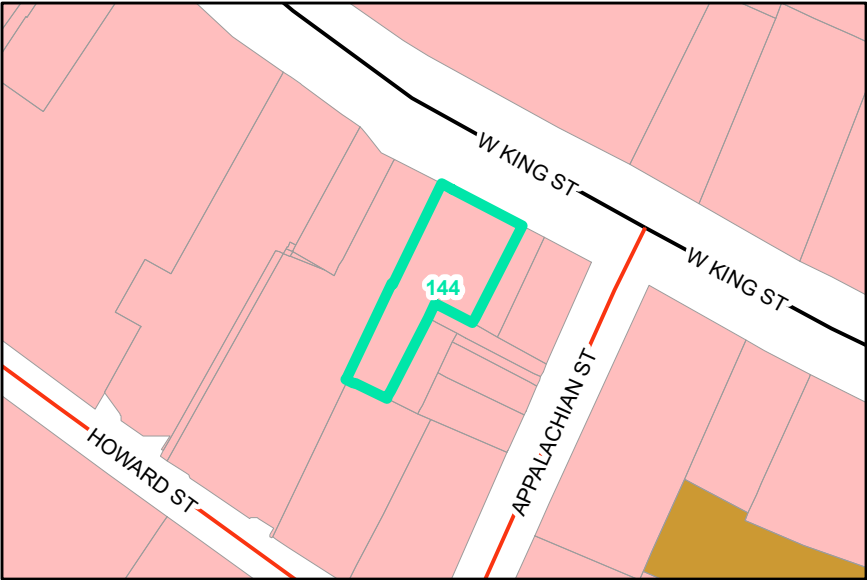


Map ID: 144
PIN: 2900-88-7767-000
Address: 539 W KING ST
Property Owner: BOONE INVESTMENTS LLC

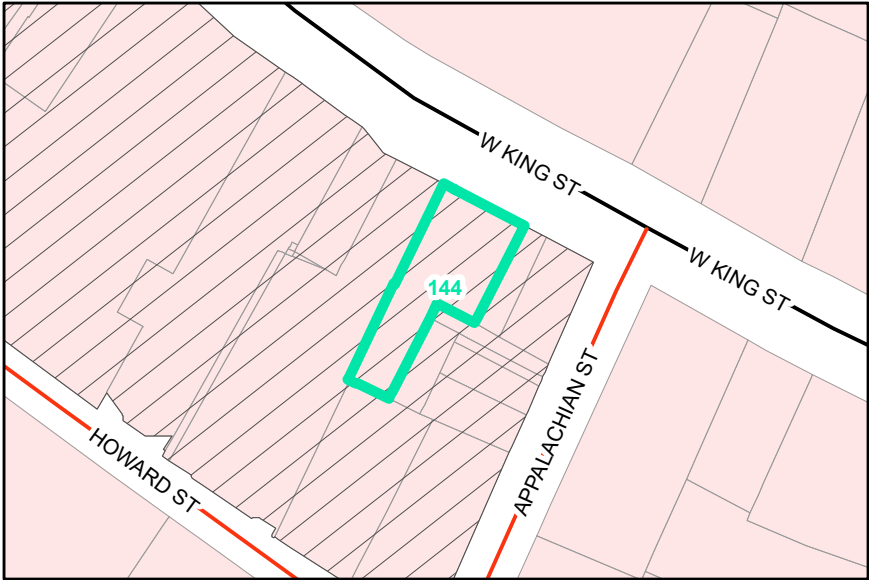
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

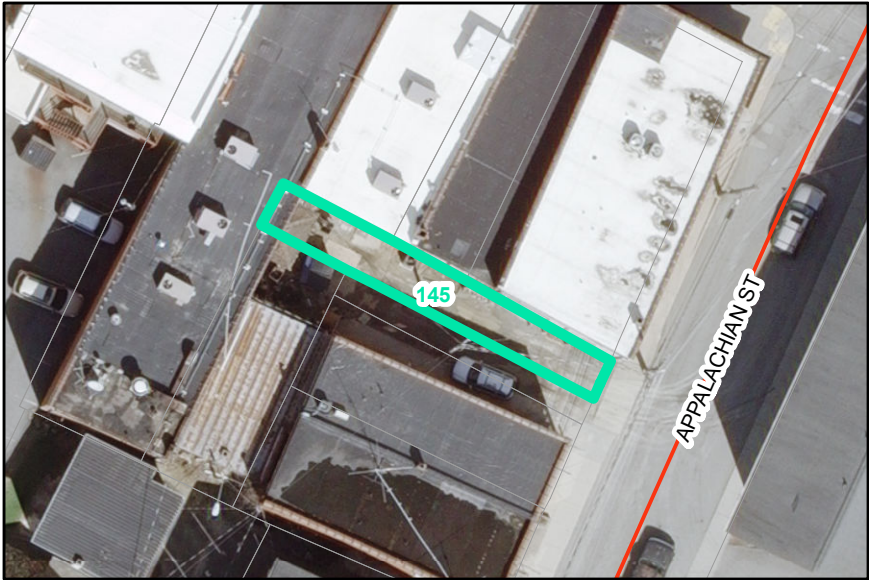


Proposed Zoning

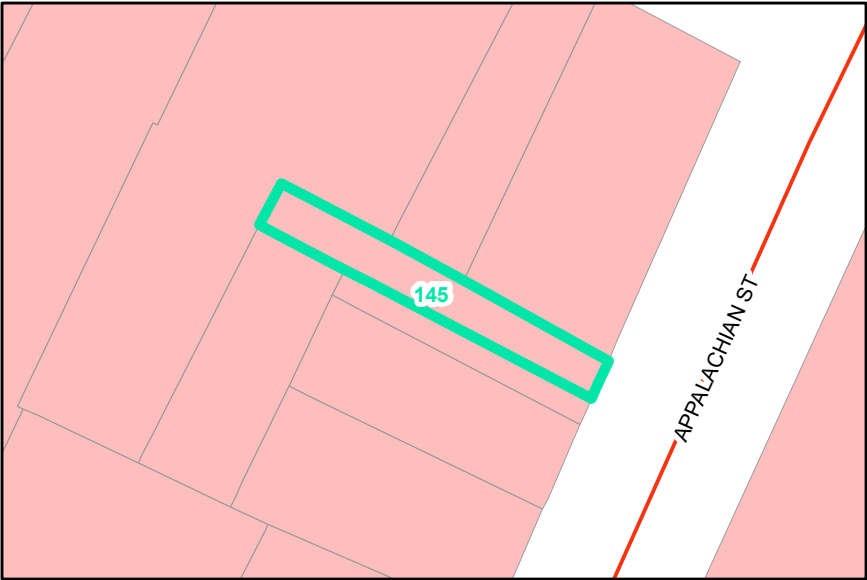


Map ID: 145
PIN: 2900-88-8722-000
Address:
Property Owner: BOONE TOWN OF

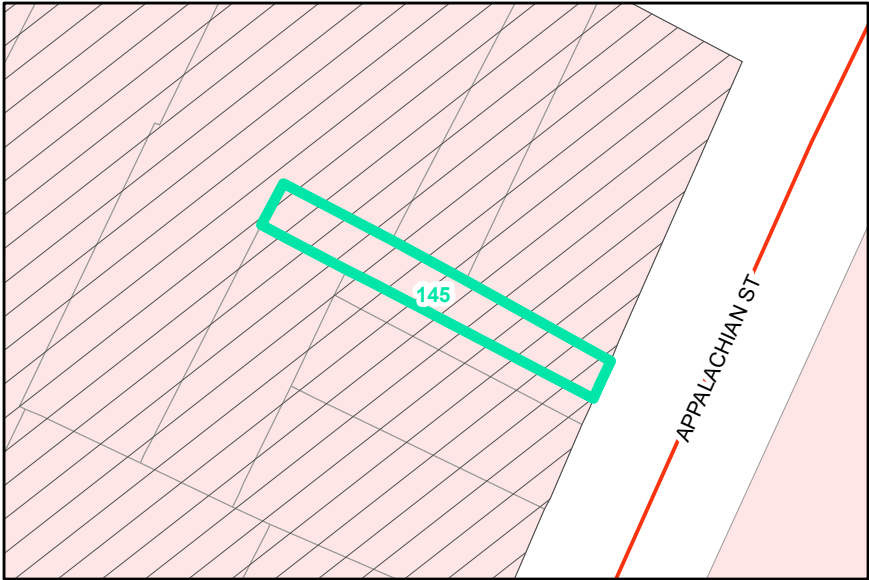
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

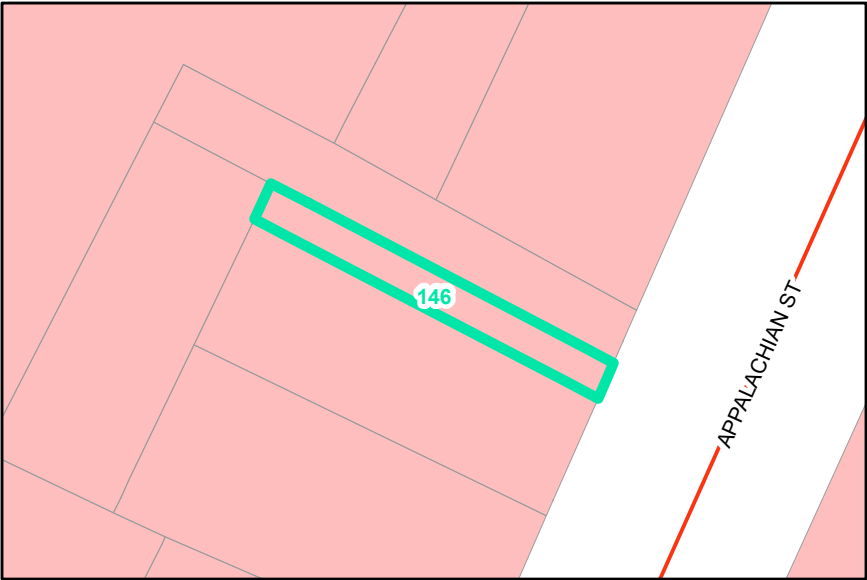


Map ID: 146
PIN: 2900-88-7792-000
Address:
Property Owner: BOONE INVESTMENTS LLC

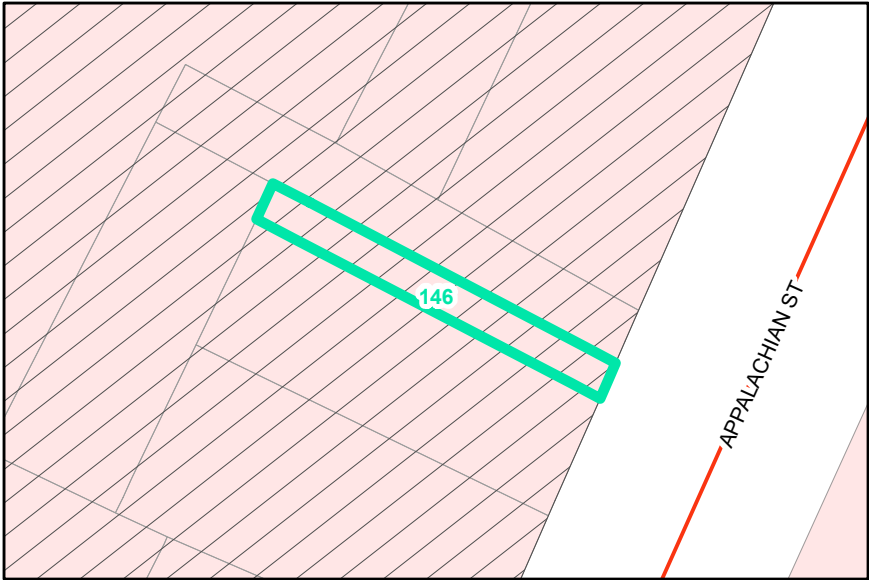
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

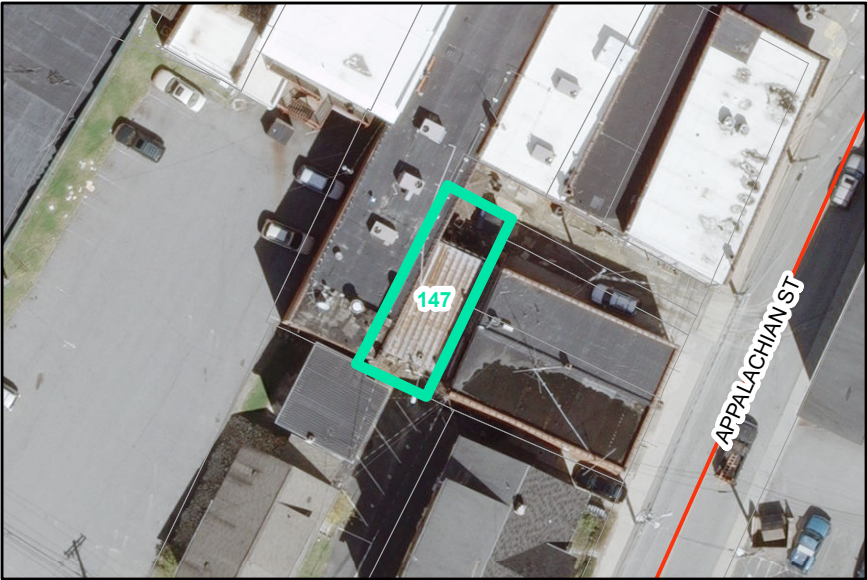


Proposed Zoning

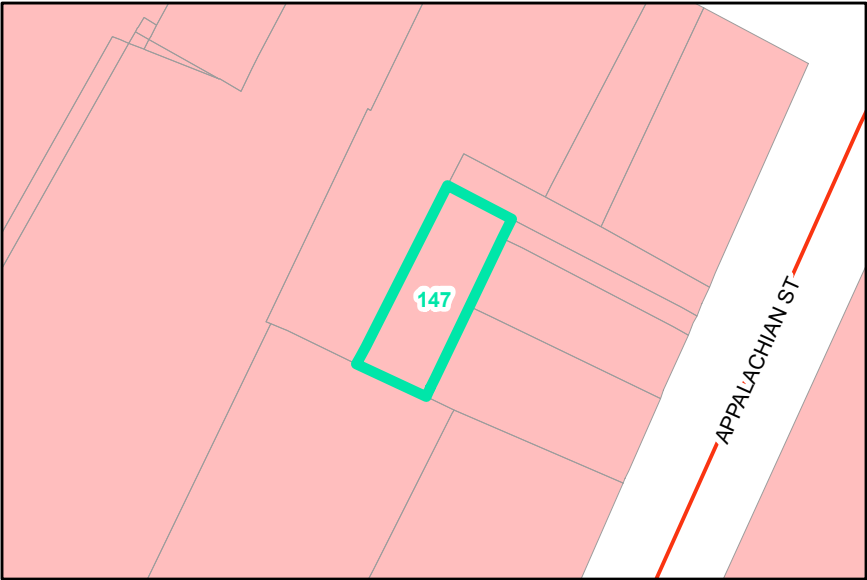


Map ID: 147
PIN: 2900-88-6687-000
Address:
Property Owner: BOONE INVESTMENTS LLC

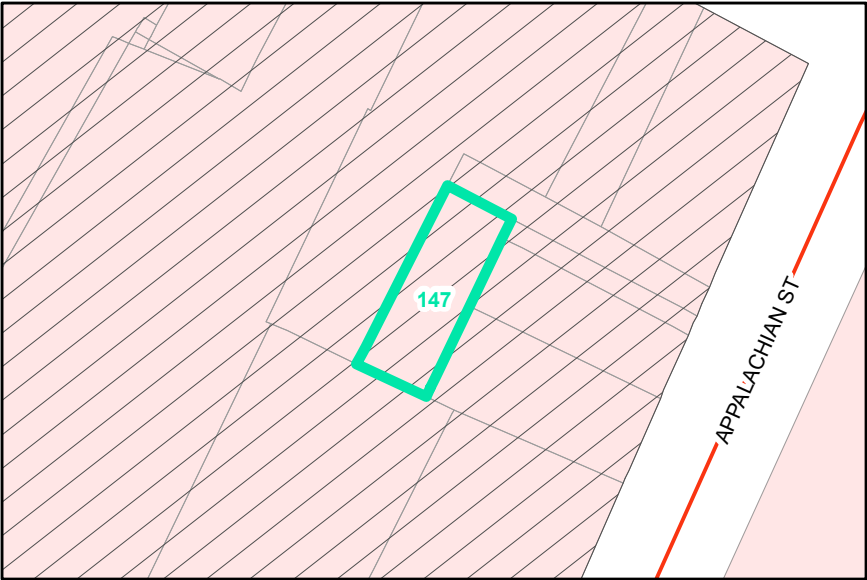
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

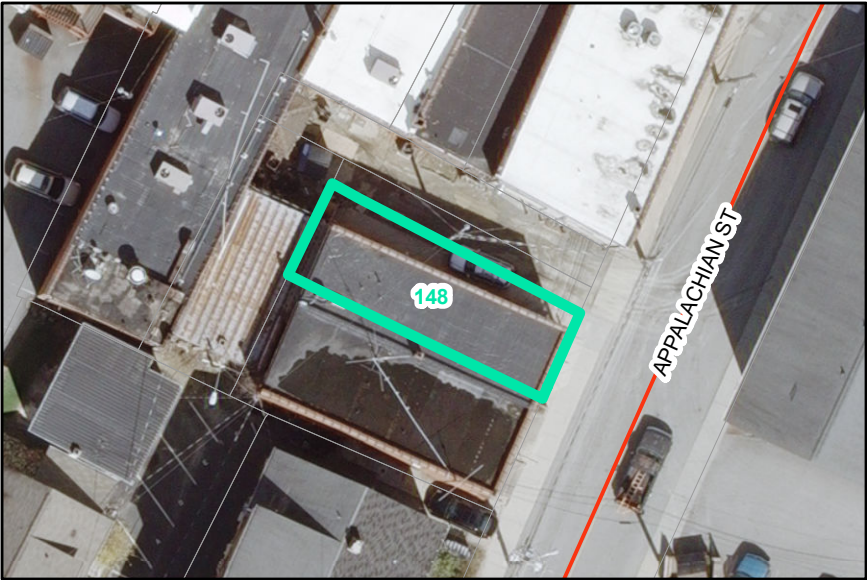


Proposed Zoning

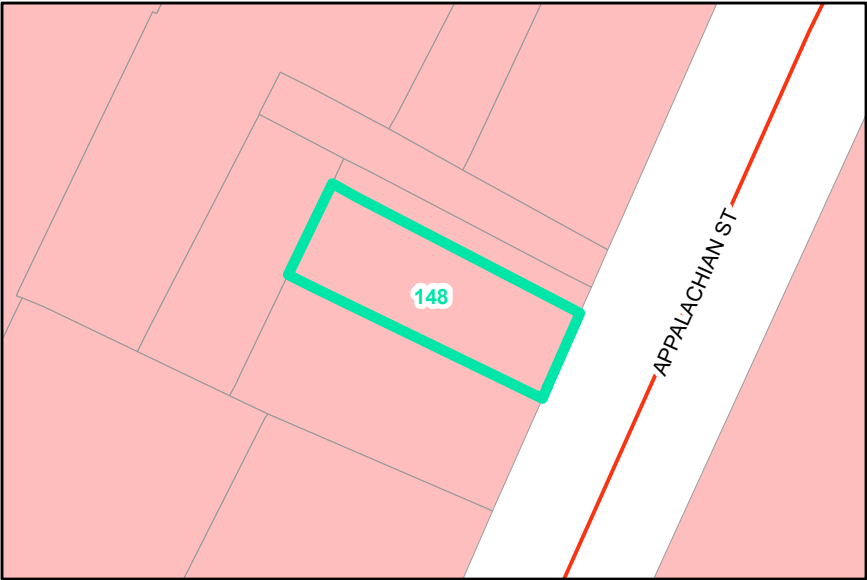


Map ID: 148
PIN: 2900-88-7791-000
Address: 128 APPALACHIAN ST
Property Owner: HILL, ROBERT W.,HILL, LORI L.

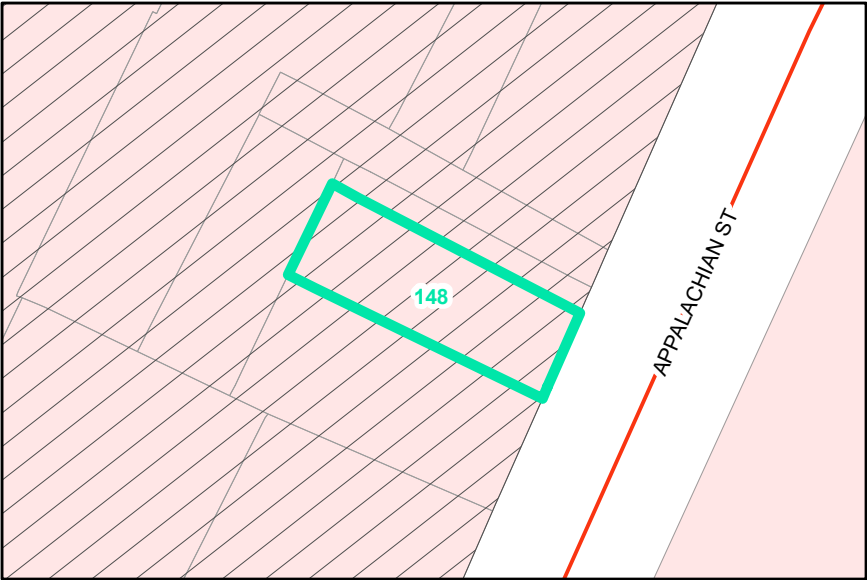
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

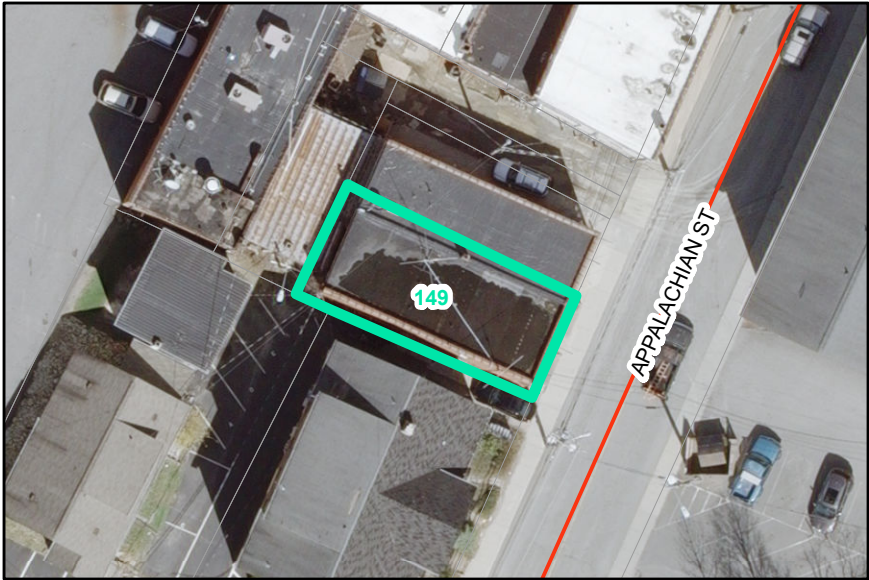


Proposed Zoning

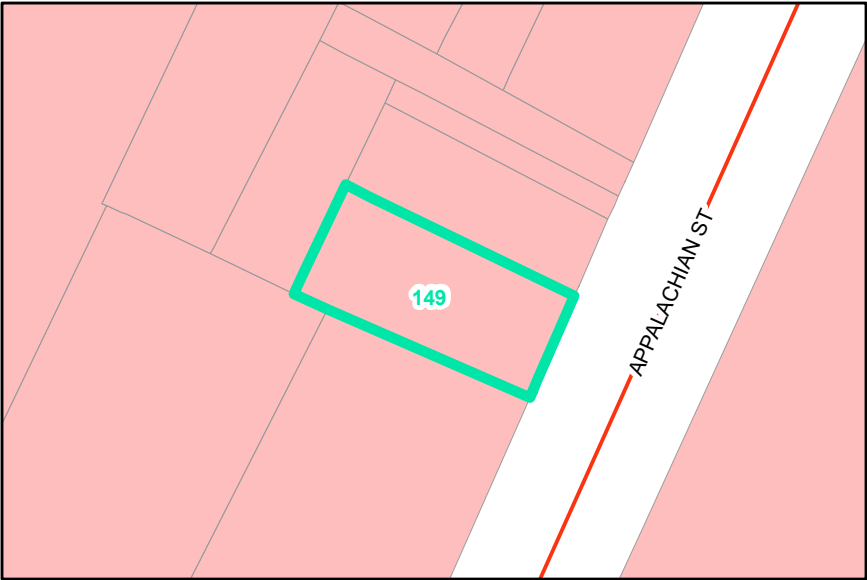


Map ID: 149
PIN: 2900-88-7622-000
Address: 132 APPALACHIAN ST
Property Owner: COX, GREGORY

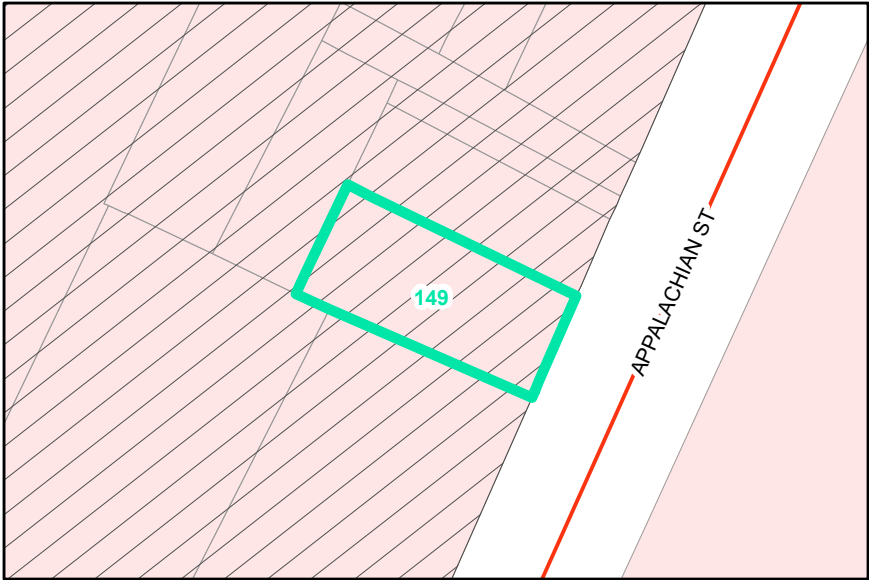
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

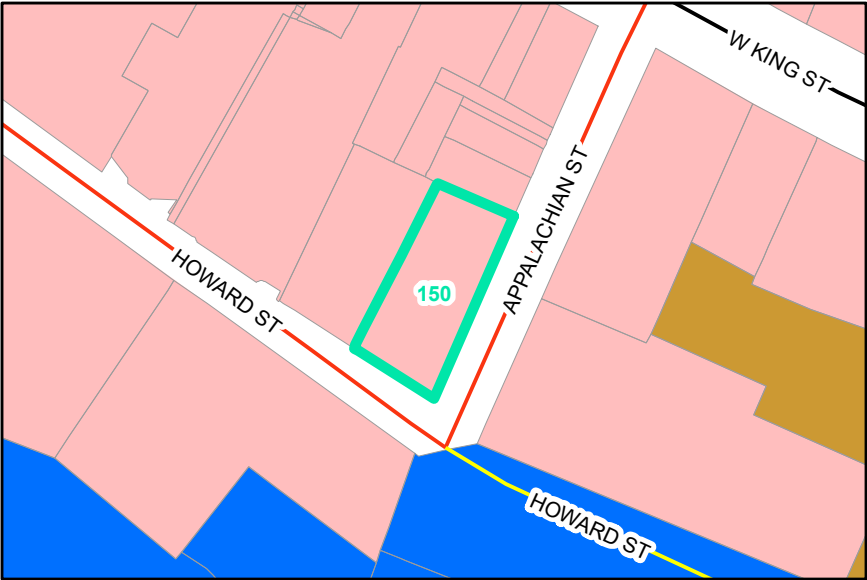


Map ID: 150
PIN: 2900-88-6594-000
Address: 140 APPALACHIAN ST
Property Owner: LOVIN MARKETING CO

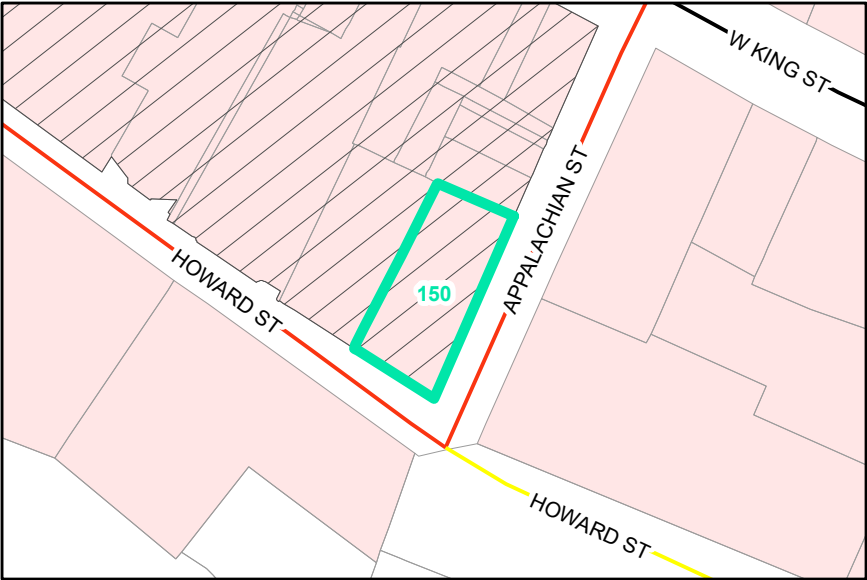
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

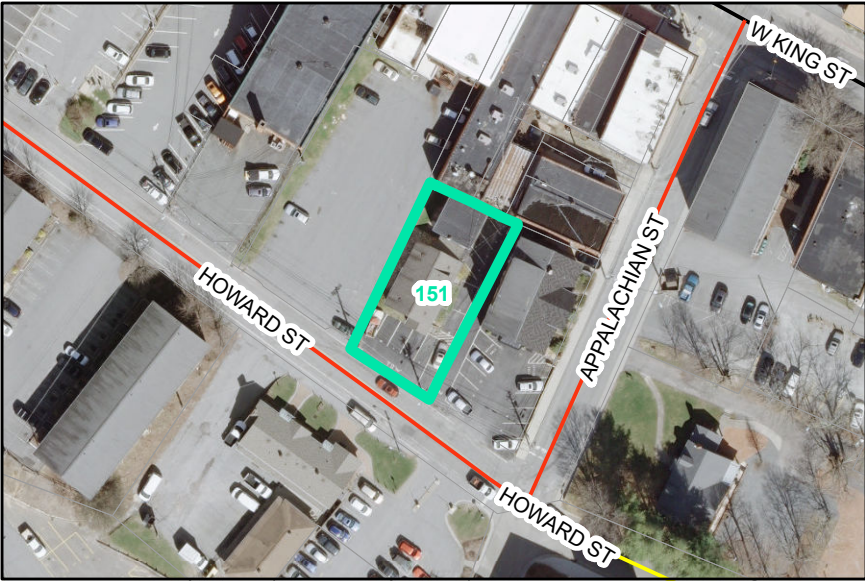


Proposed Zoning

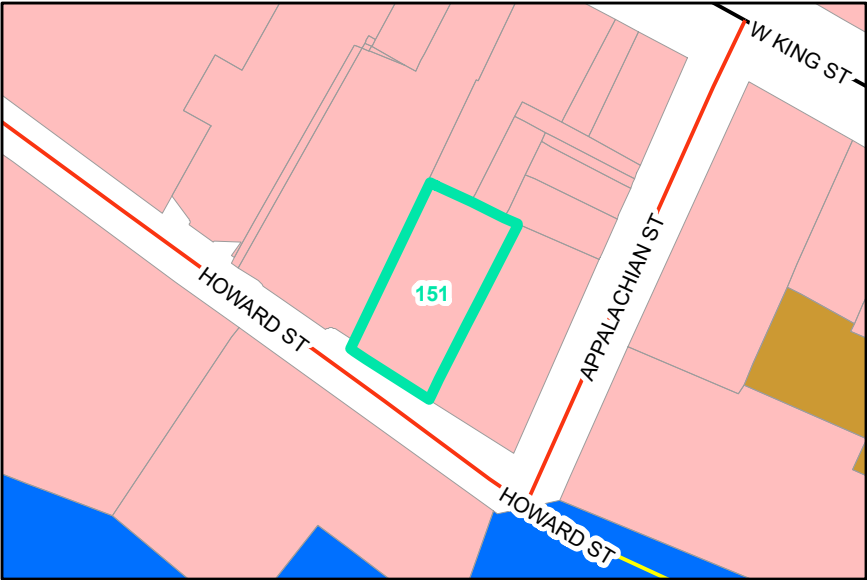


Map ID: 151
PIN: 2900-88-6538-000
Address: 363 HOWARD ST
Property Owner: LOVIN MARKETING CO

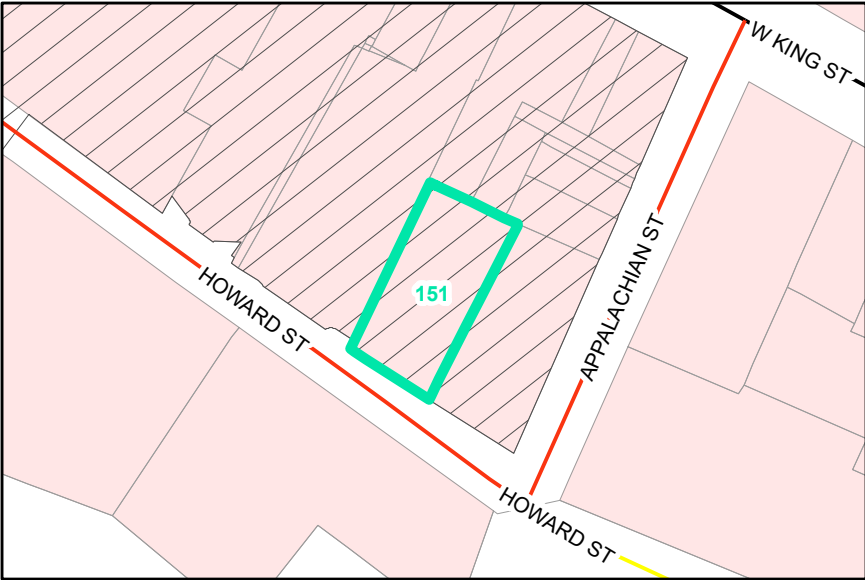
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

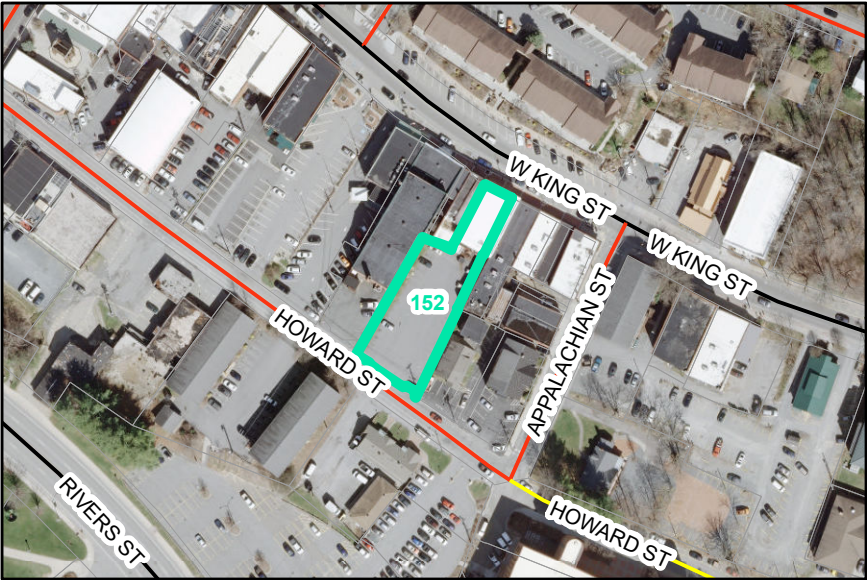


Proposed Zoning

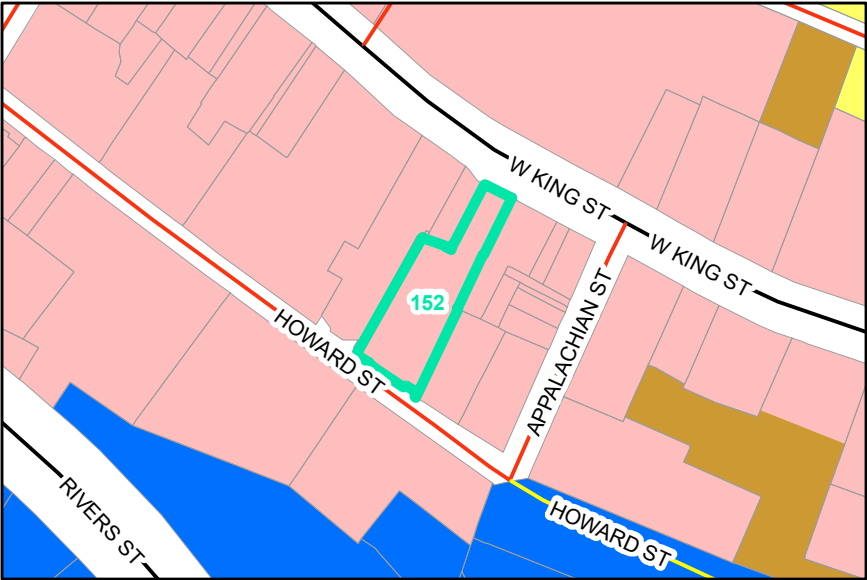


Map ID: 152
PIN: 2900-88-6762-000
Address: 543/549 W KING ST
Property Owner: SARVIS PROPERTIES INC

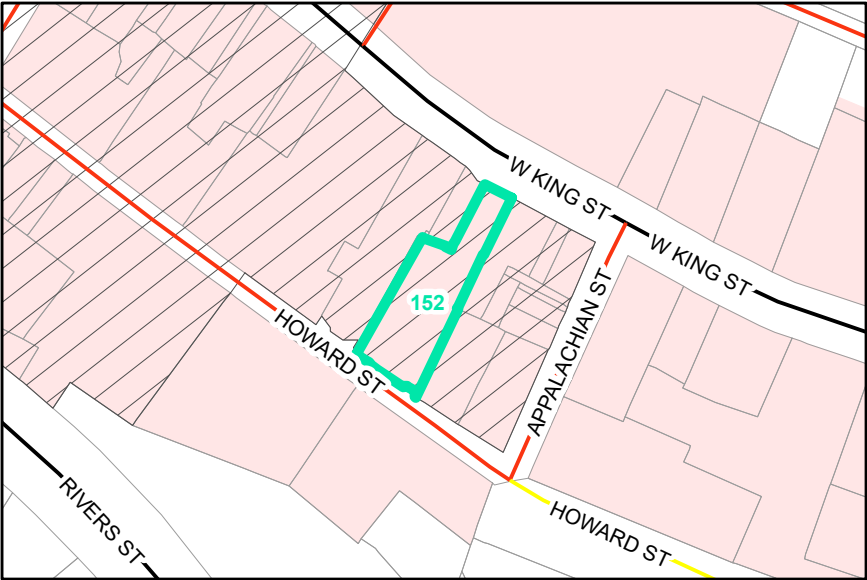
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

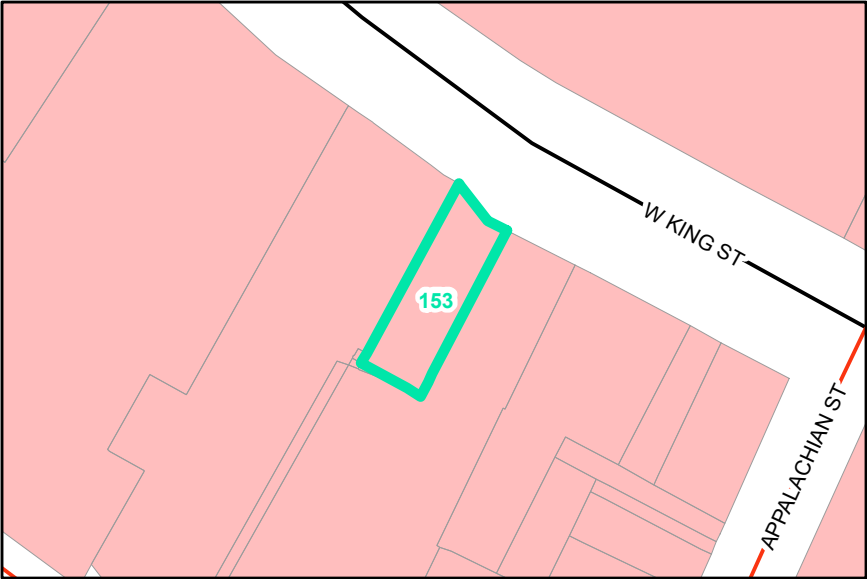


Map ID: 153
PIN: 2900-88-6892-000
Address: 553 W KING ST
Property Owner: CHRISLAND PROPERTIES

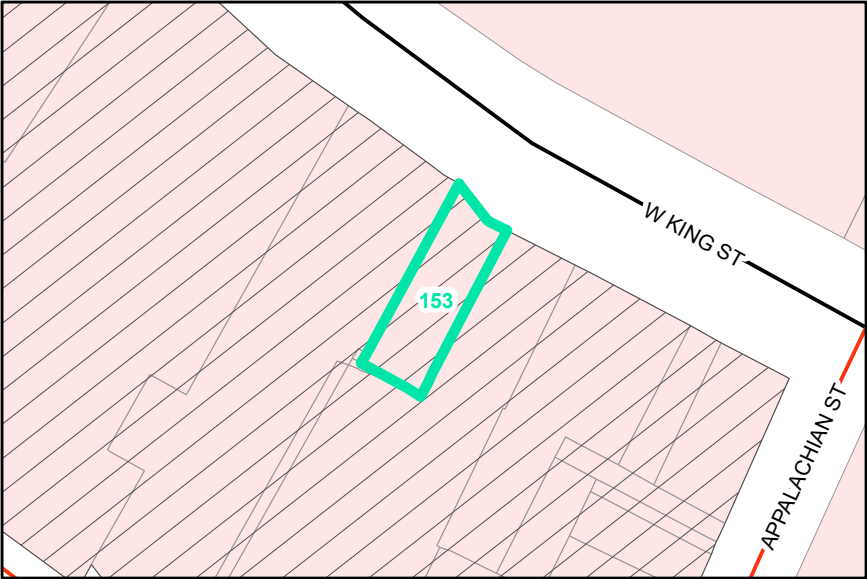
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

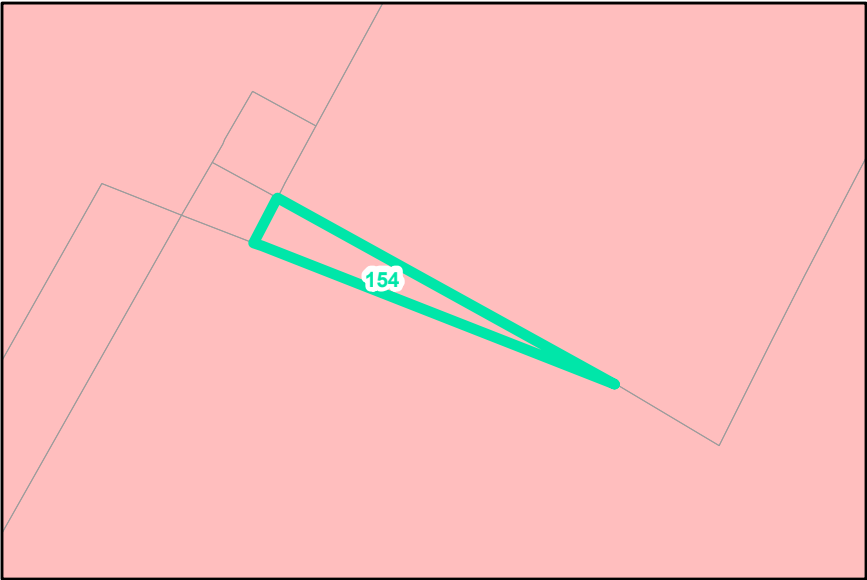


Map ID: 154
PIN: 2900-88-6778-000
Address:
Property Owner: SARVIS PROPERTIES, INC.

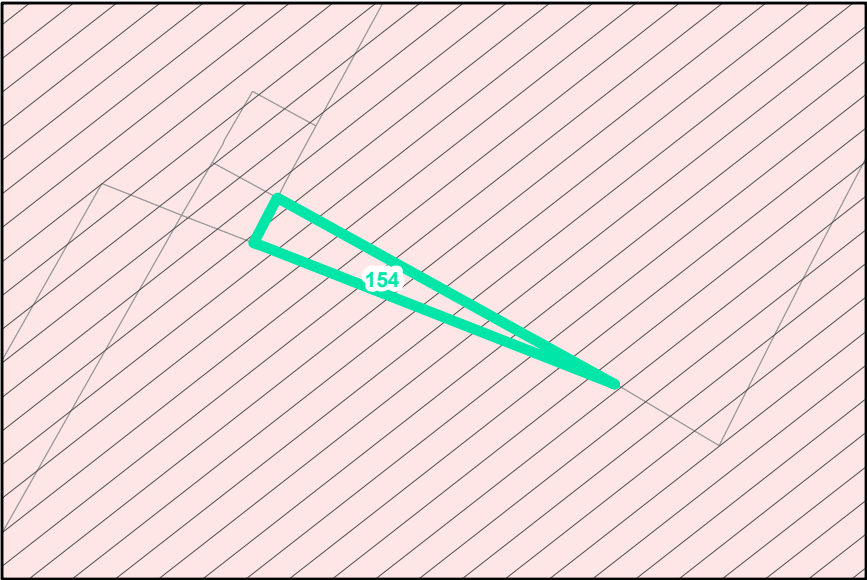
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

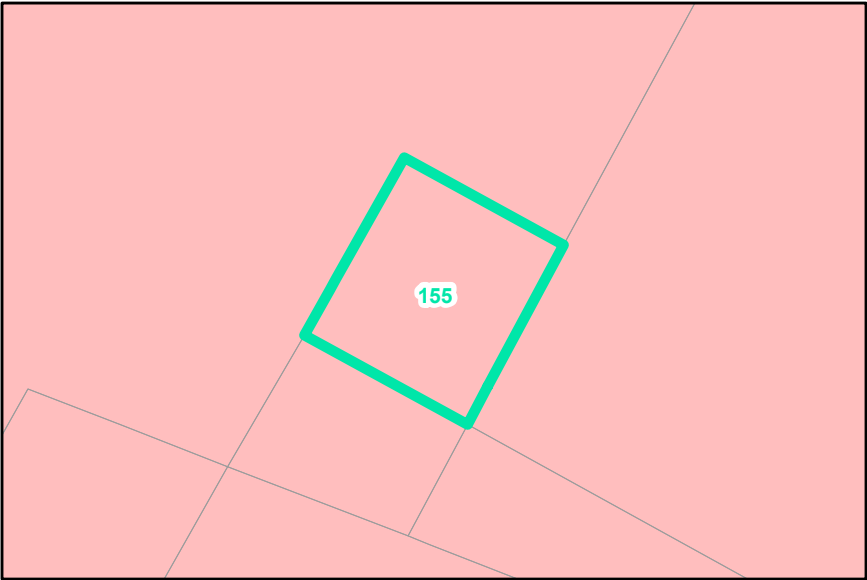


Map ID: 155
PIN: 2900-88-6770-000
Address:
Property Owner: CHRISLAND PROPERTIES, INC.

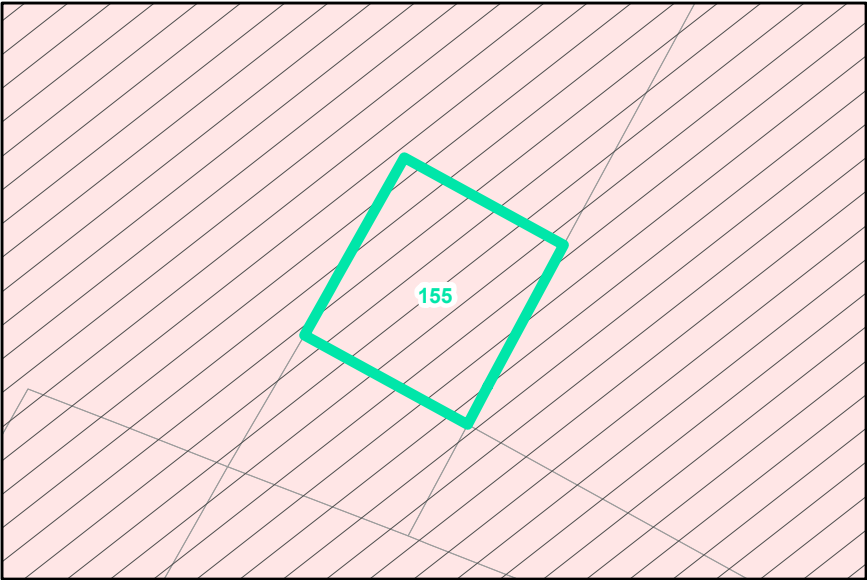
Current Zoning: B1 Central Business
Current Use: Vacant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

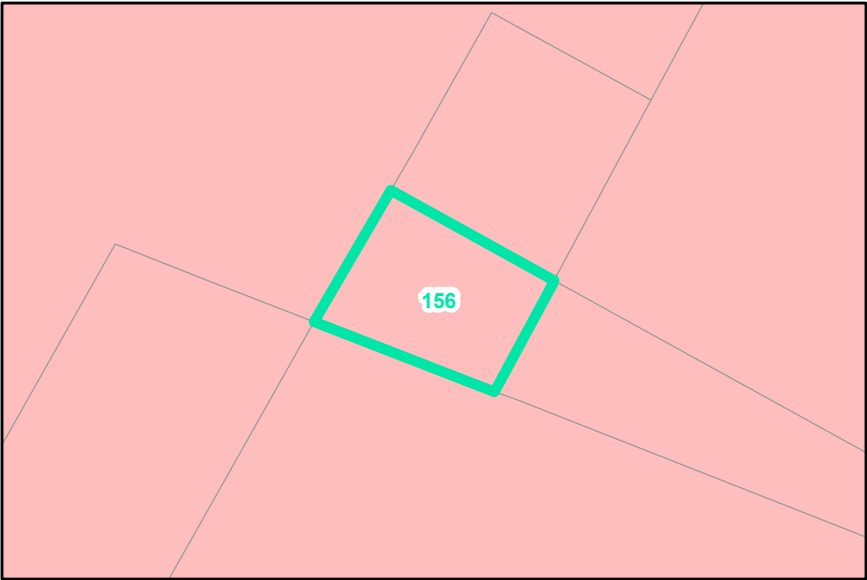


Map ID: 156
PIN: 2900-88-6769-000
Address:
Property Owner: SARVIS PROPERTIES, INC.

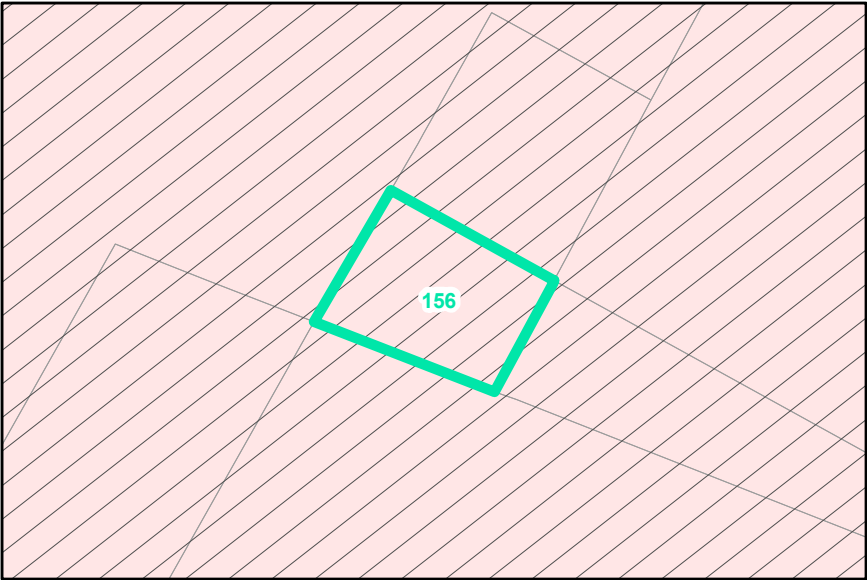
Current Zoning: B1 Central Business
Current Use: Parking
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

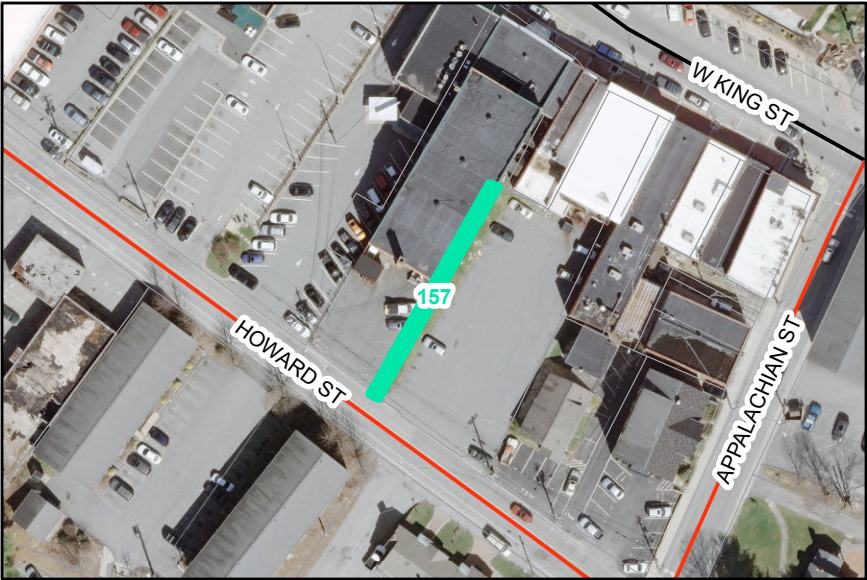


Proposed Zoning

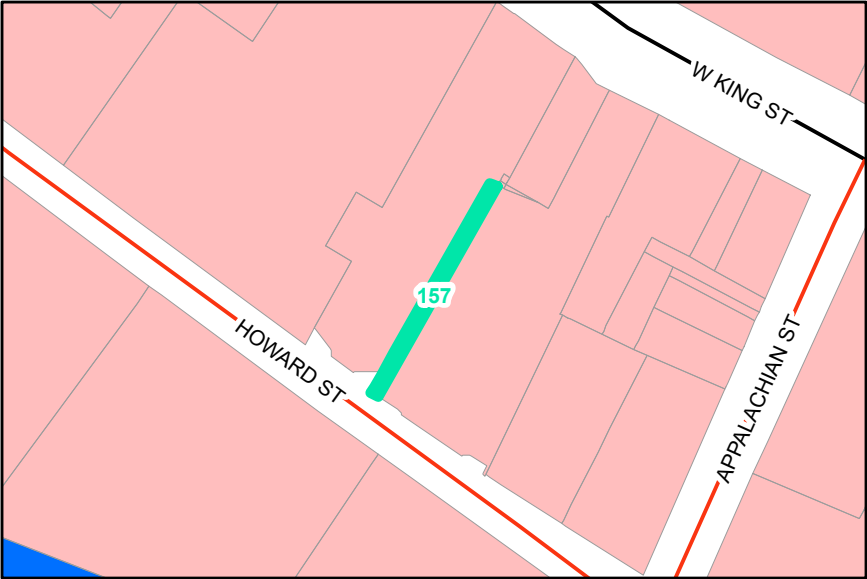


Map ID: 157
PIN: 2900-88-6722-000
Address:
Property Owner: THE APPALACHIAN THEATRE OF THE HIGH COUN

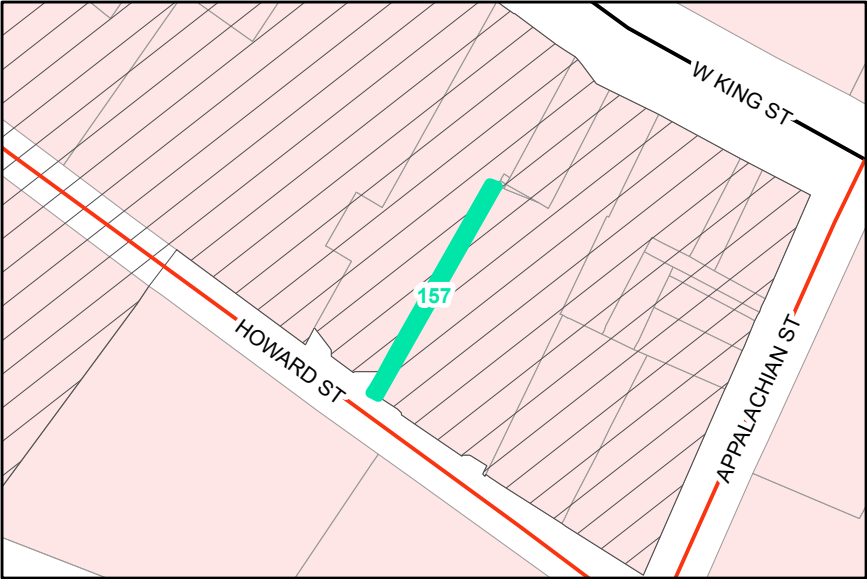
Current Zoning: B1 Central Business
Current Use: Parking
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 158

PIN: 2900-88-6730-000

Address: 559 W KING ST

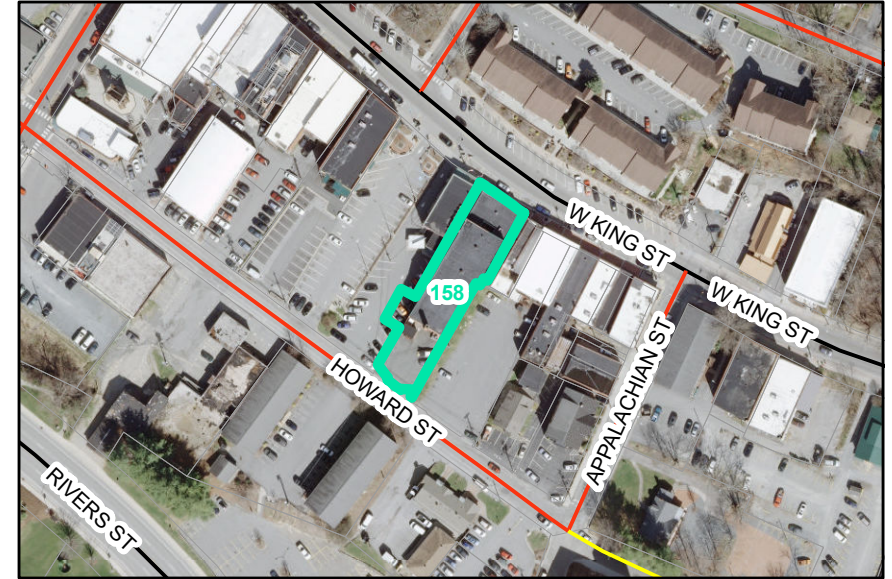
Property Owner: THE APPALACHIAN THEATRE OF THE HIGH COUN

Current Zoning: B1 Central Business

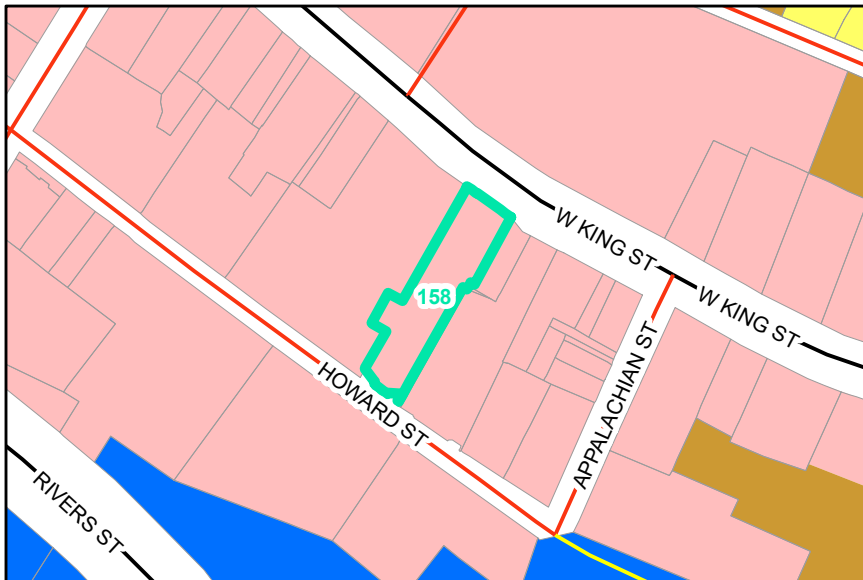
Current Use: Retail

Proposed Zoning: B1 Downtown Core

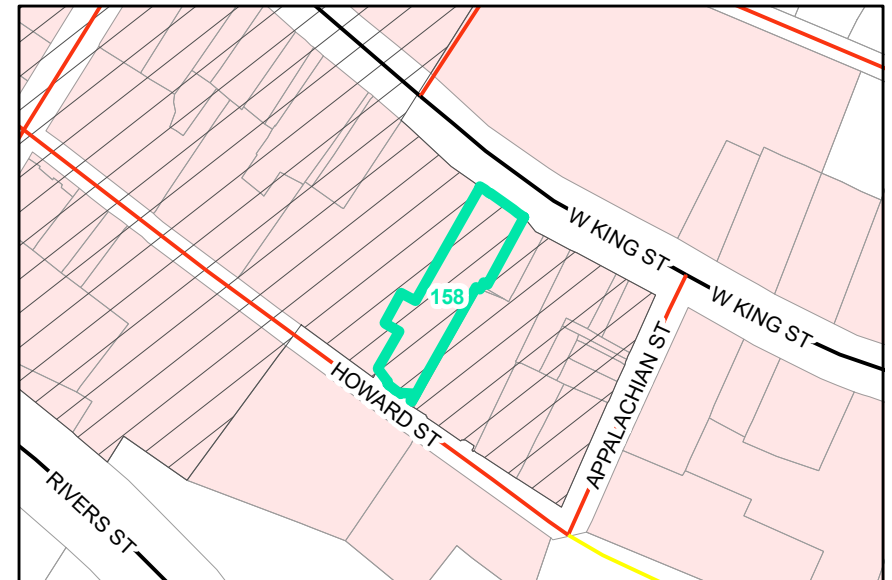
Historic District: Yes



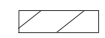
Overview



Current Zoning



Proposed Zoning

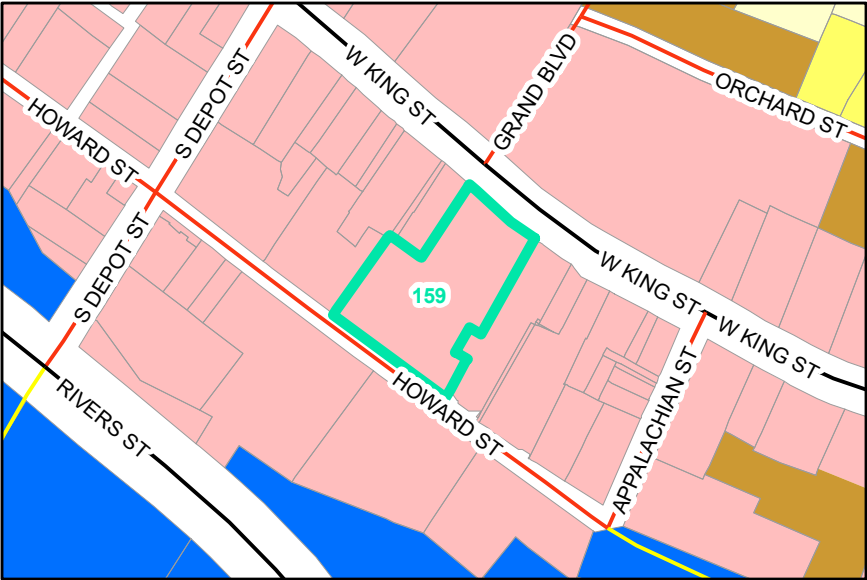


Map ID: 159
PIN: 2900-88-5833-000
Address: 567 W KING ST
Property Owner: BOONE TOWN OF

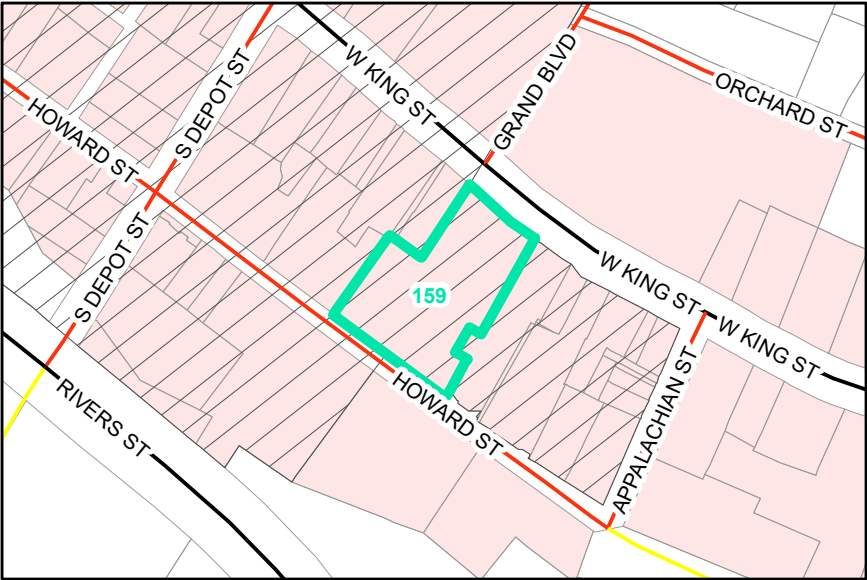
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



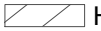
Overview



Current Zoning

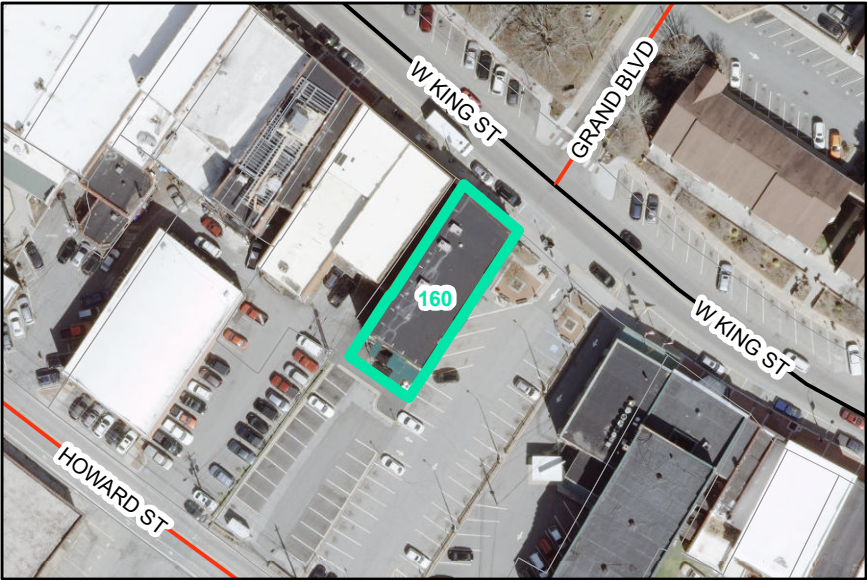


Proposed Zoning

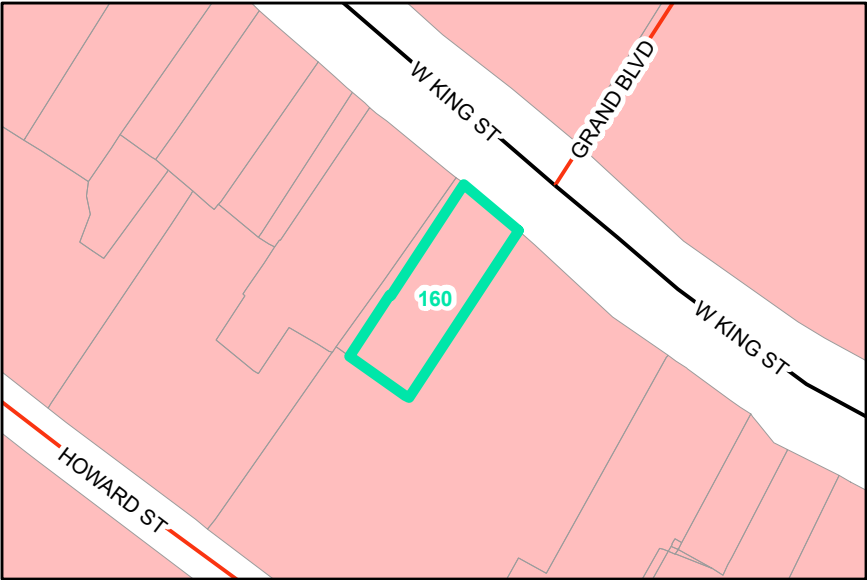


Map ID: 160
PIN: 2900-88-4868-000
Address: 587 W KING ST
Property Owner: VETRO, MICHAEL

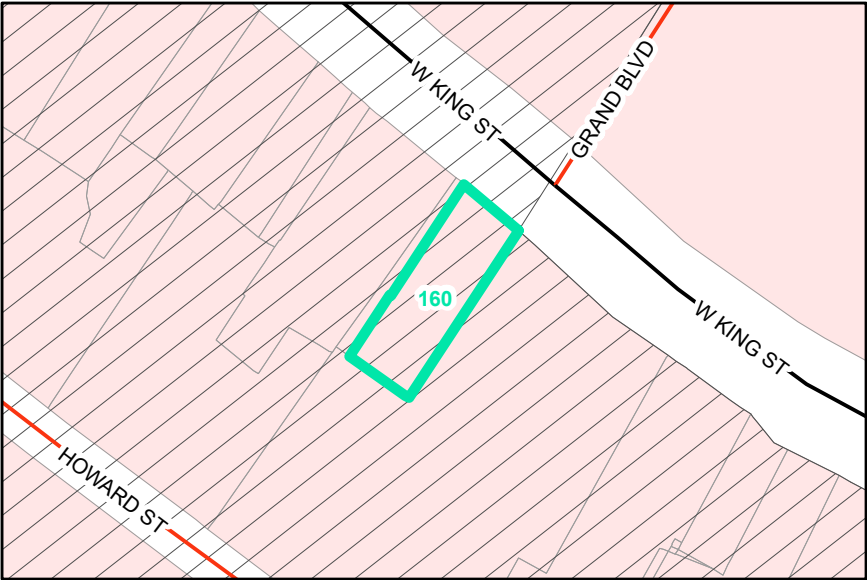
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

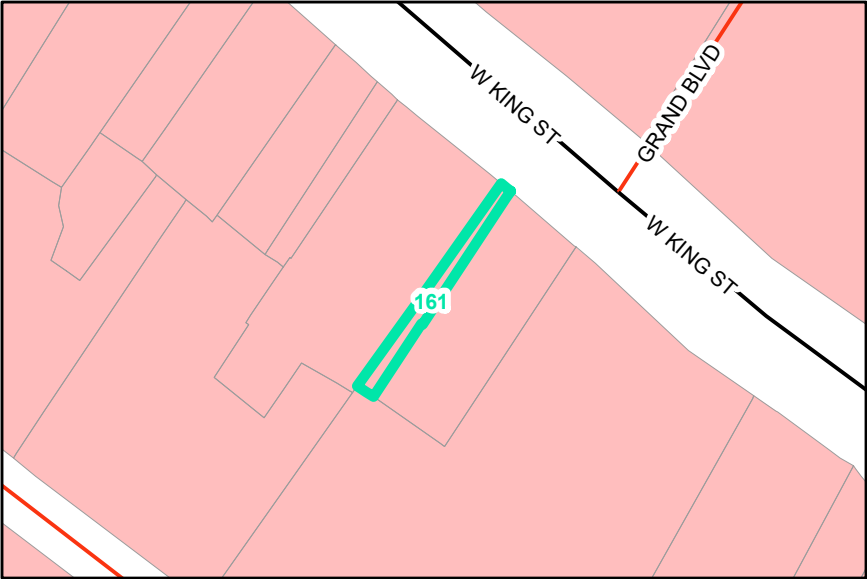


Map ID: 161
PIN: 2900-88-4826-000
Address: 593 W KING ST
Property Owner: SMITH, KARL G

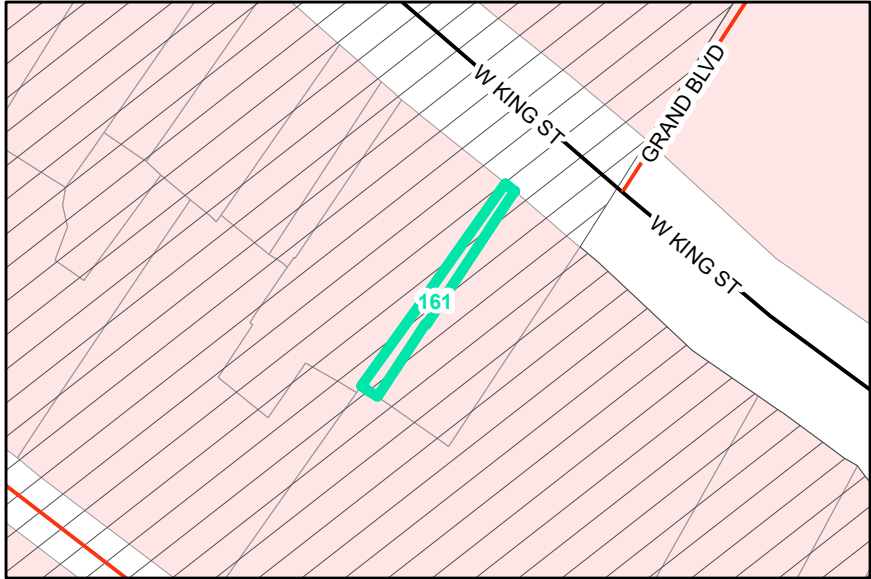
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

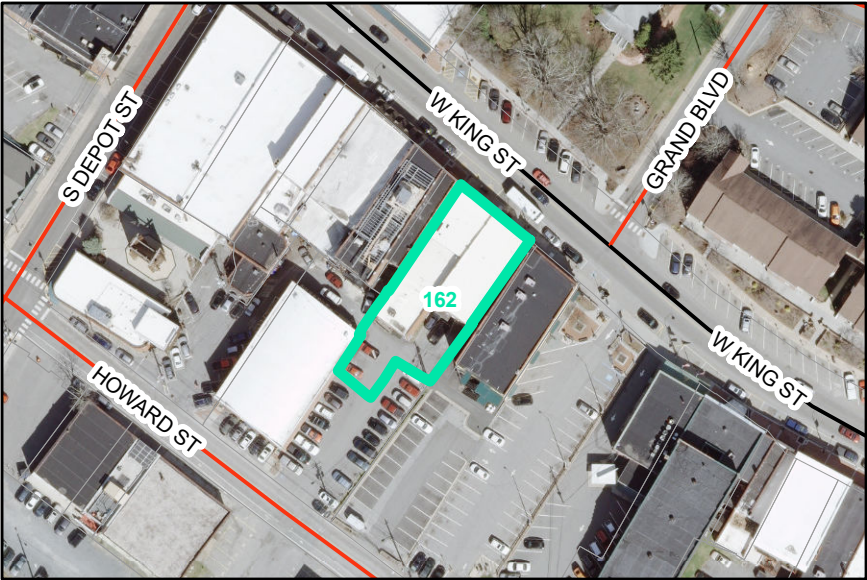


Proposed Zoning

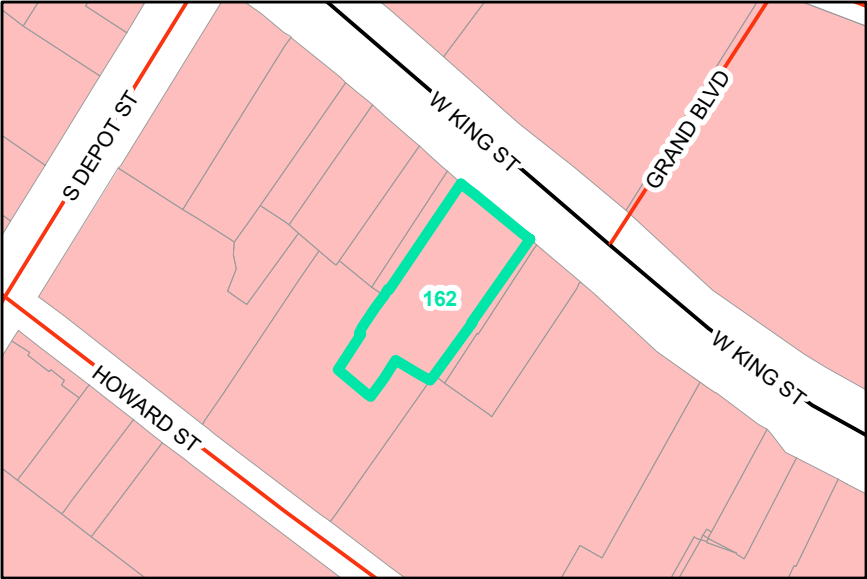


Map ID: 162
PIN: 2900-88-4900-000
Address: 603 W KING ST
Property Owner: TRADE LAND COMPANY LLC

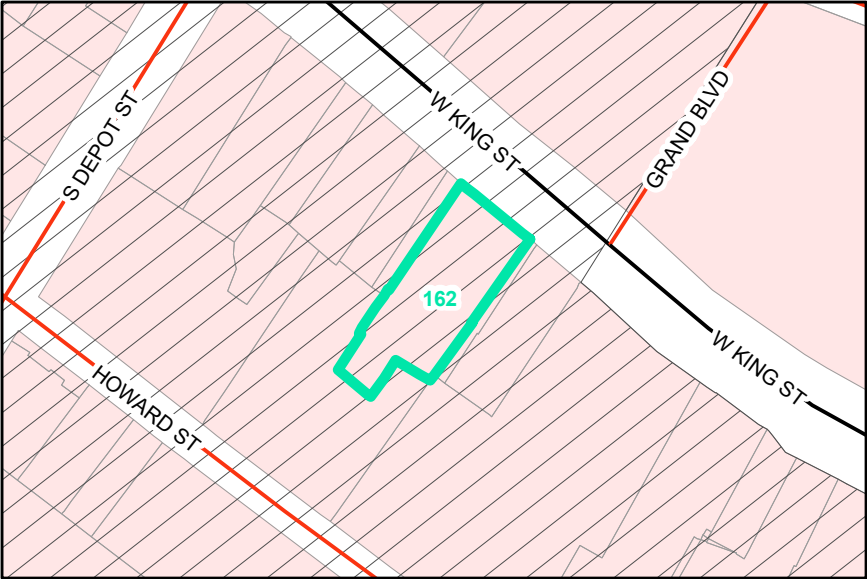
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 163

PIN: 2900-88-3962-000

Address: 607 W KING ST

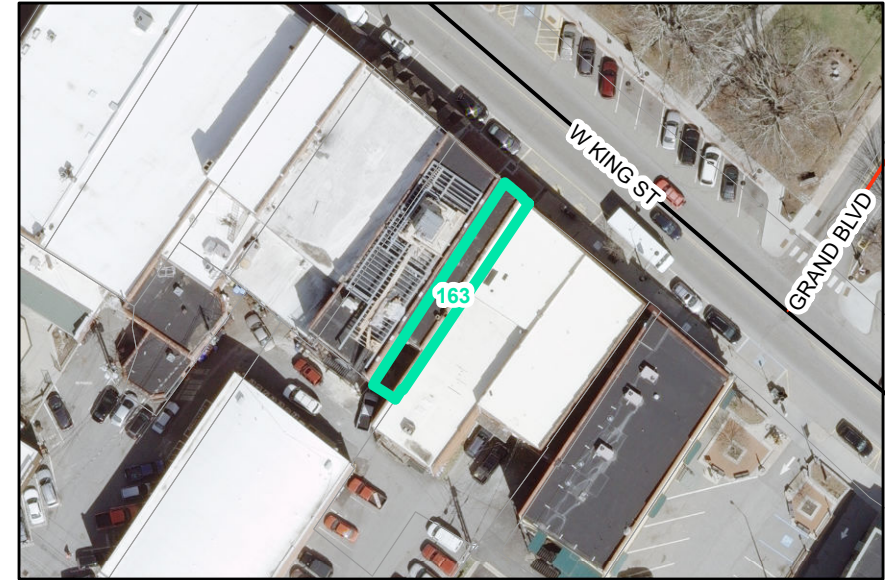
Property Owner: PARISH, WILLIAM R AND PATRICIA NUNN

Current Zoning: B1 Central Business

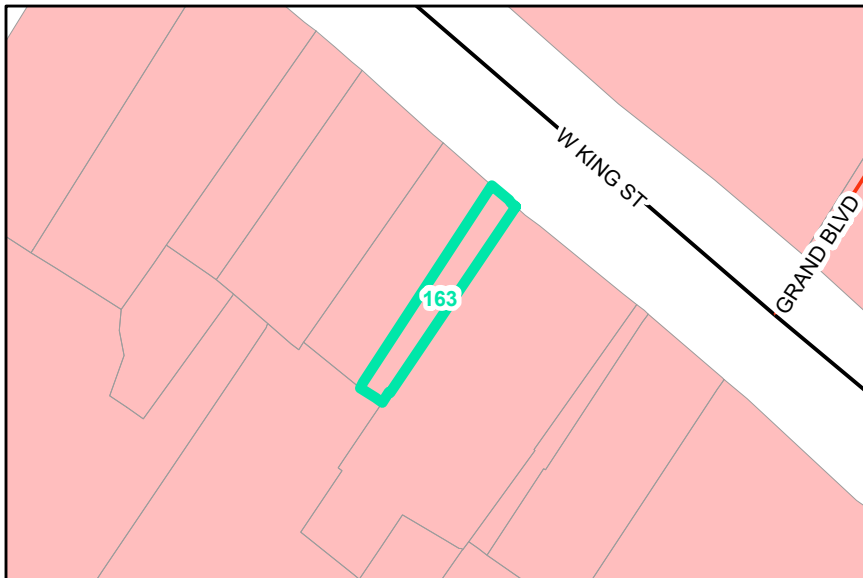
Current Use: Retail

Proposed Zoning: B1 Downtown Core

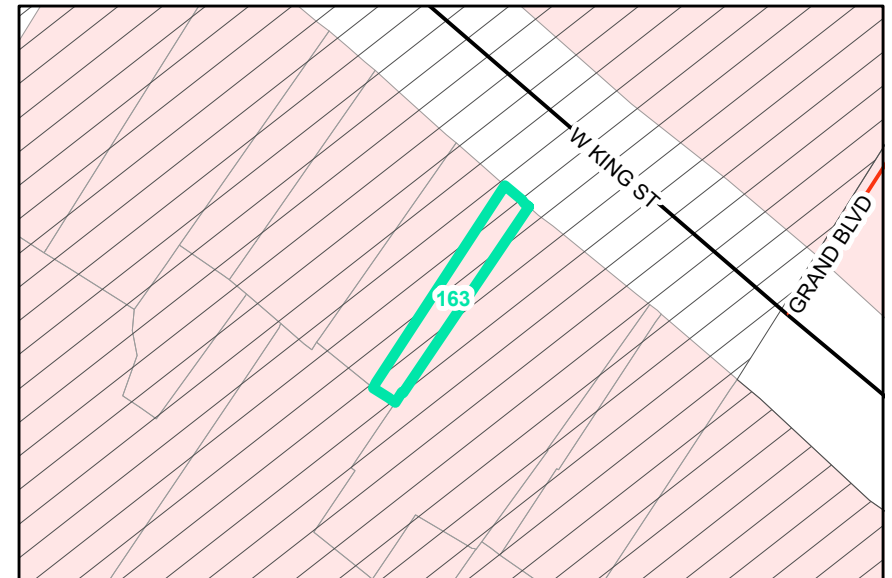
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

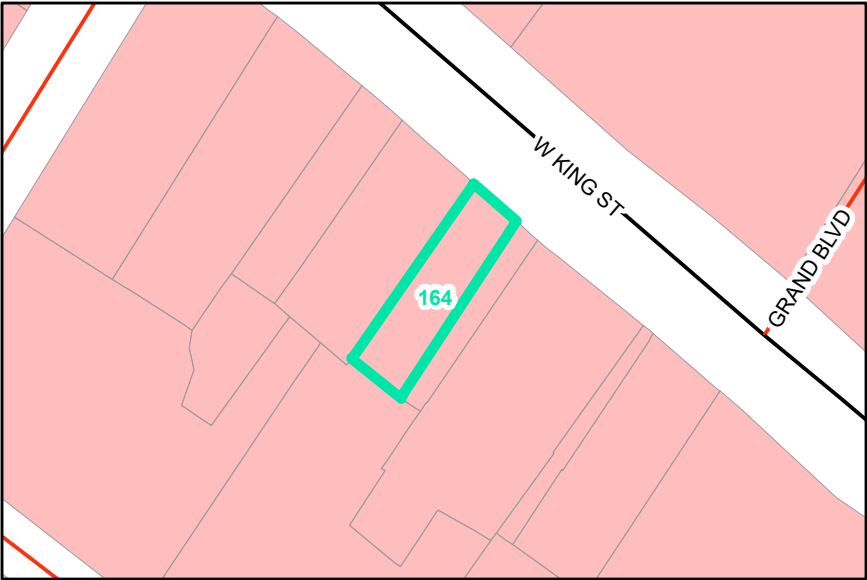


Map ID: 164
PIN: 2900-88-3953-000
Address: 611 W KING ST
Property Owner: LOVIN MARKETING CO

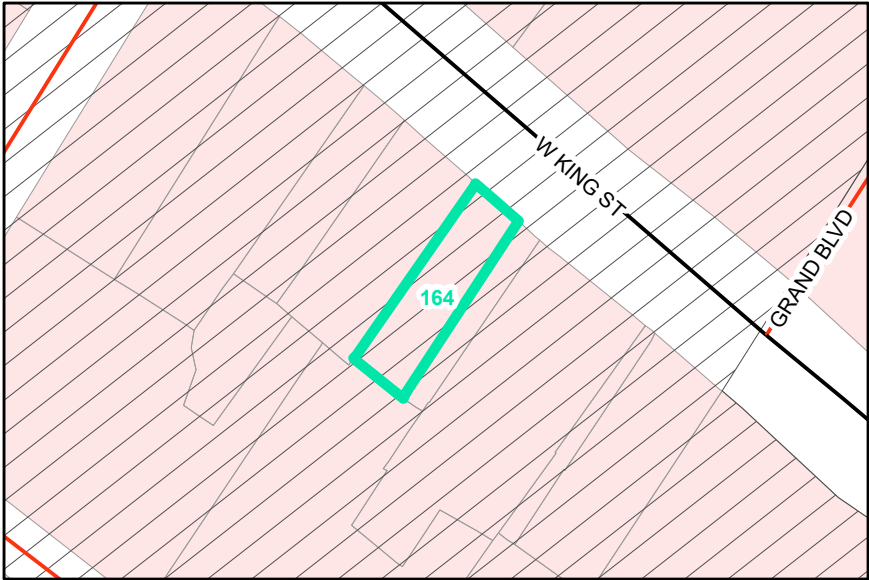
Current Zoning: B1 Central Business
Current Use:
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

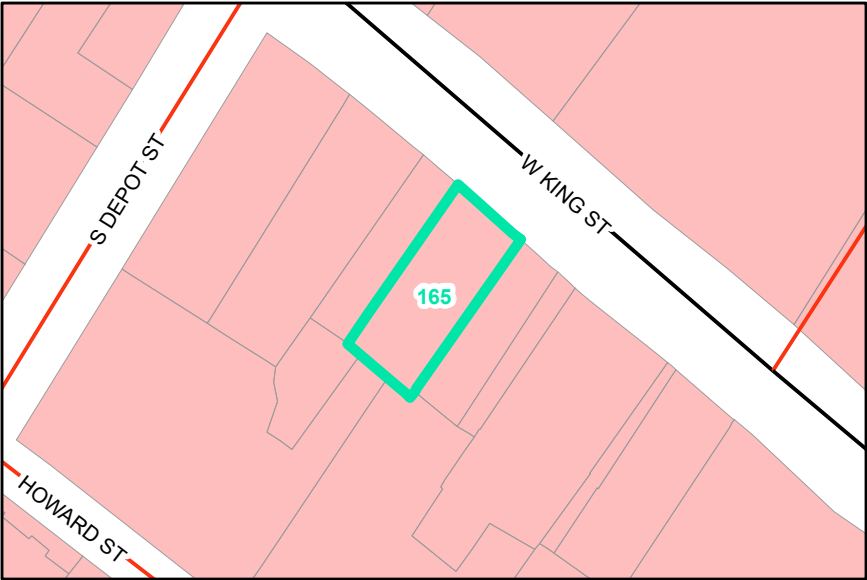


Map ID: 165
PIN: 2900-88-3947-000
Address: 617 W KING ST
Property Owner: BD BUILDINGS LTD PTNRP

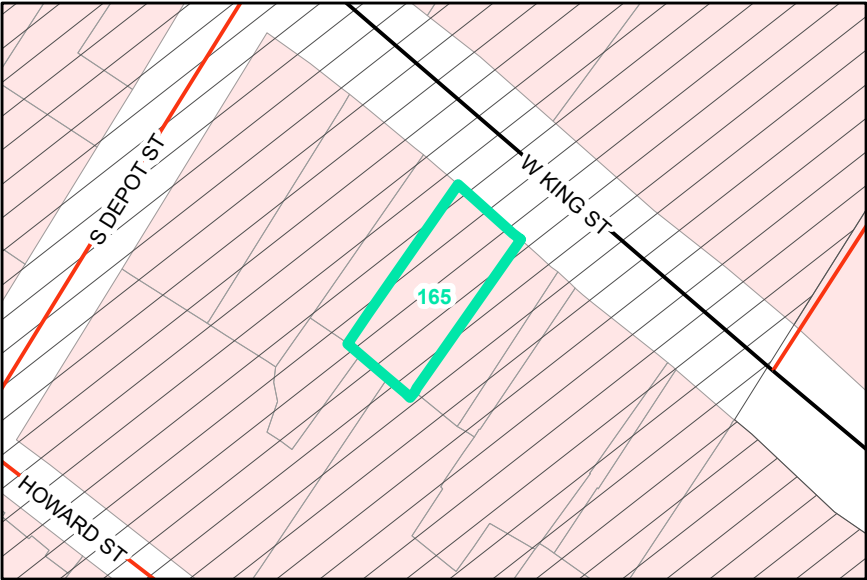
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

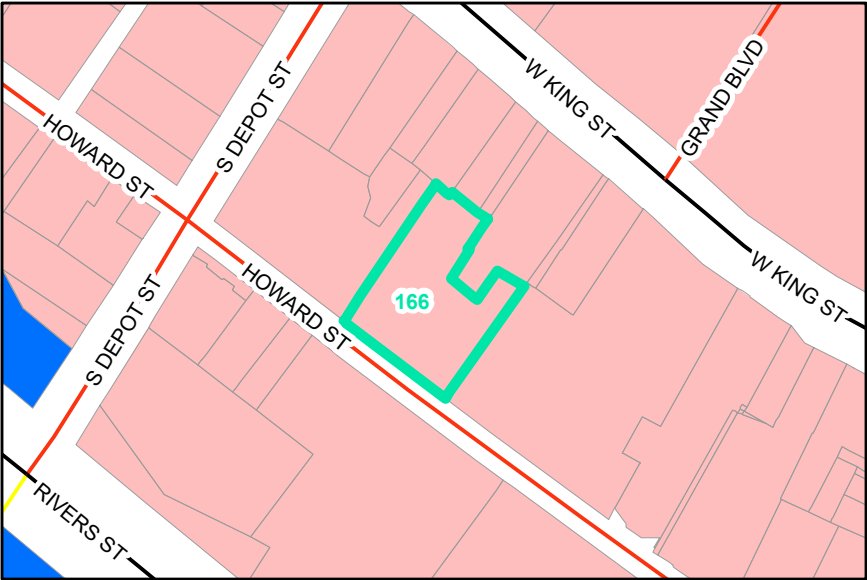


Map ID: 166
PIN: 2900-88-3868-000
Address: 277 HOWARD ST
Property Owner: HOWARD STREET LLC

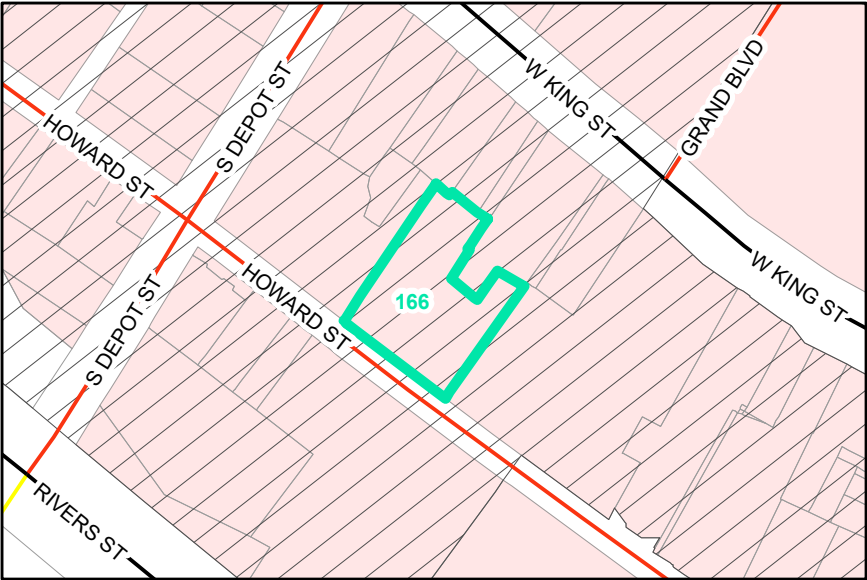
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

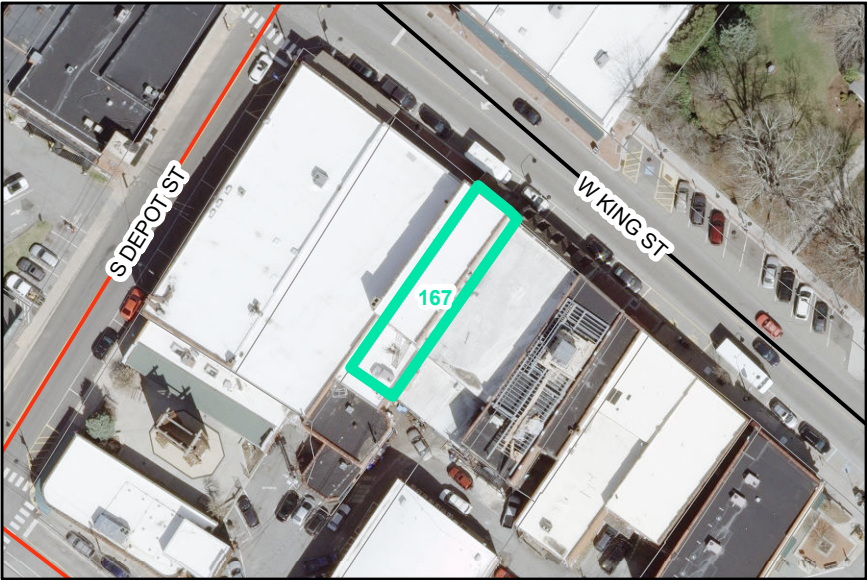


Proposed Zoning

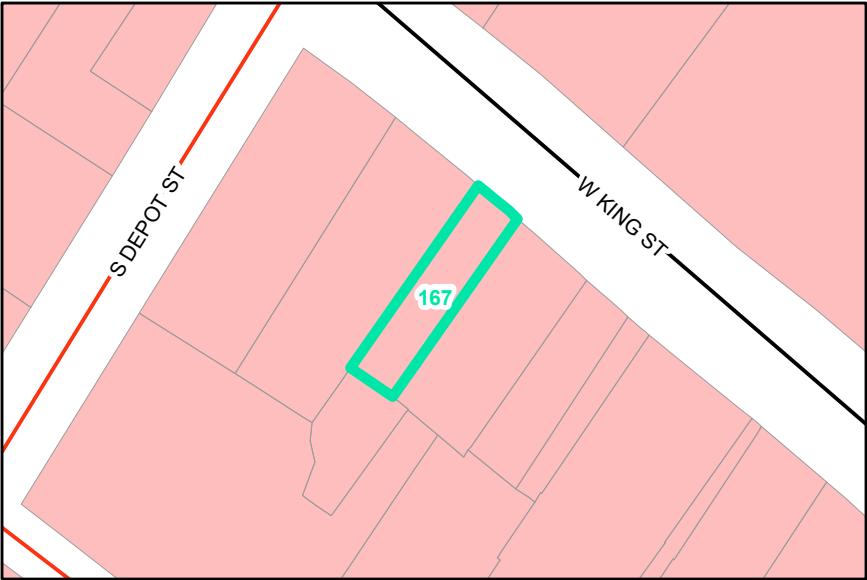


Map ID: 167
PIN: 2900-88-2997-000
Address: 627 W KING ST
Property Owner: TWO DAWGS RENTALS LLC

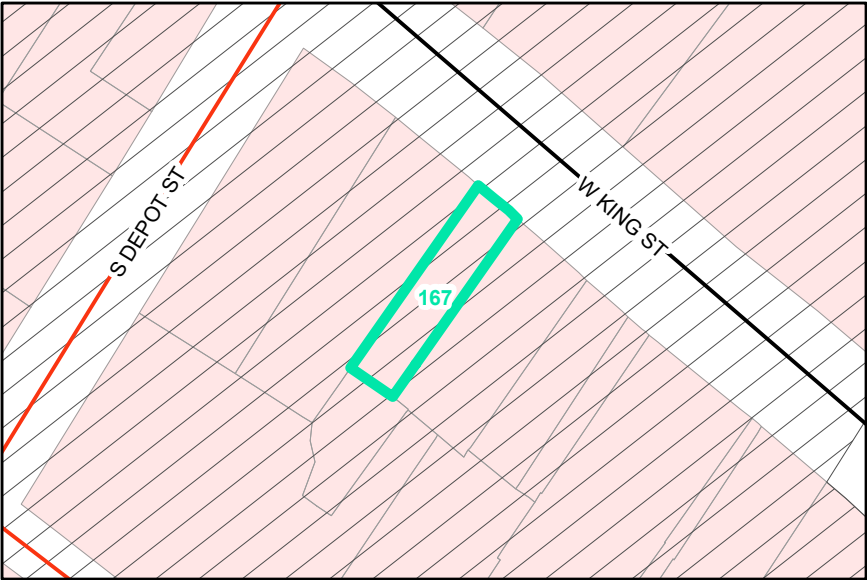
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

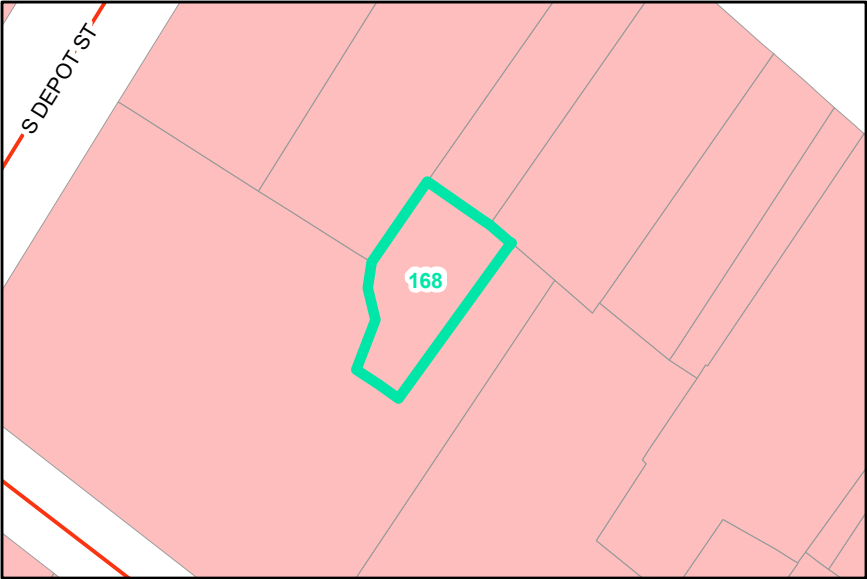


Map ID: 168
PIN: 2900-88-2953-000
Address: 267 HOWARD ST
Property Owner: PARK, UIJIN,PARK, LAUREN

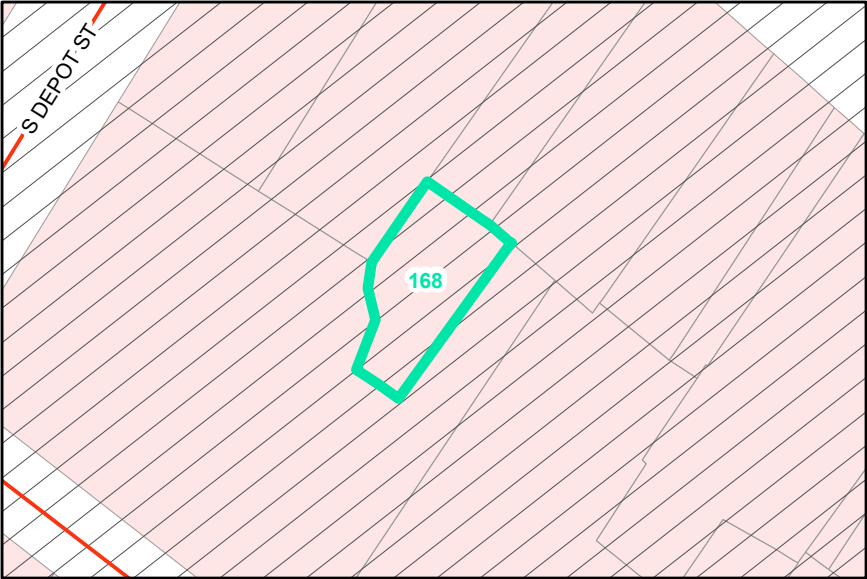
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



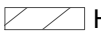
Overview



Current Zoning

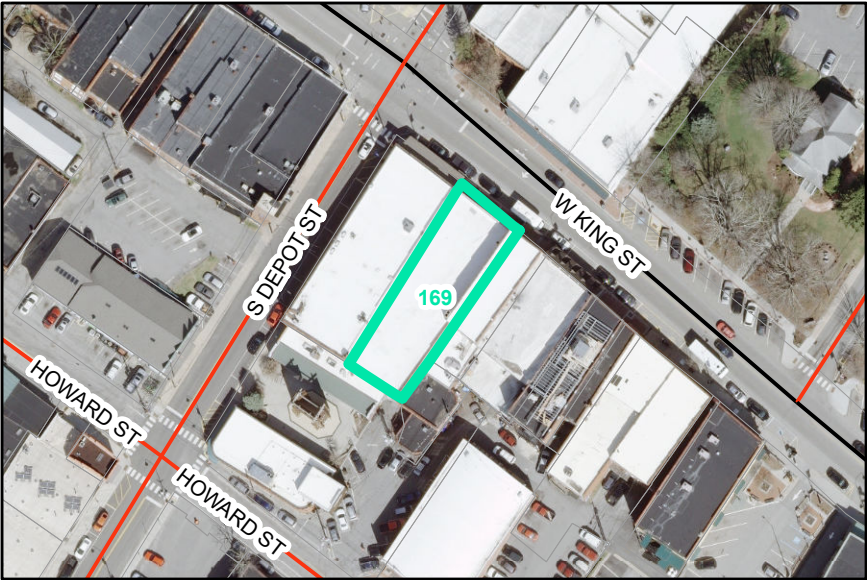


Proposed Zoning

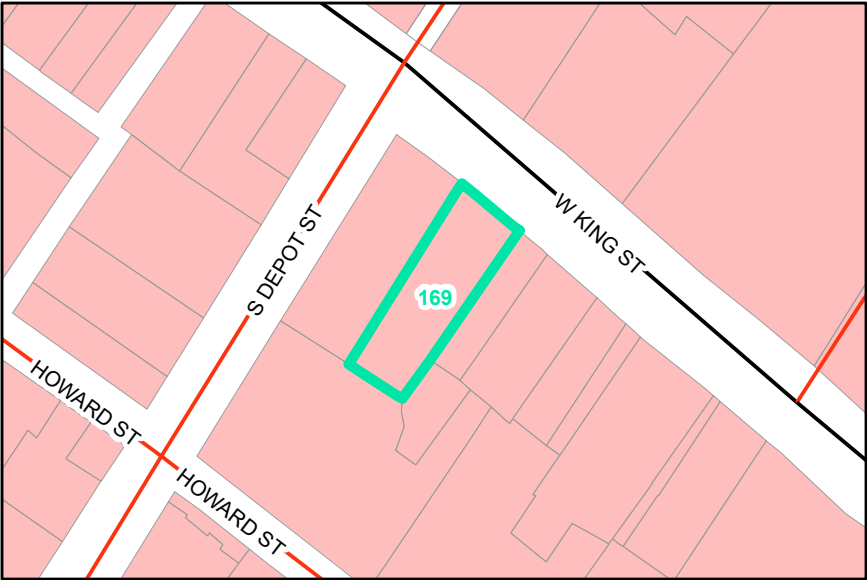


Map ID: 169
PIN: 2900-89-2081-000
Address: 631 W KING ST
Property Owner: GREER WATAUGA LLC

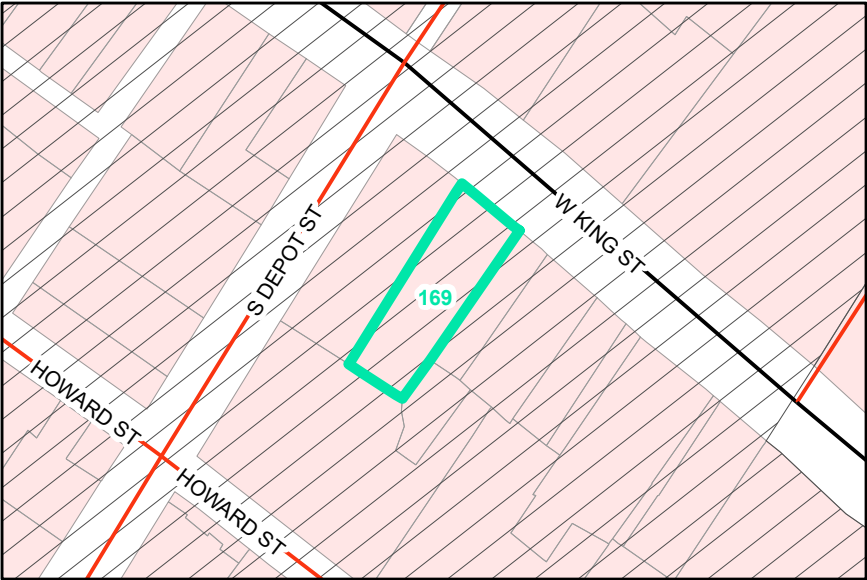
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

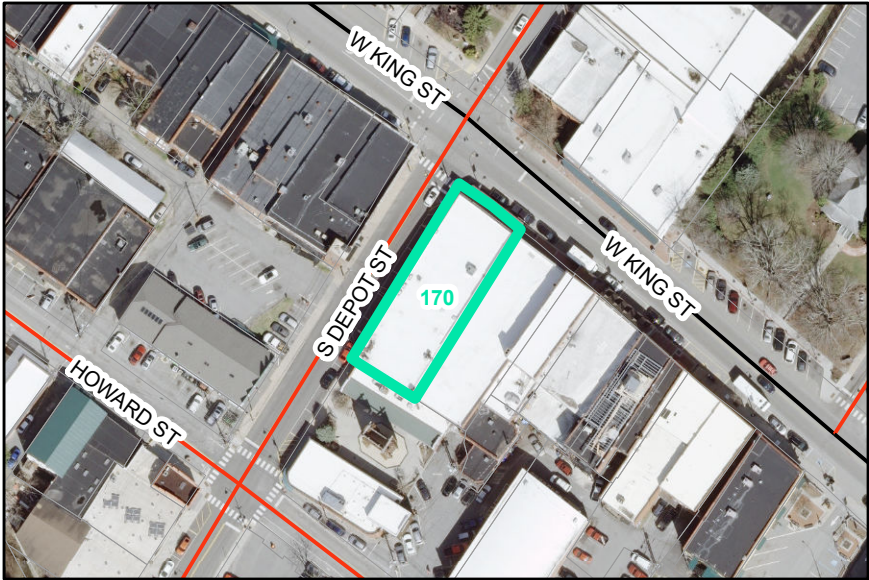


Proposed Zoning

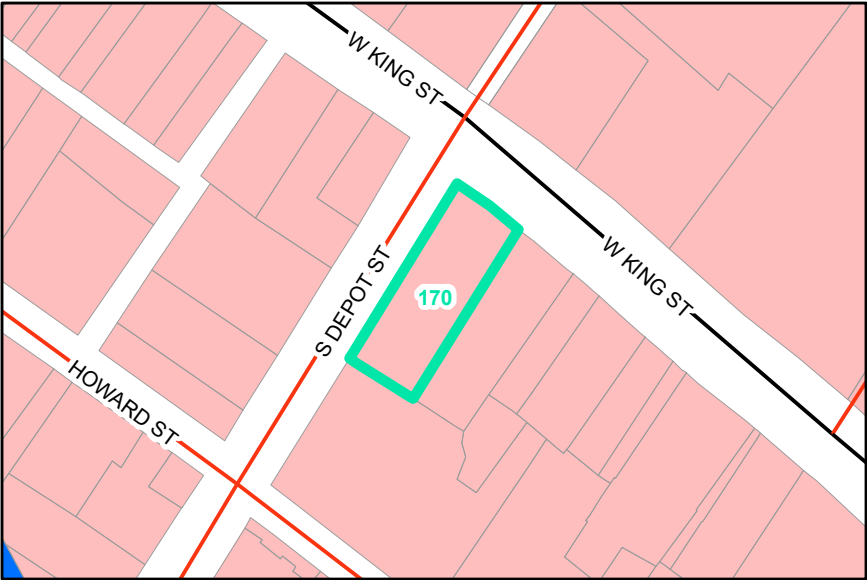


Map ID: 170
PIN: 2900-89-2034-000
Address: 641 W KING ST
Property Owner: GREER WATAUGA LLC

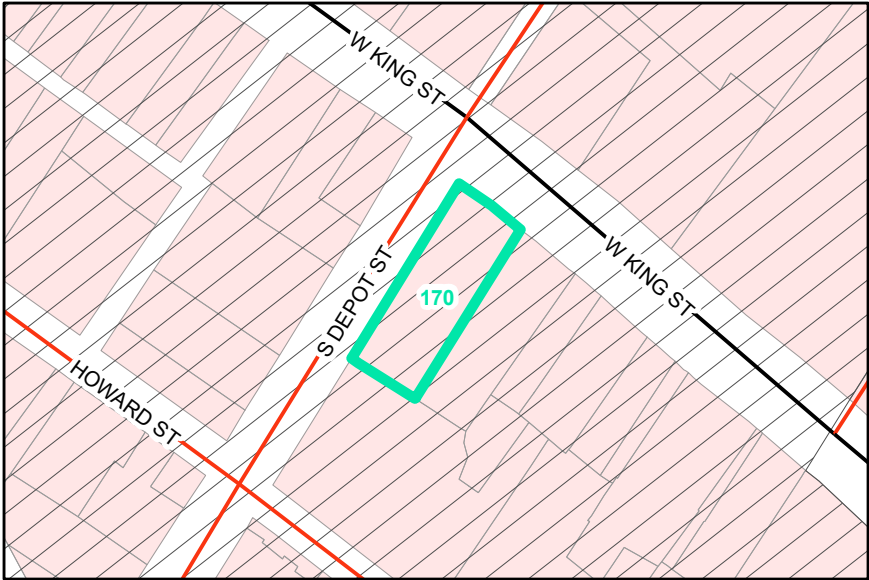
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

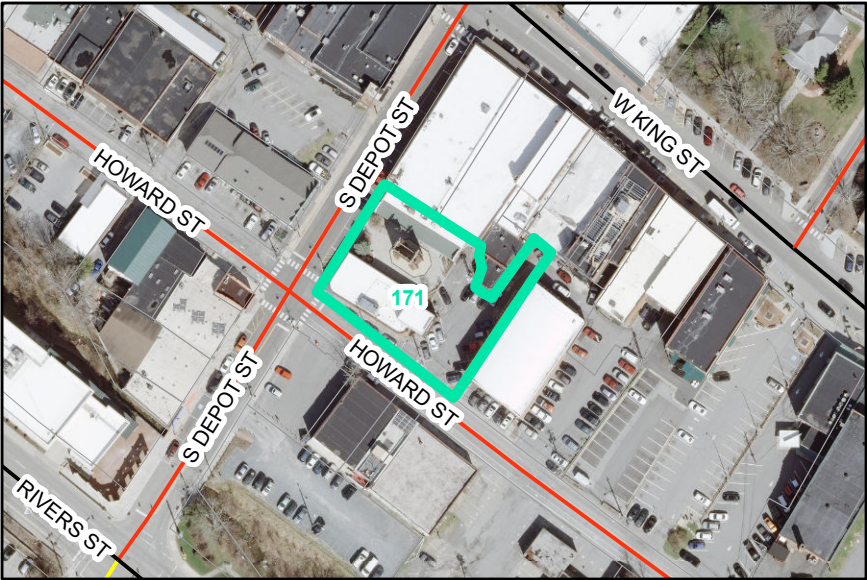


Proposed Zoning

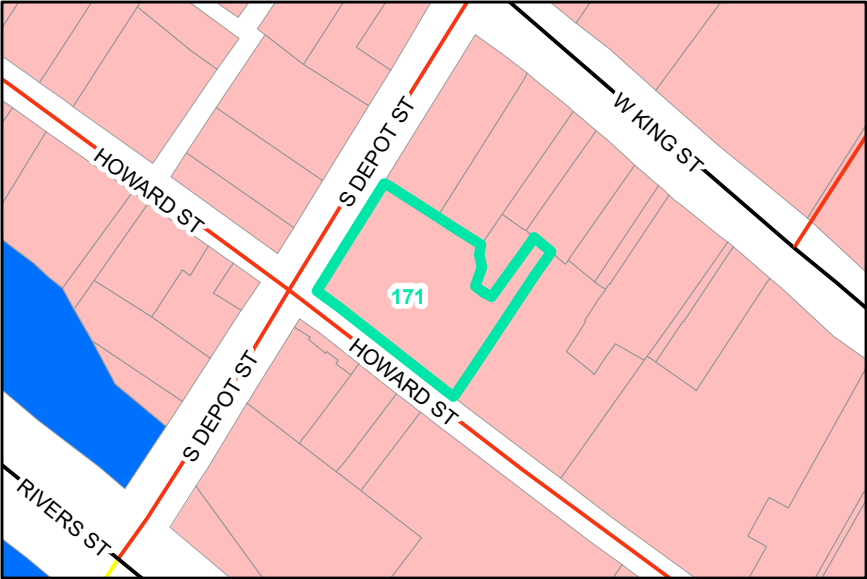


Map ID: 171
PIN: 2900-88-2928-000
Address: 139 DEPOT ST
Property Owner: CHRISLAND PROPERTIES

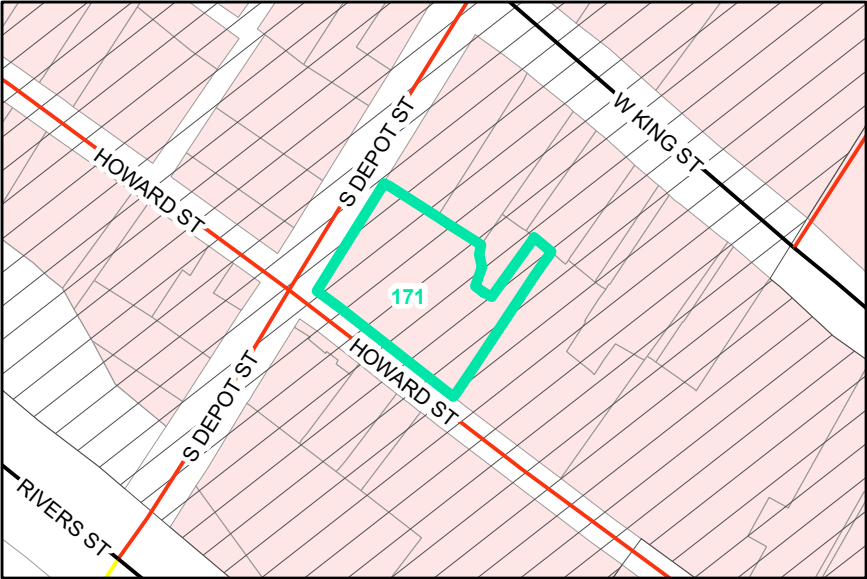
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



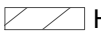
Overview



Current Zoning

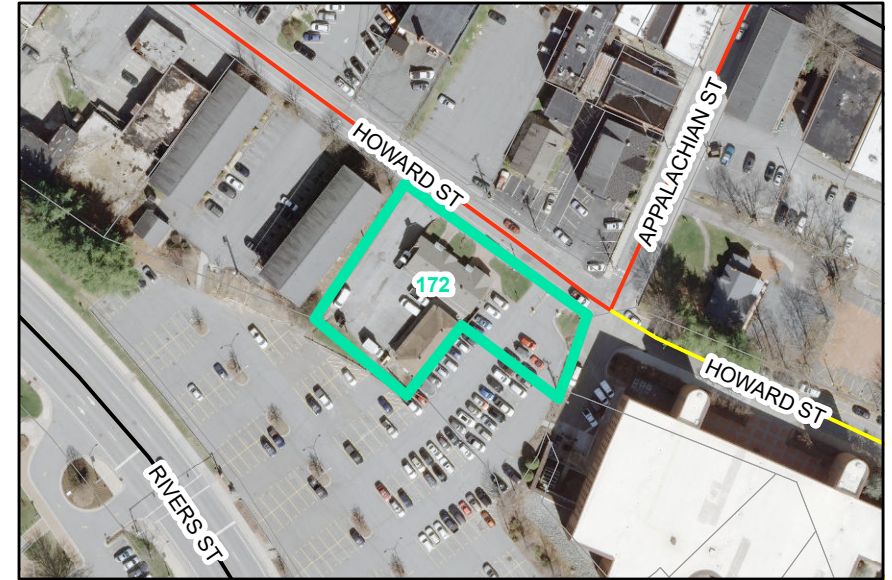


Proposed Zoning

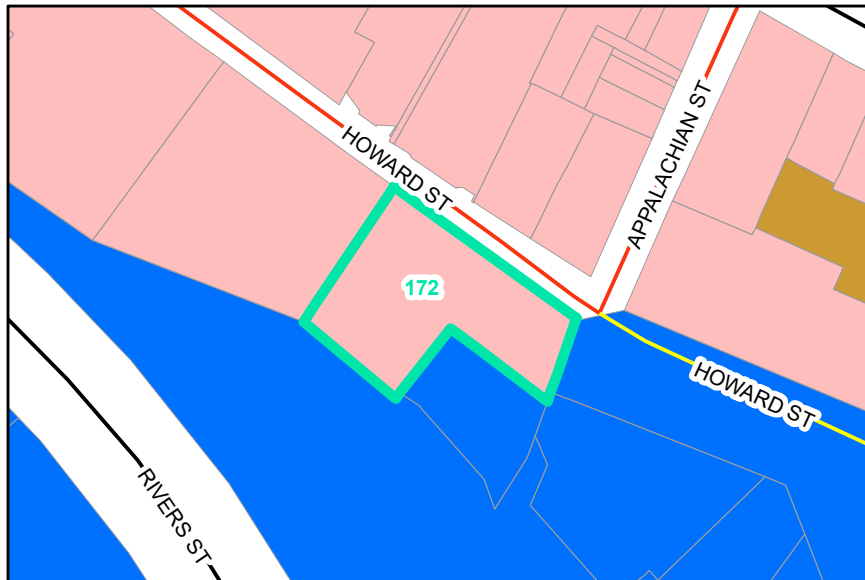


Map ID: 172
PIN: 2900-88-5447-000
Address: 356 HOWARD ST
Property Owner: STATE OF NORTH CAROLINA DEPT OF ADMINIST

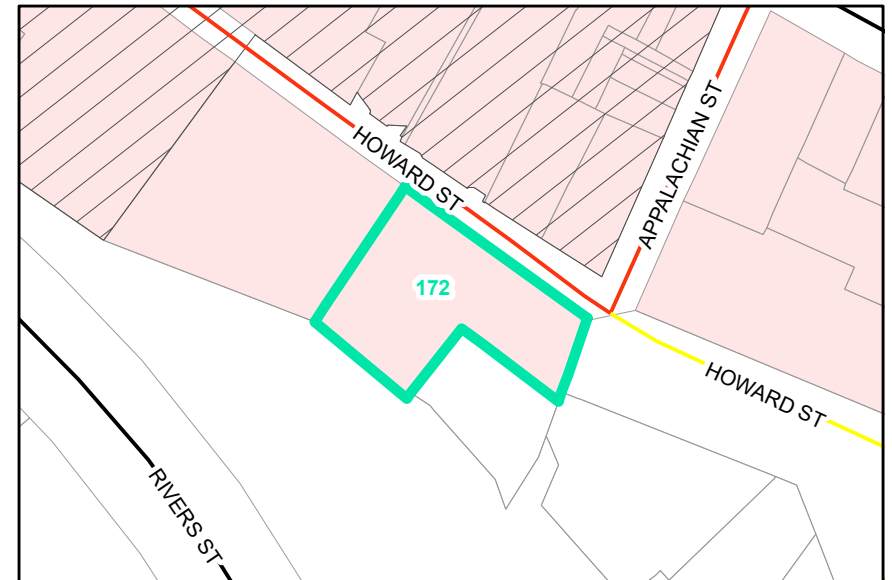
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 173

PIN: 2900-88-4526-000

Address: 326 HOWARD ST

Property Owner: FAIRFIELD ON HOWARD LLC

Current Zoning: B1 Central Business

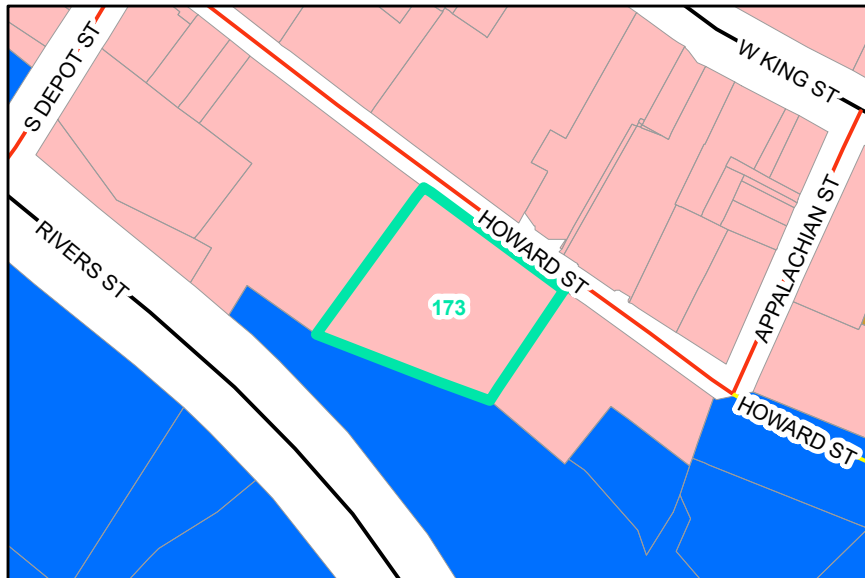
Current Use: Multi-Family

Proposed Zoning: B1 Downtown Core

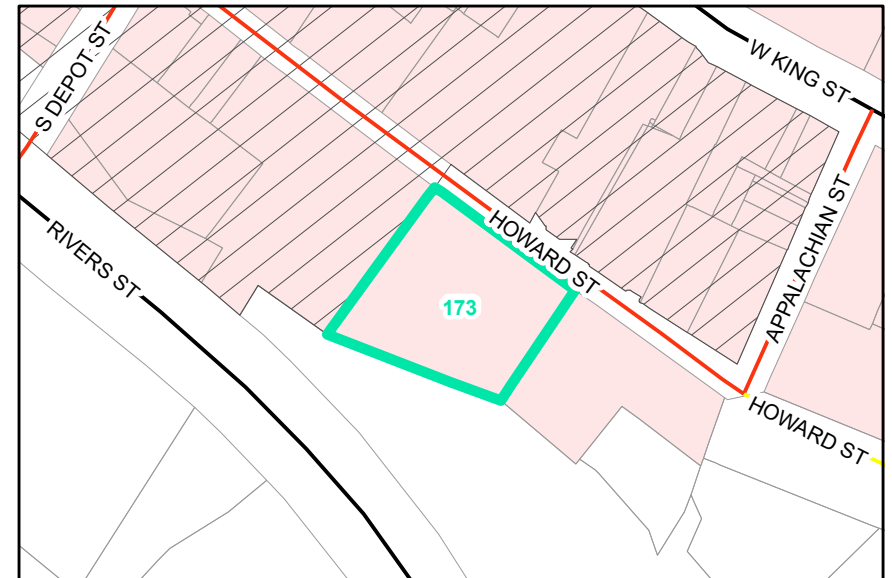
Historic District: No



Overview



Current Zoning



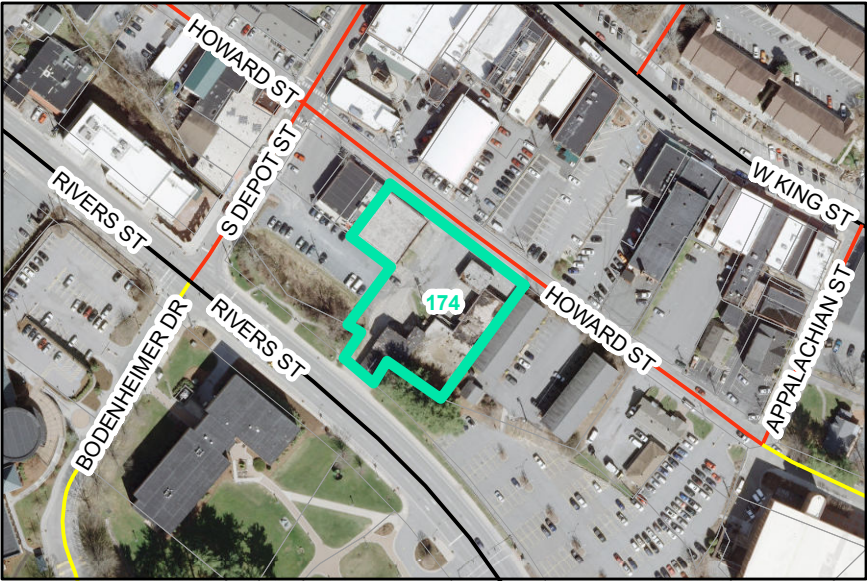
Proposed Zoning



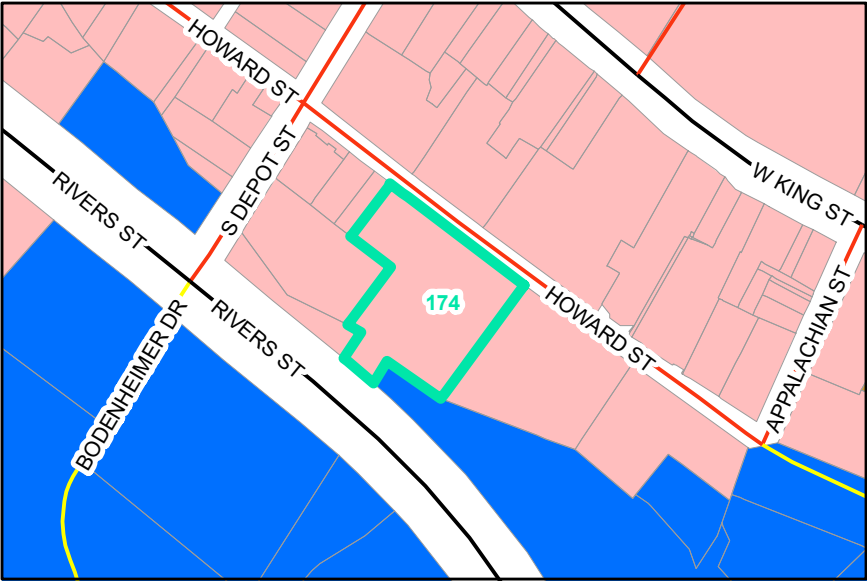
Map ID: 174
PIN: 2900-88-2673-000
Address: 274 HOWARD ST
Property Owner: HERRITAGE LLC



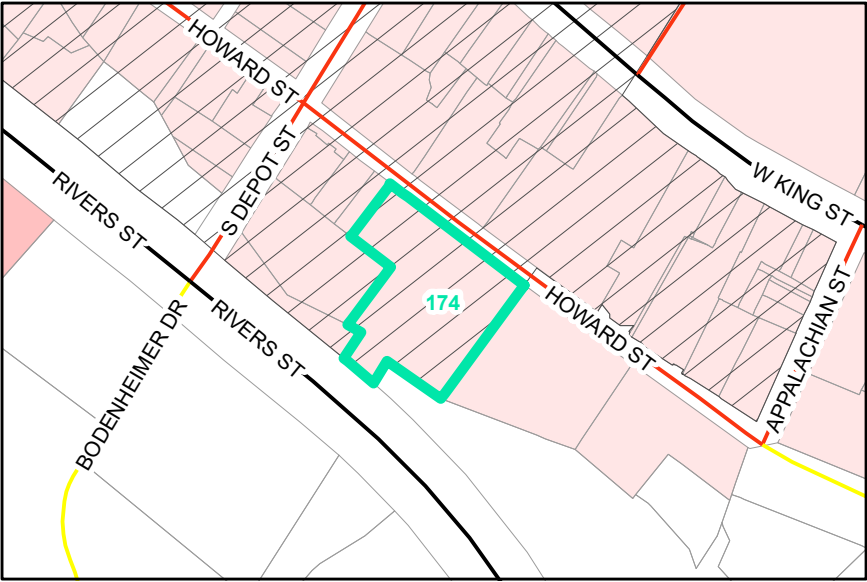
Current Zoning: B1 Central Business
Current Use: Vacant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

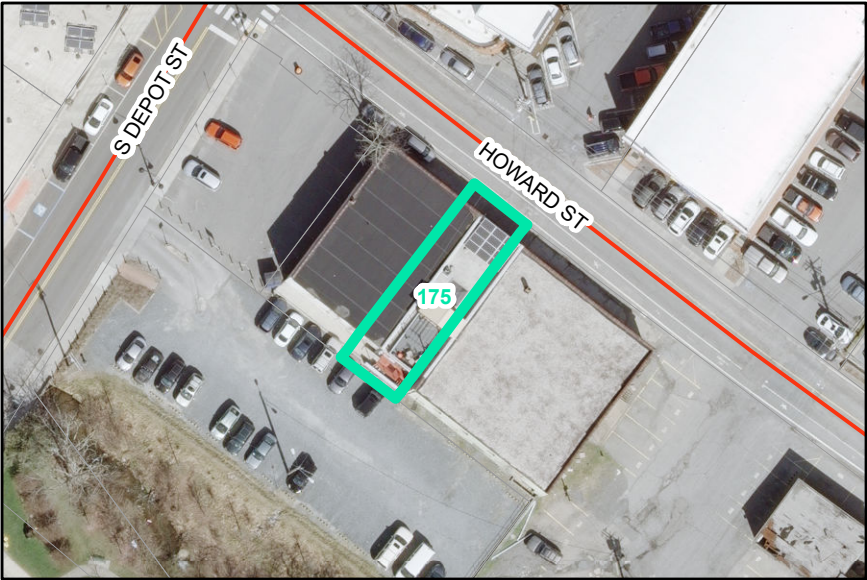


Proposed Zoning

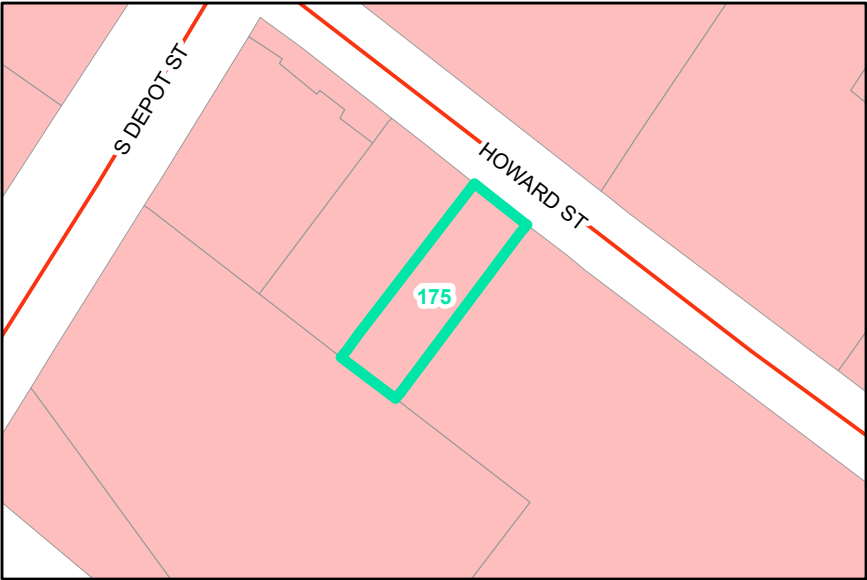


Map ID: 175
PIN: 2900-88-1786-000
Address: 268 HOWARD ST
Property Owner: LUCARNE, LLC

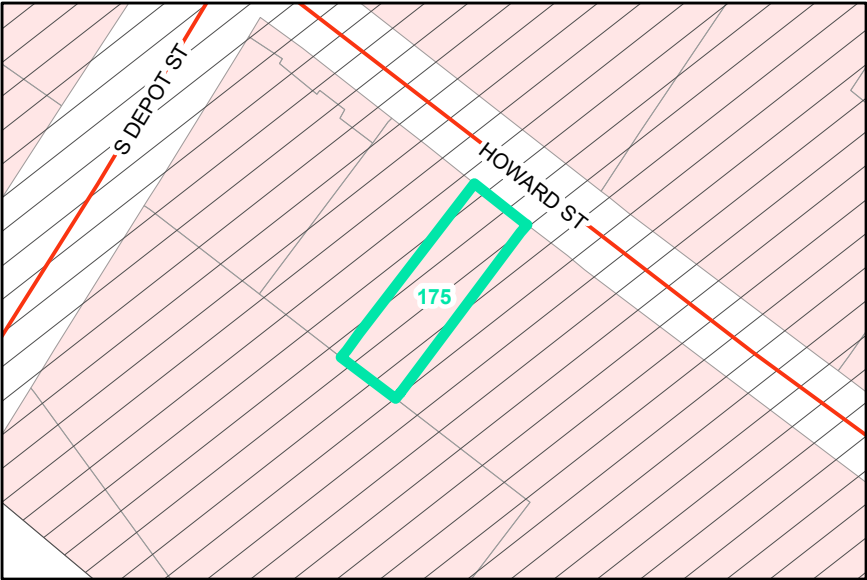
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



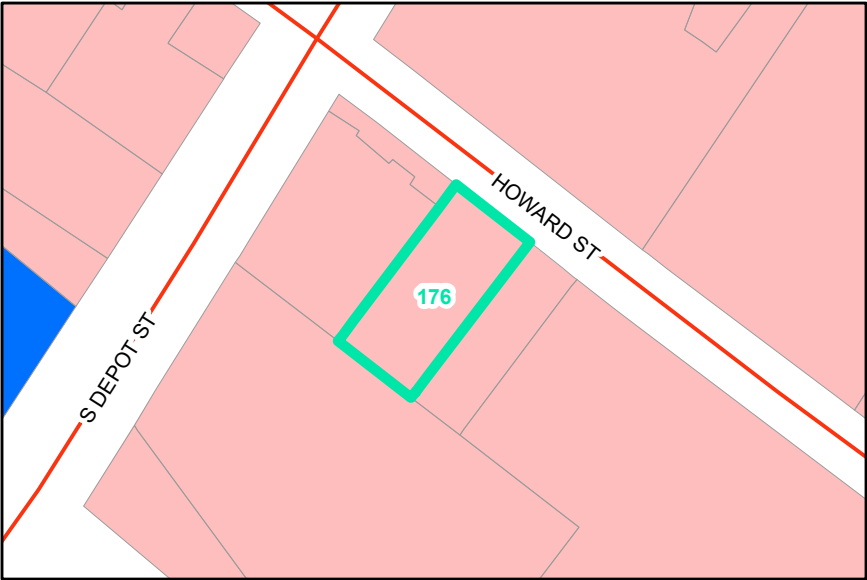
Map ID: 176
PIN: 2900-88-1759-000
Address: 260 HOWARD ST
Property Owner: WILLETT, DANA



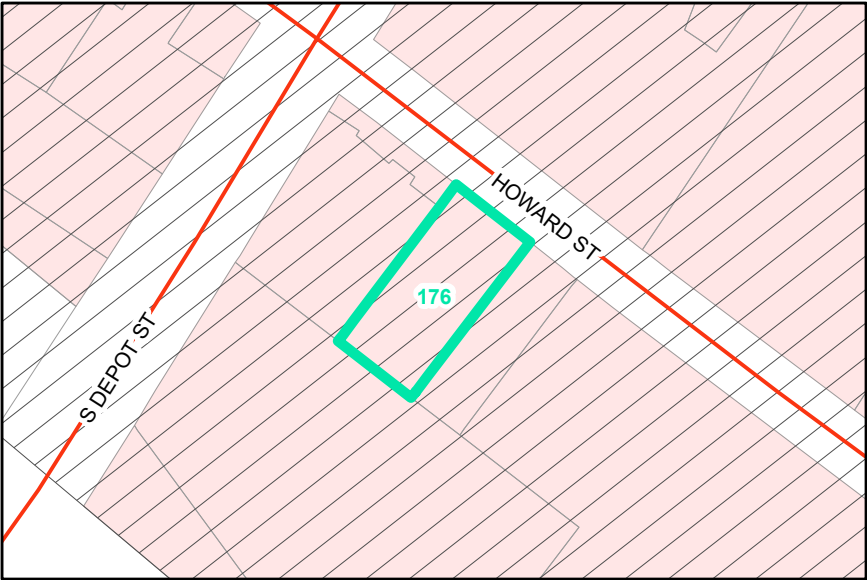
Current Zoning: B1 Central Business
Current Use: Vacant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

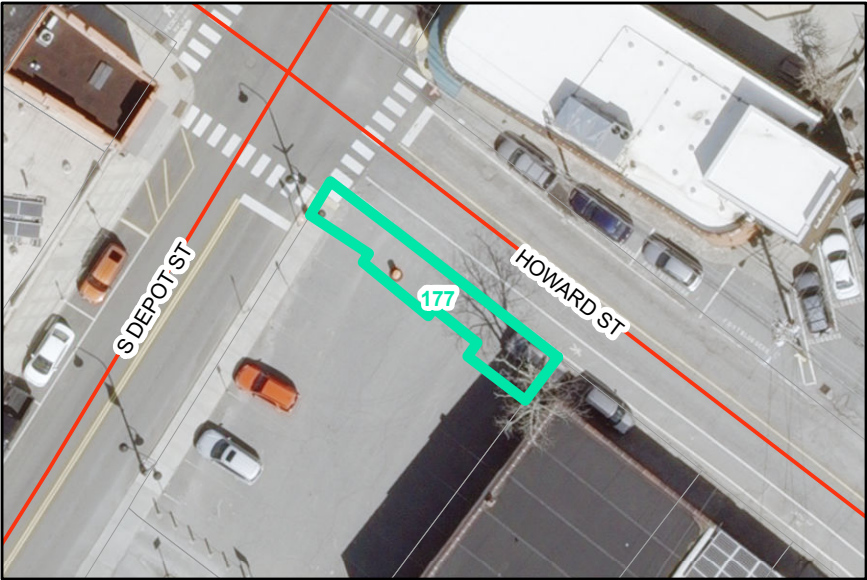


Proposed Zoning

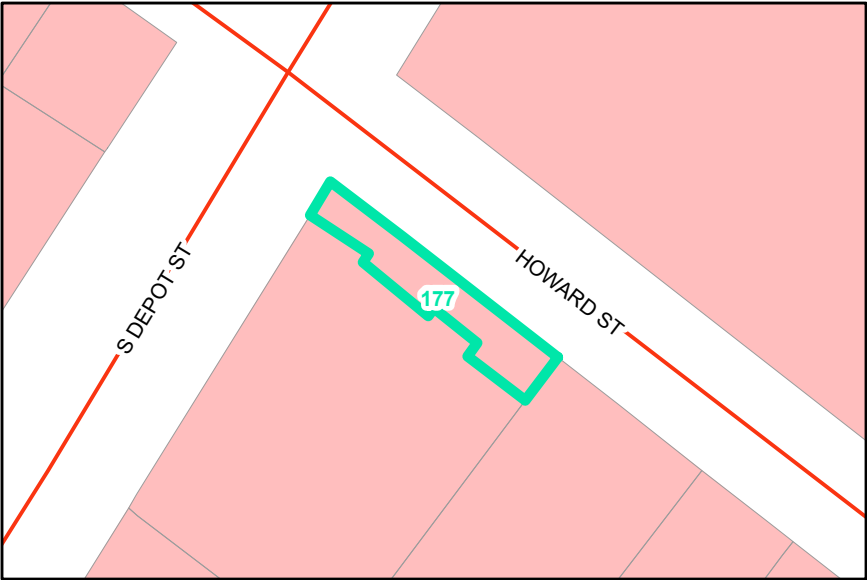


Map ID: 177
PIN: 2900-88-1982-000
Address:
Property Owner: GANG OF 5 LLC

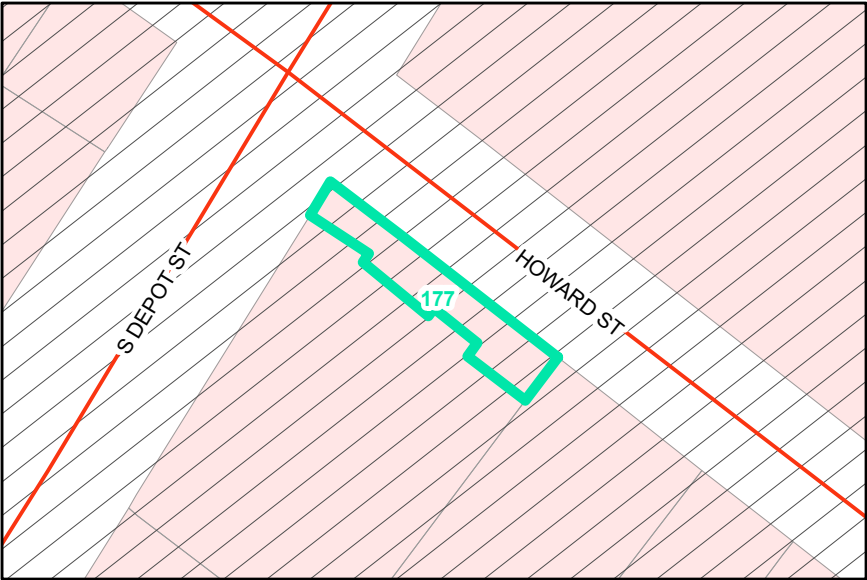
Current Zoning: B1 Central Business
Current Use: Parking
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

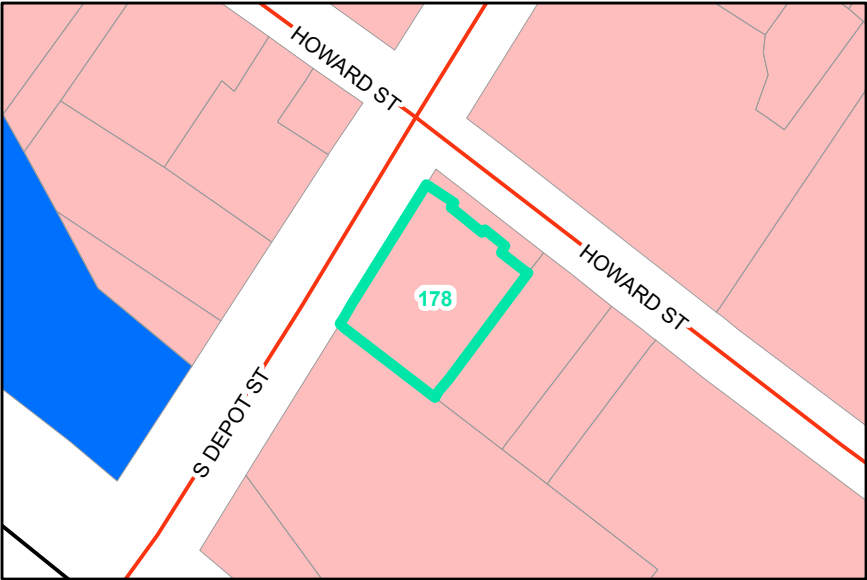


Map ID: 178
PIN: 2900-88-1868-000
Address:
Property Owner: GANG OF 5 LLC

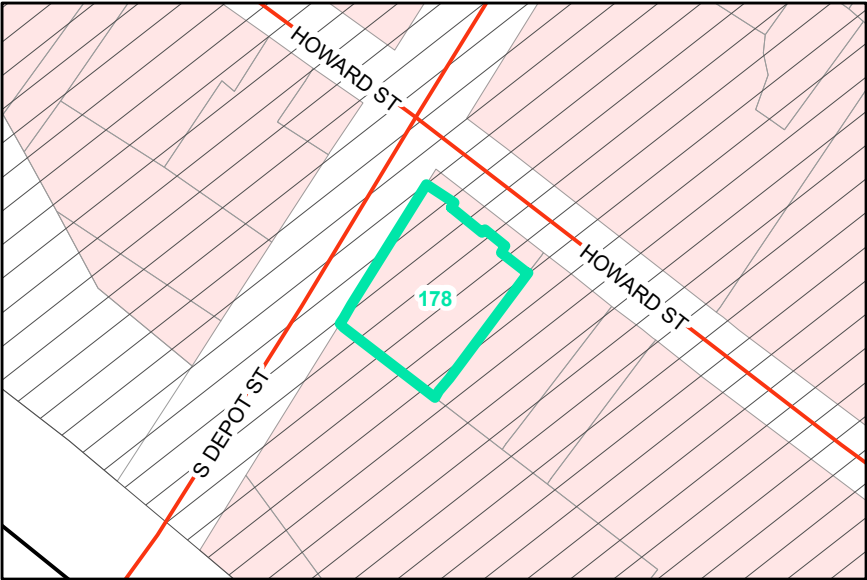
Current Zoning: B1 Central Business
Current Use: Parking
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

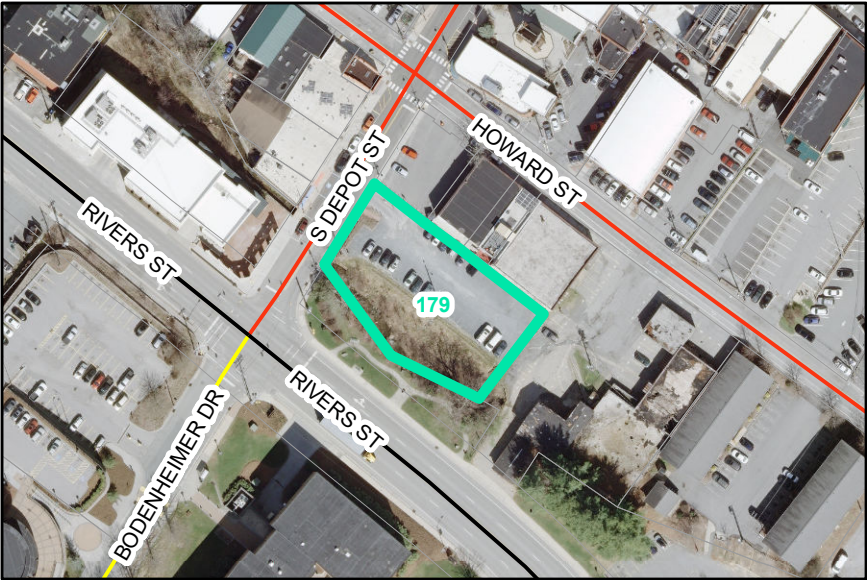


Proposed Zoning

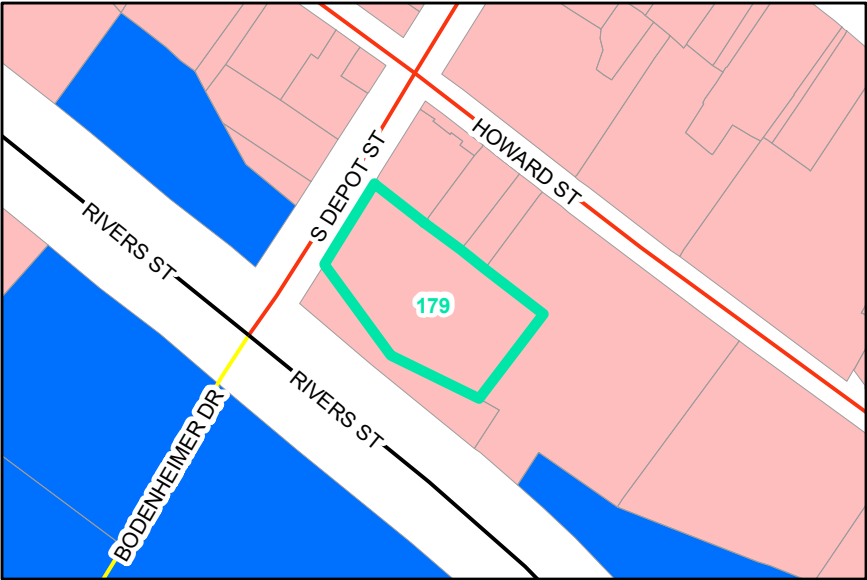


Map ID: 179
PIN: 2900-88-1701-000
Address: 181 S DEPOT ST
Property Owner: HERRITAGE LLC

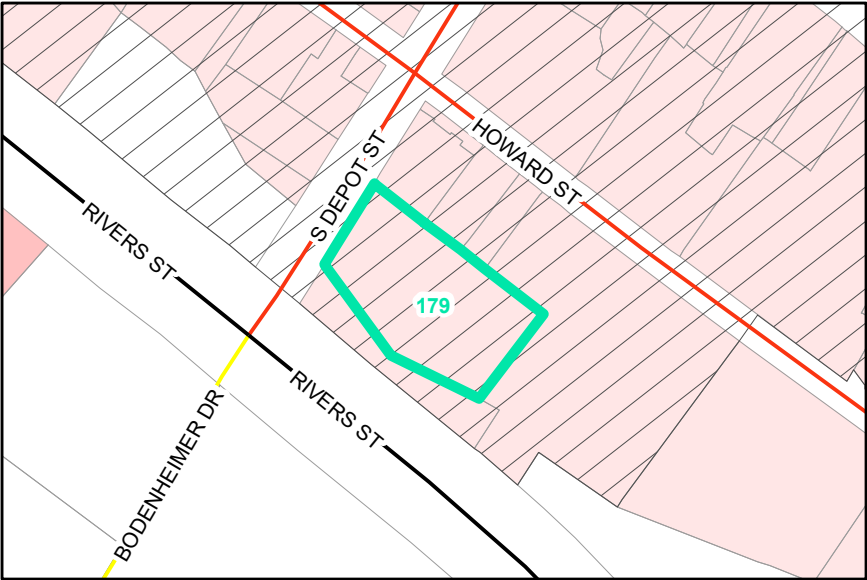
Current Zoning: B1 Central Business
Current Use: Parking
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

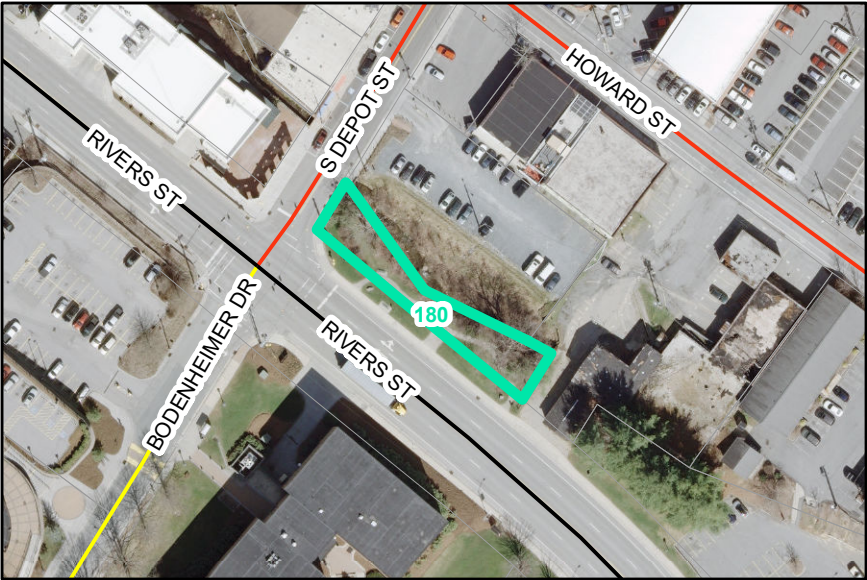


Proposed Zoning

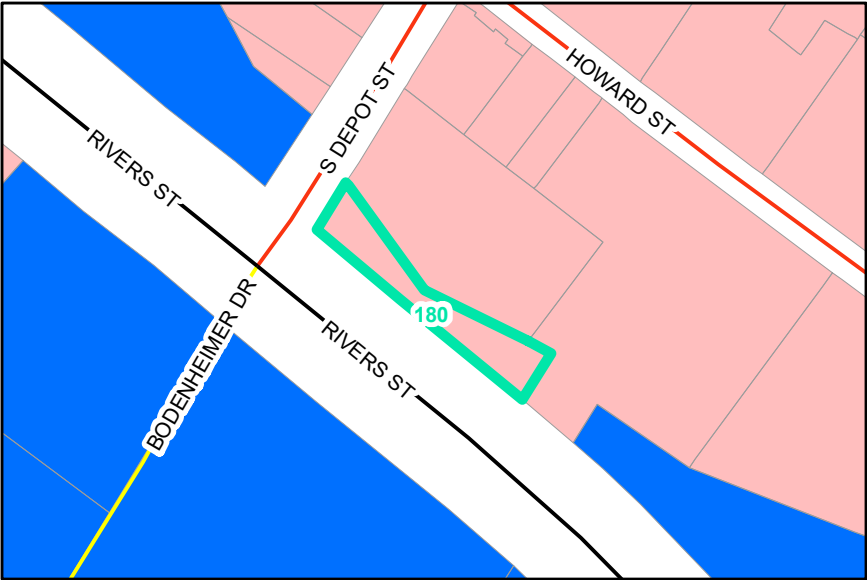


Map ID: 180
PIN: 2900-88-0710-000
Address: 884 RIVERS ST
Property Owner: BOONE TOWN OF

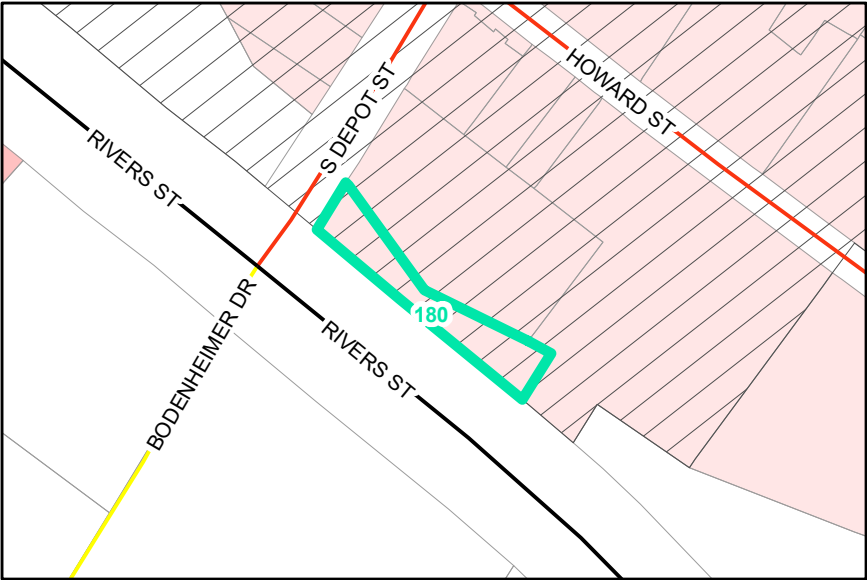
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

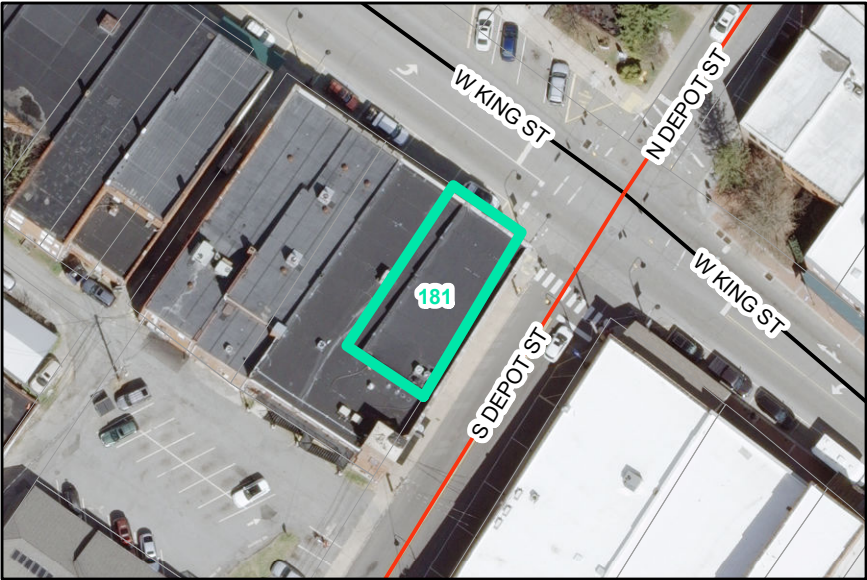


Proposed Zoning

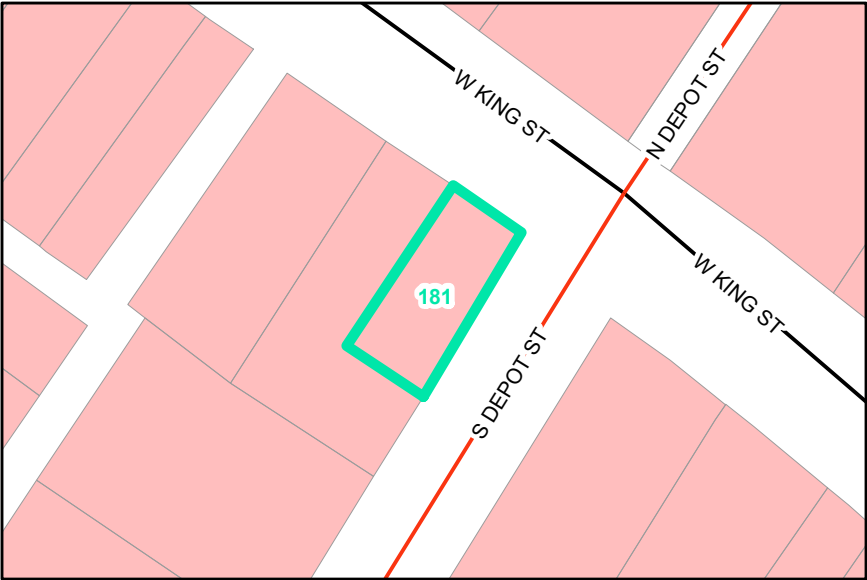


Map ID: 181
PIN: 2900-89-1191-000
Address: 659 W KING ST
Property Owner: LANGDON, TERRI GREENE

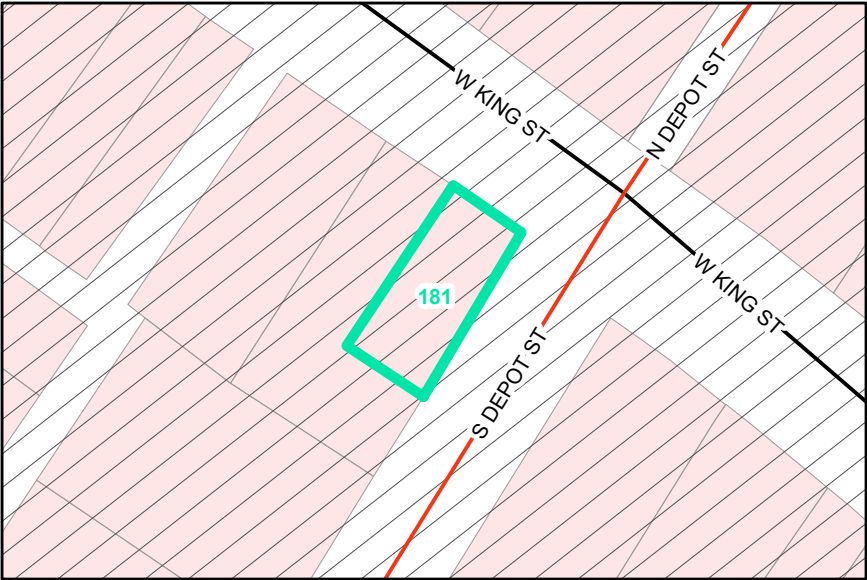
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



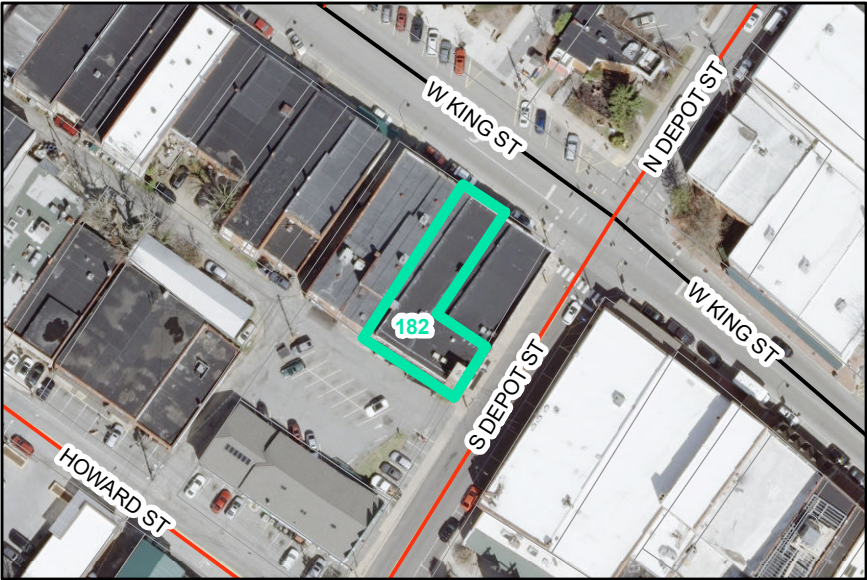
Proposed Zoning



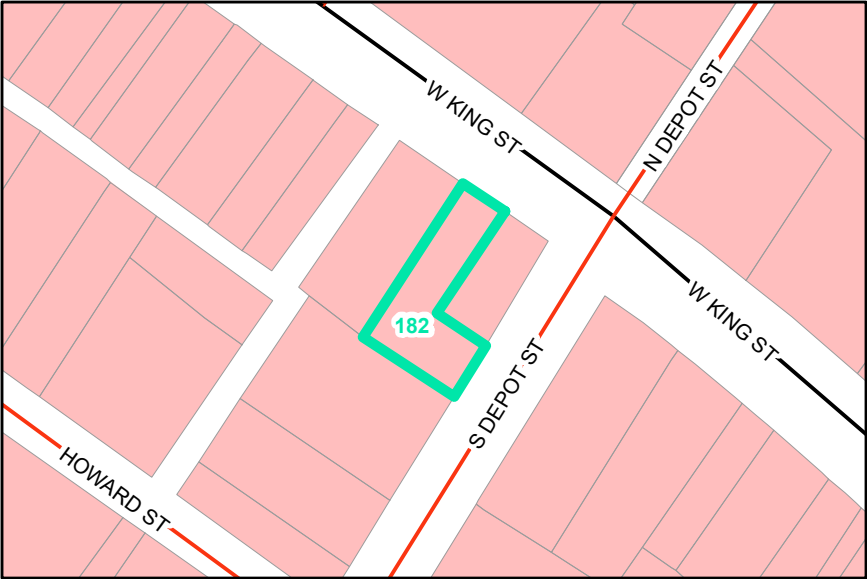
Map ID: 182
PIN: 2900-89-1049-000
Address: 661 W KING ST
Property Owner: FARMERS HARDWARE AND SUPPLY CO INC



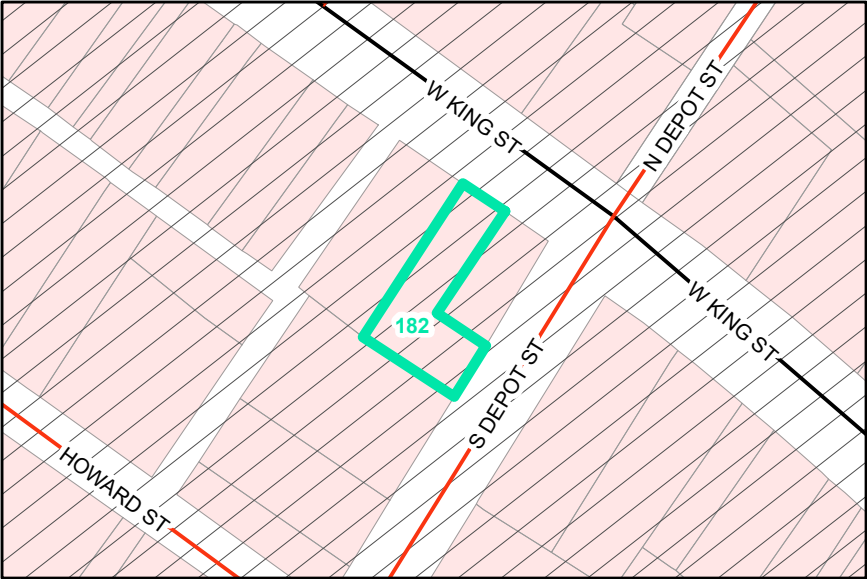
Current Zoning: B1 Central Business
Current Use: Mixed-Use Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

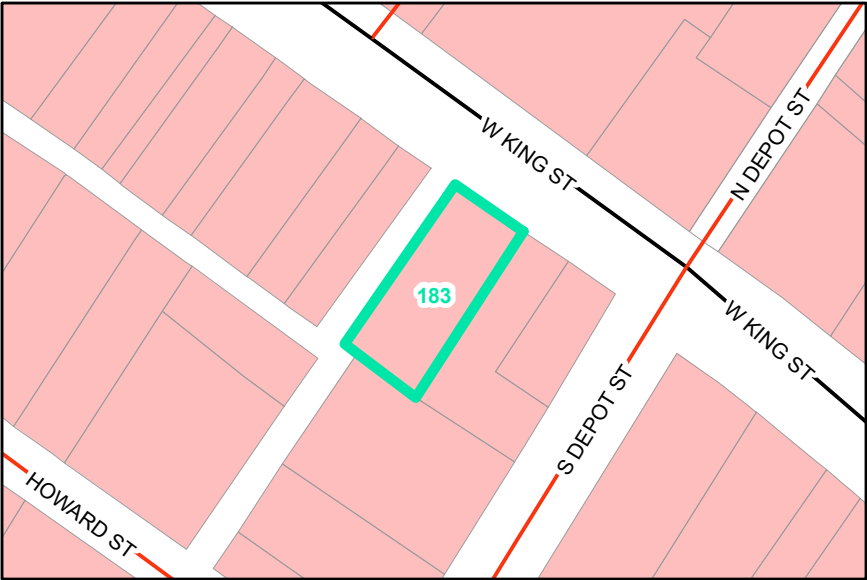


Map ID: 183
PIN: 2900-89-1113-000
Address: 671 W KING ST
Property Owner: BOP KING STREET, LLC

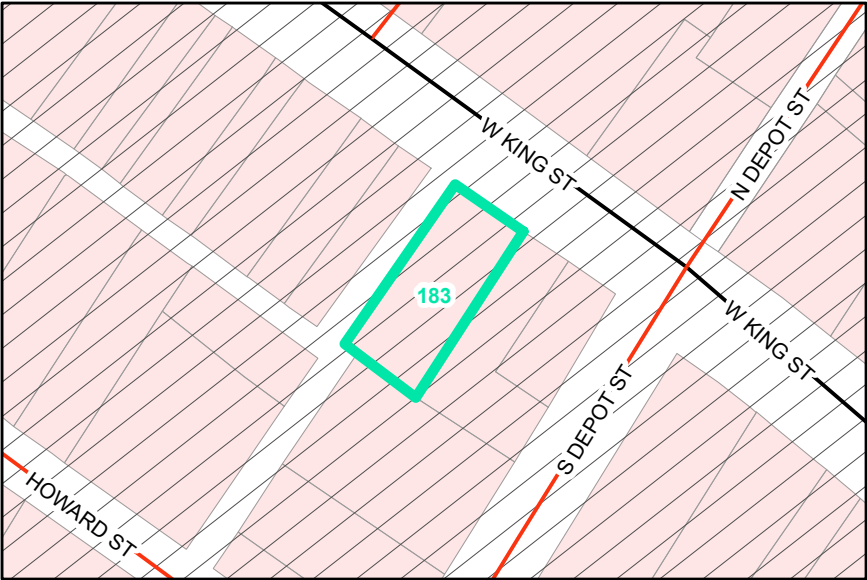
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

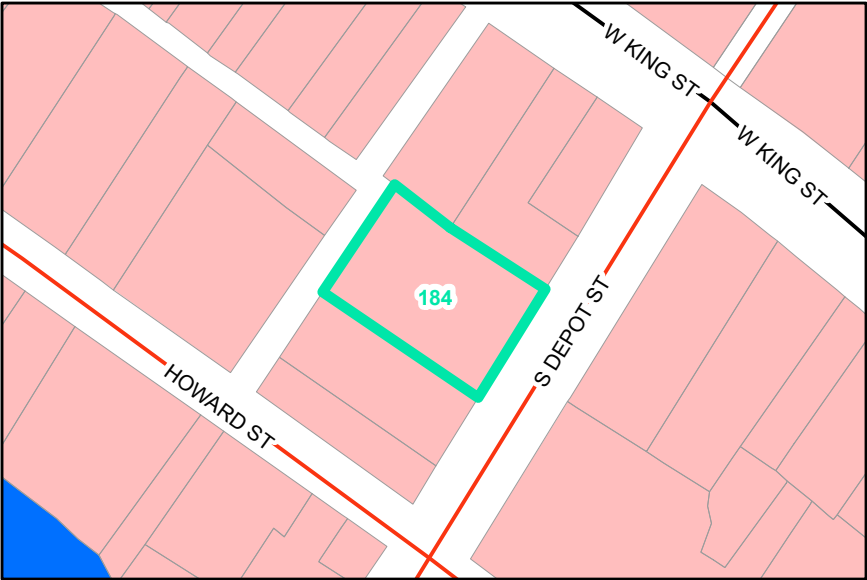


Map ID: 184
PIN: 2900-89-0096-000
Address: PARKING LOT
Property Owner: FARMERS HARDWARE AND SUPPLY CO INC

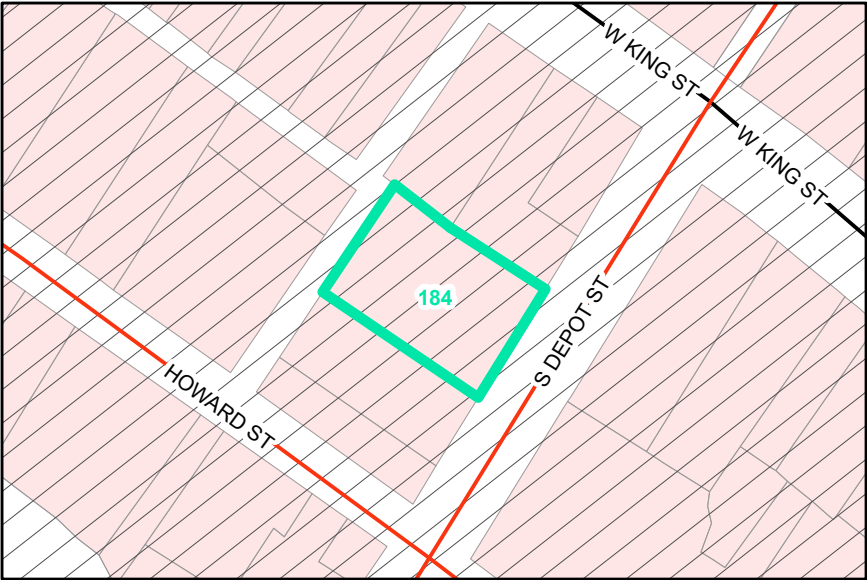
Current Zoning: B1 Central Business
Current Use: Parking
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

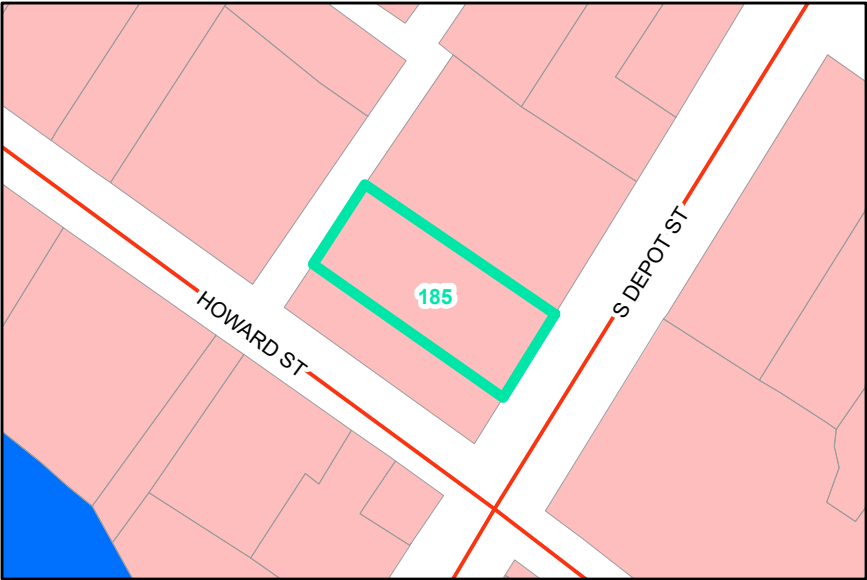


Map ID: 185
PIN: 2900-89-0070-000
Address: 140 S DEPOT ST
Property Owner: FARMERS SKI SHOP INC

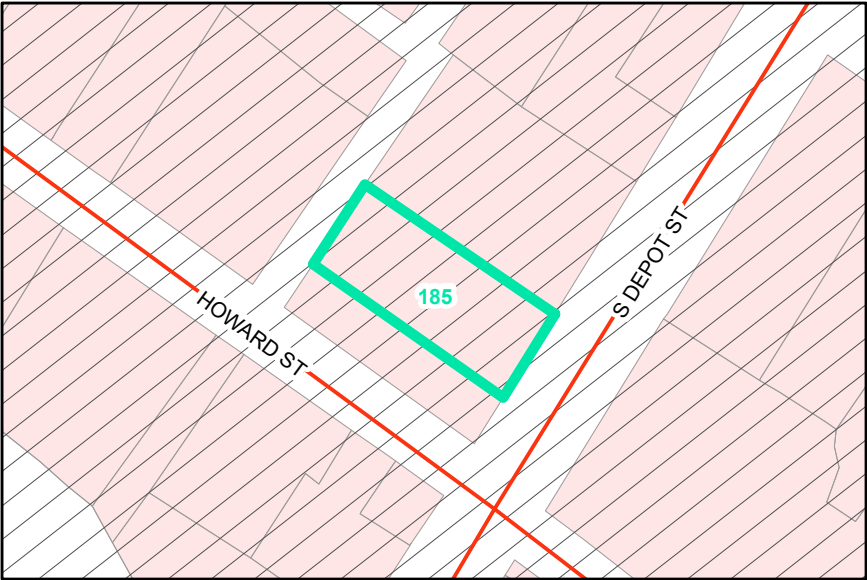
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

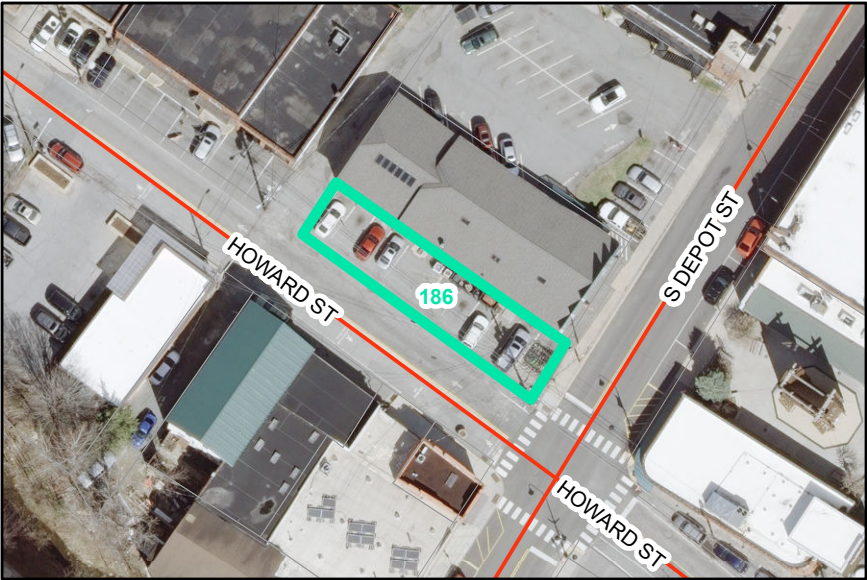


Proposed Zoning

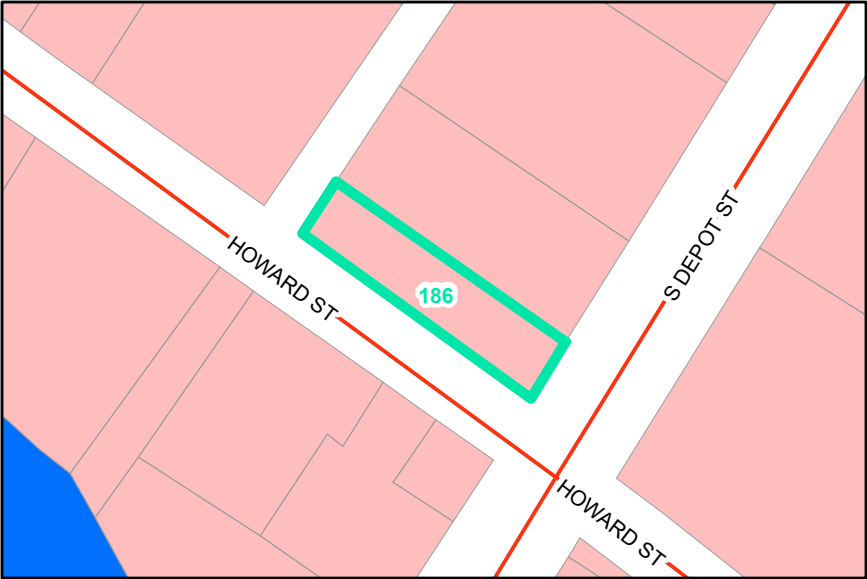


Map ID: 186
PIN: 2900-88-0947-000
Address:
Property Owner: BOONE TOWN OF

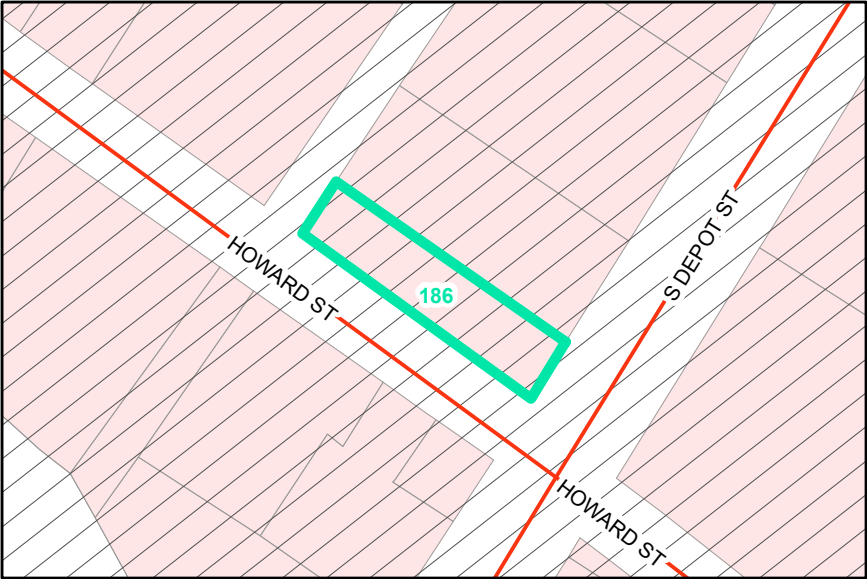
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

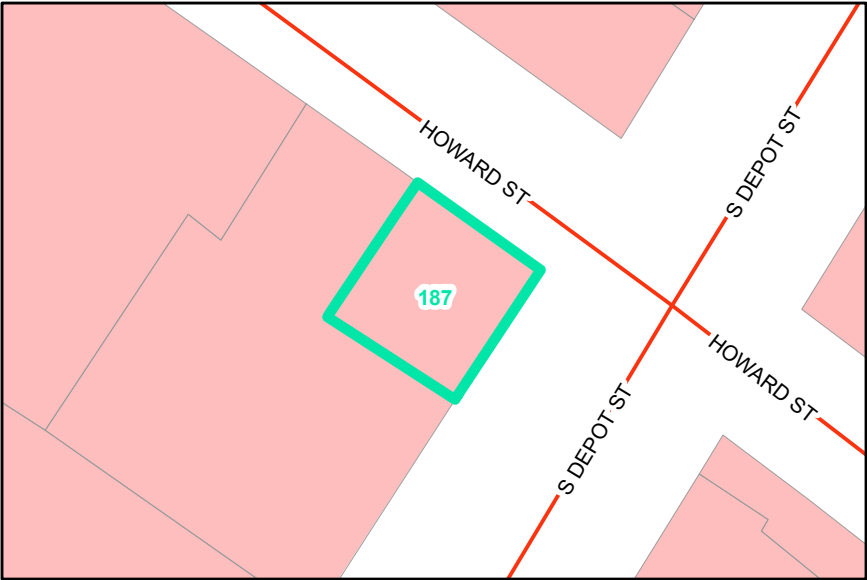


Map ID: 187
PIN: 2900-88-0879-000
Address: 158 S DEPOT ST
Property Owner: CRAYMIE LLC

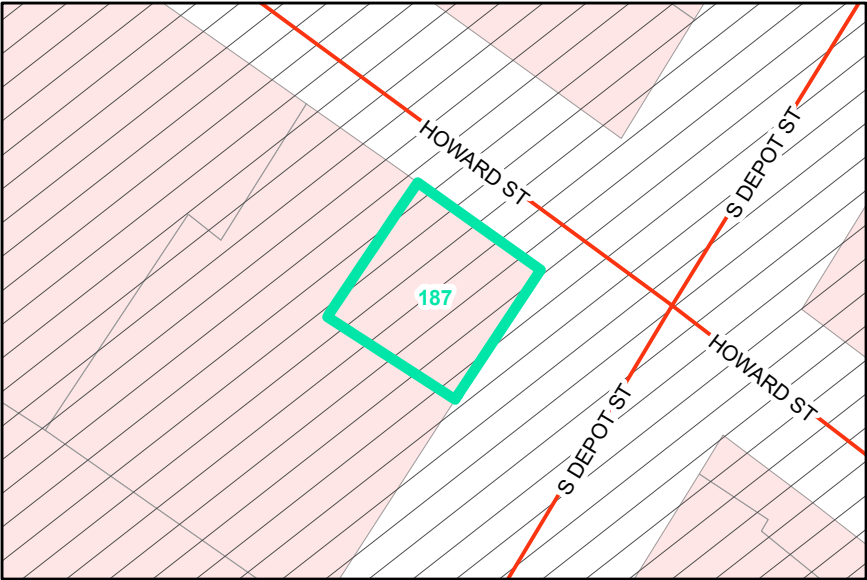
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

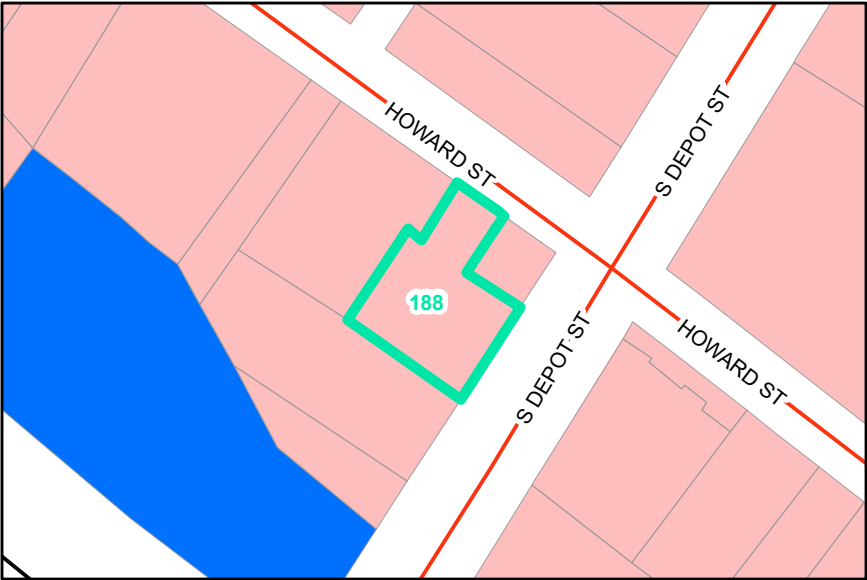


Map ID: 188
PIN: 2900-88-0827-000
Address: 164 S DEPOT ST
Property Owner: GH3, LLC

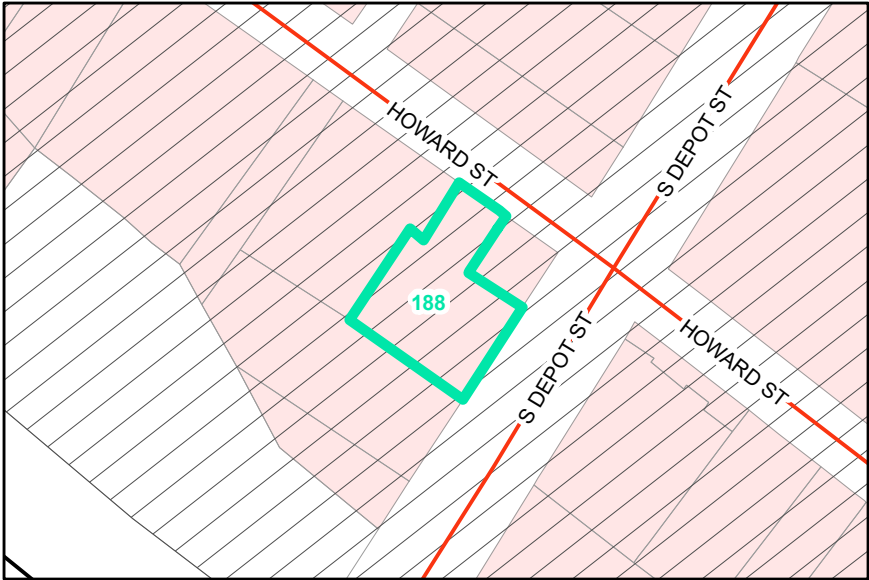
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

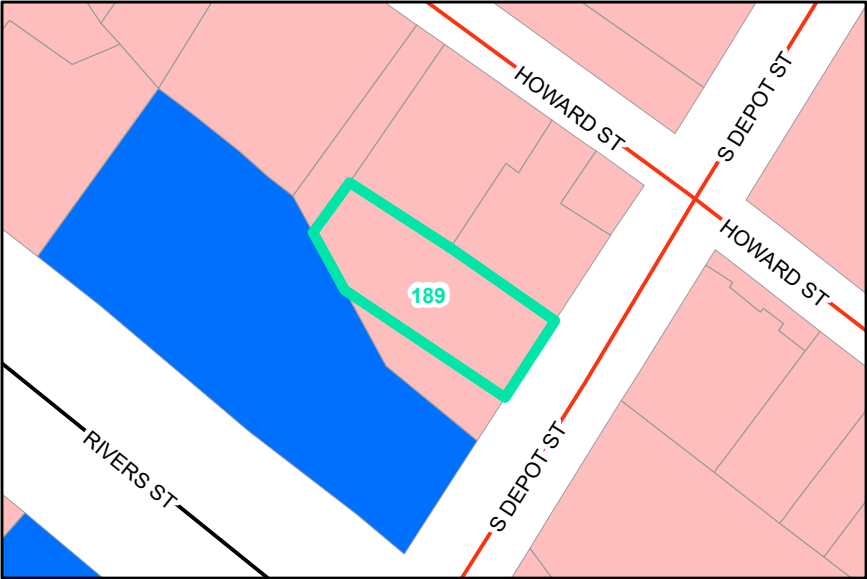


Map ID: 189
PIN: 2900-78-9884-000
Address: 174 S DEPOT ST
Property Owner: MENA, JOHN J

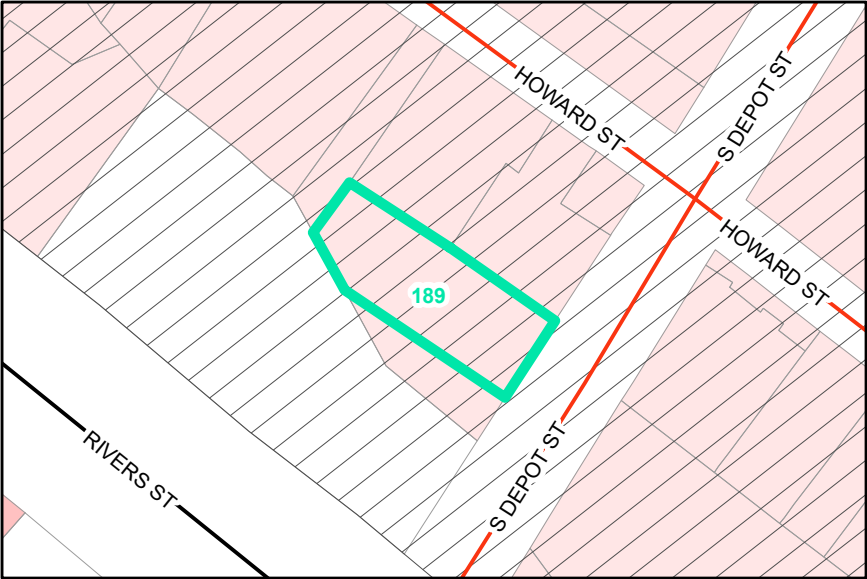
Current Zoning: B1 Central Business
Current Use: Personal Service Establishment
Proposed Zoning: B1 Downtown Core
Historic District: Yes



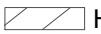
Overview



Current Zoning



Proposed Zoning

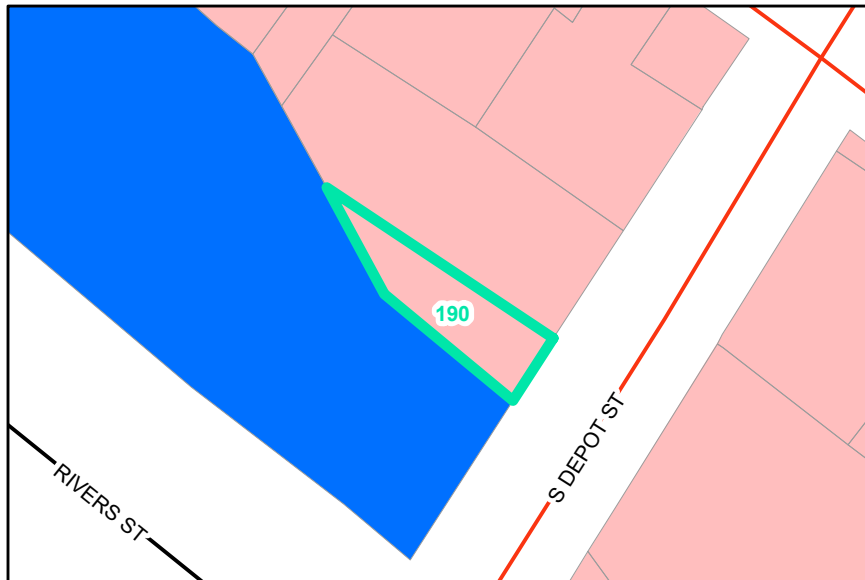


Map ID: 190
PIN: 2900-78-9890-000
Address: 184 DEPOT ST
Property Owner: KRAUT CREEK, LLC

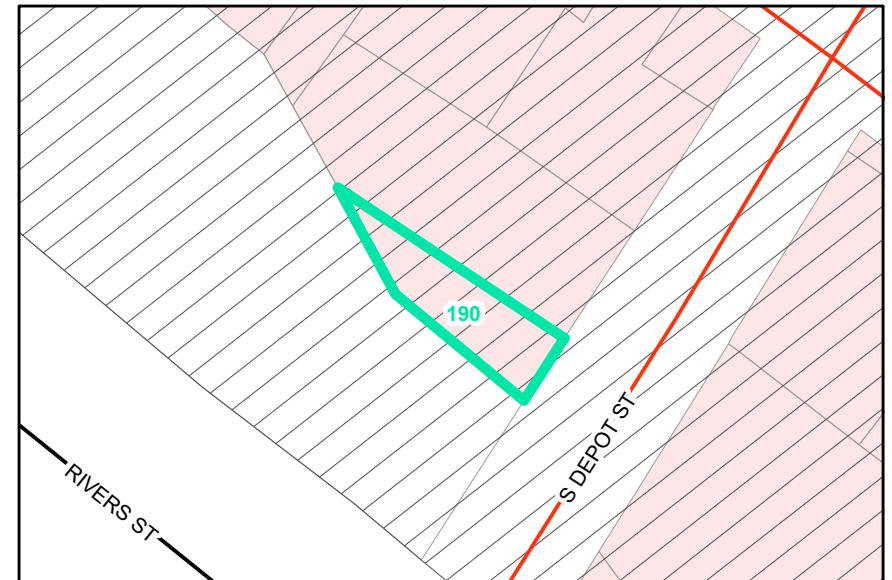
Current Zoning: B1 Central Business
Current Use: Personal Service Establishment
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 191

PIN: 2900-78-8875-000

Address: 920 RIVERS ST

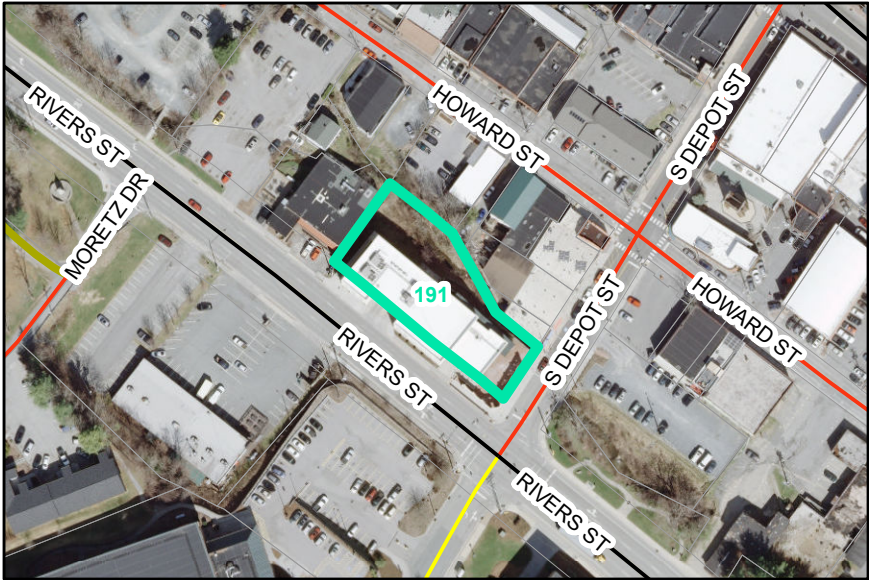
Property Owner: BOARD OF TRUSTEES OF THE ENDOWMENT FUND,,APPALACHIAN STATE UNIVERSITY

Current Zoning: U1 University

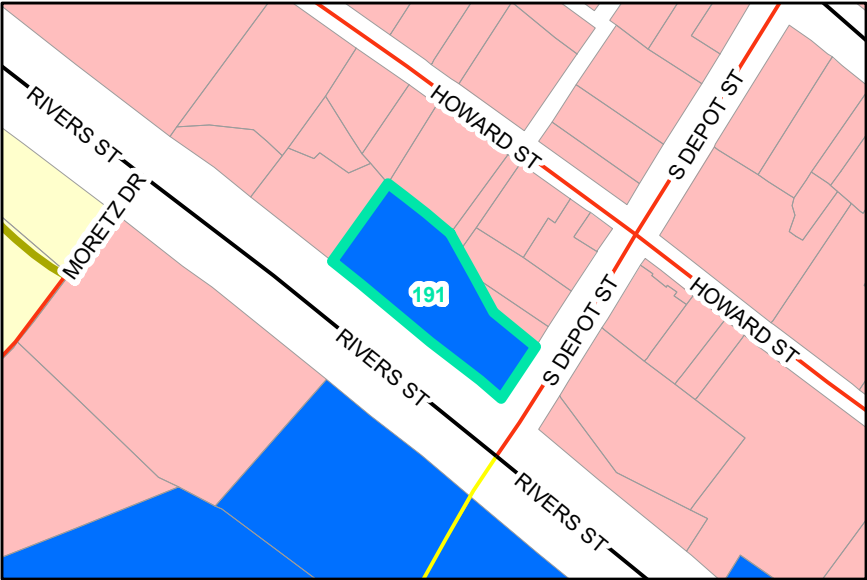
Current Use: Government Use

Proposed Zoning: U1 University

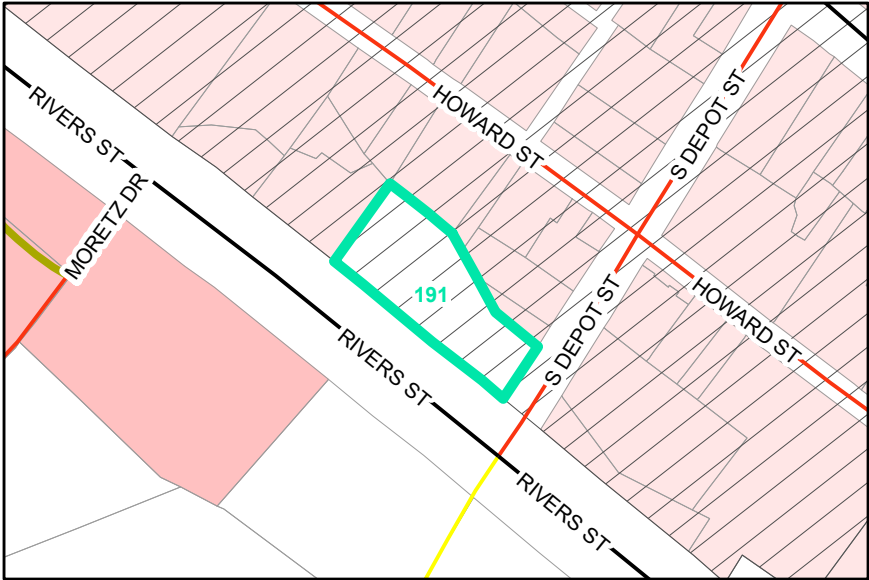
HISTORIC DISTRICT BY BOARD OF T



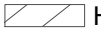
Overview



Current Zoning



Proposed Zoning

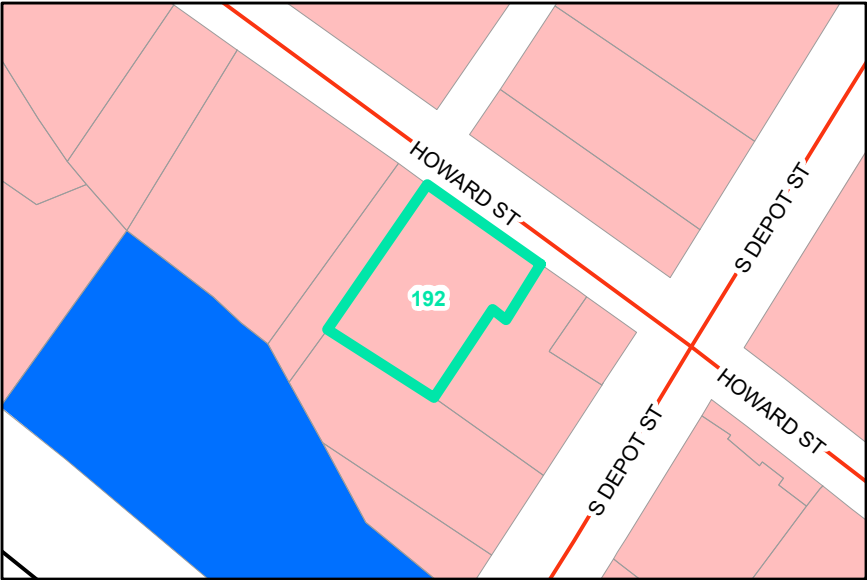


Map ID: 192
PIN: 2900-88-0902-000
Address: 216 HOWARD ST
Property Owner: S C AND S FUTURE,INC.

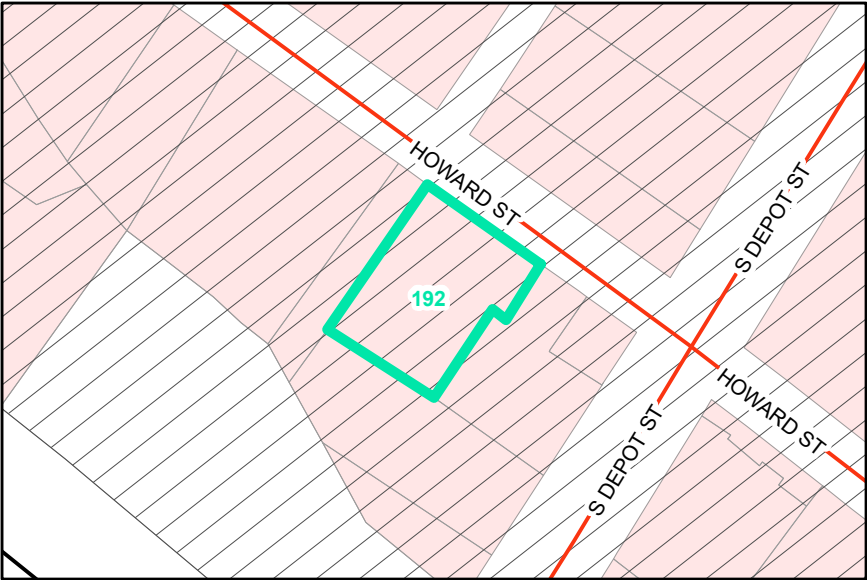
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

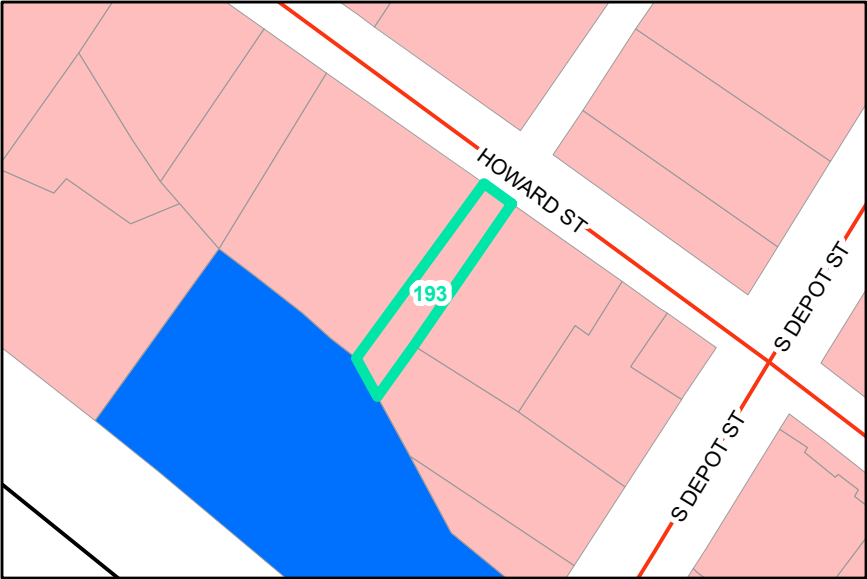


Map ID: 193
PIN:
Address:
Property Owner:

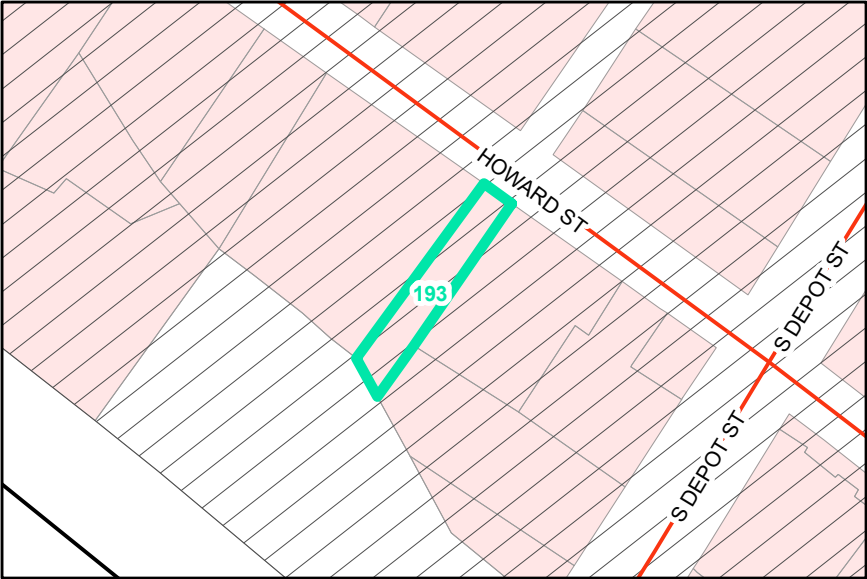
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

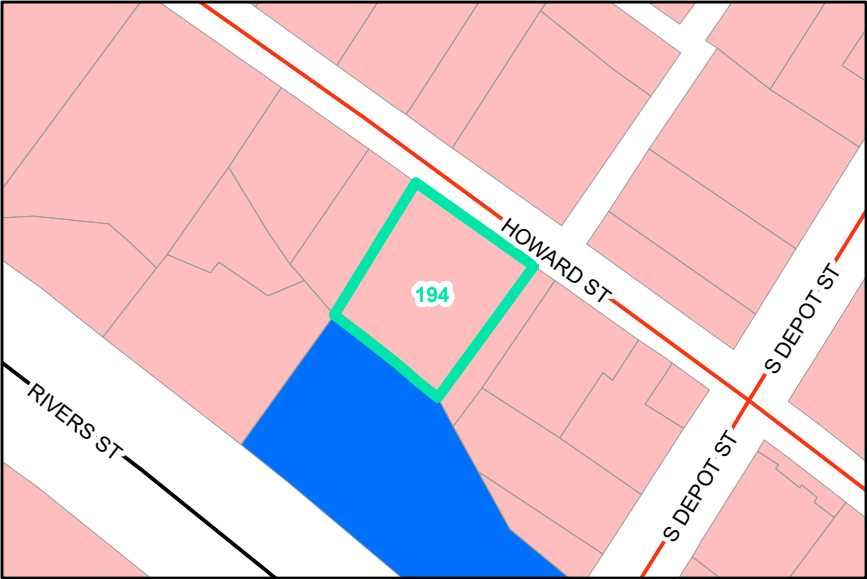


Map ID: 194
PIN: 2900-78-8997-000
Address: 208 HOWARD ST
Property Owner: HOPE PREGNANCY RESOURCE CENTER

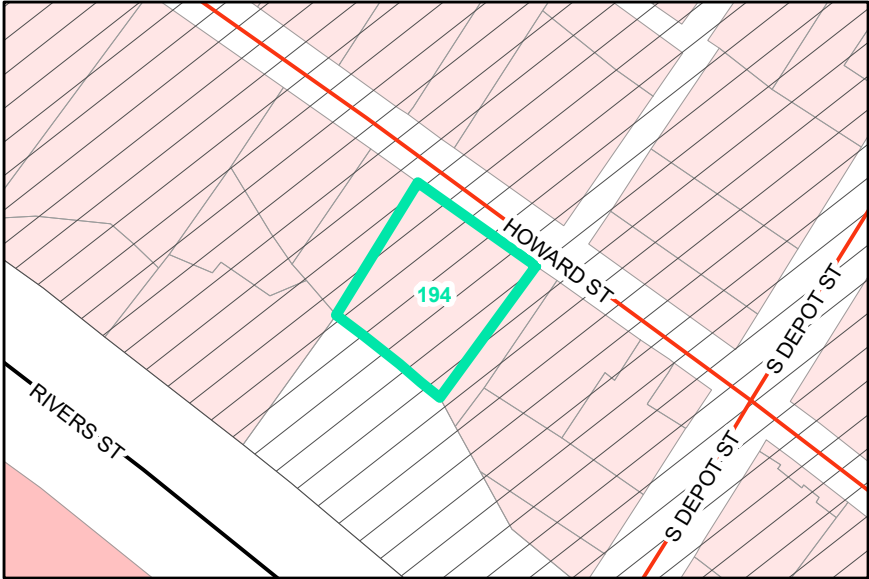
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: Yes



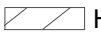
Overview



Current Zoning



Proposed Zoning

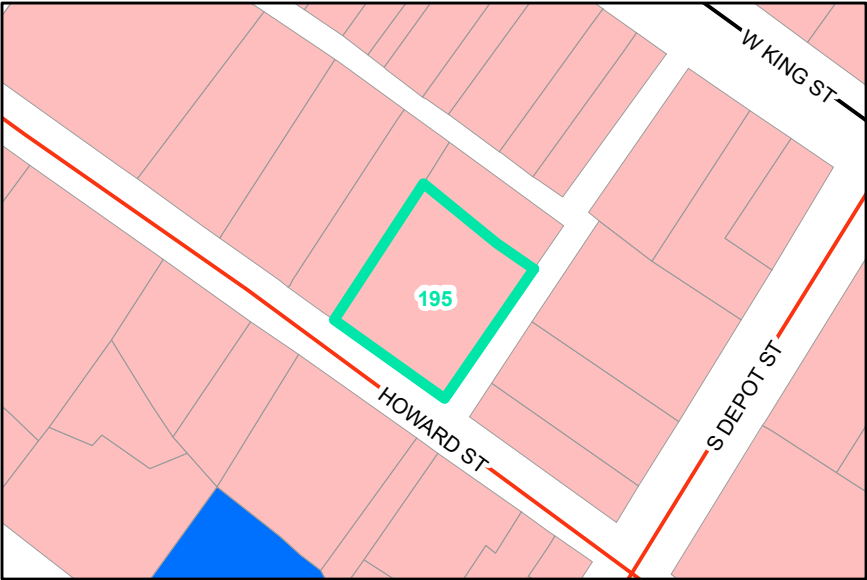


Map ID: 195
PIN: 2900-79-9058-000
Address: 115 W HOWARD ST
Property Owner: S C AND S FUTURE,INC.

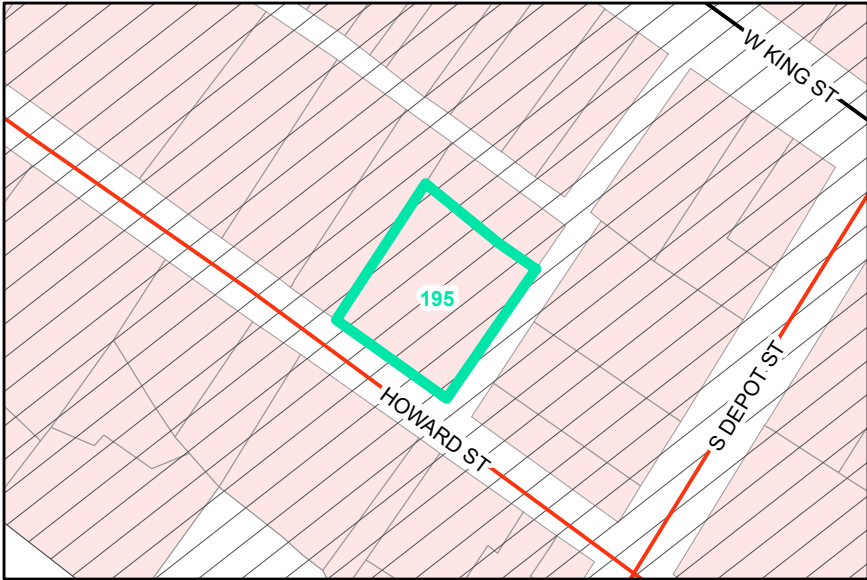
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

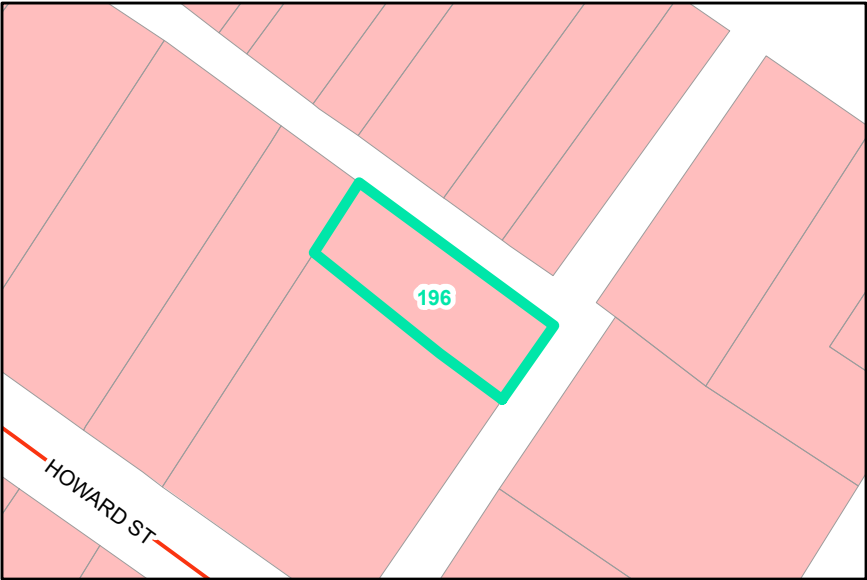


Map ID: 196
PIN: 2900-89-0103-000
Address:
Property Owner: A AND F COFFEY ASSOC LLC

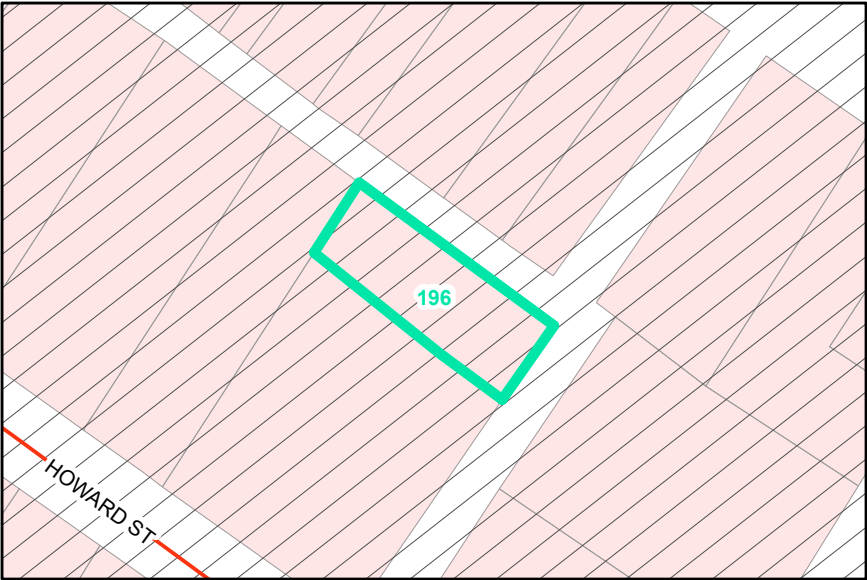
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

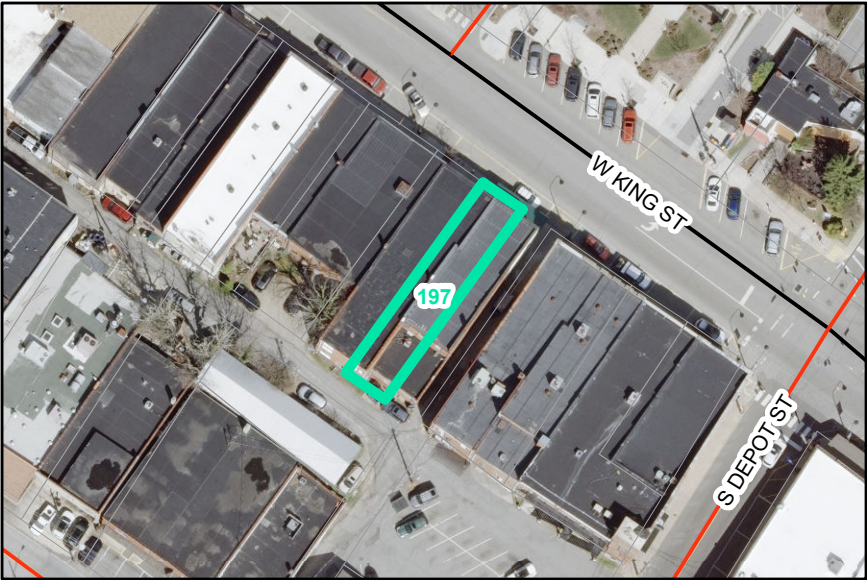


Proposed Zoning

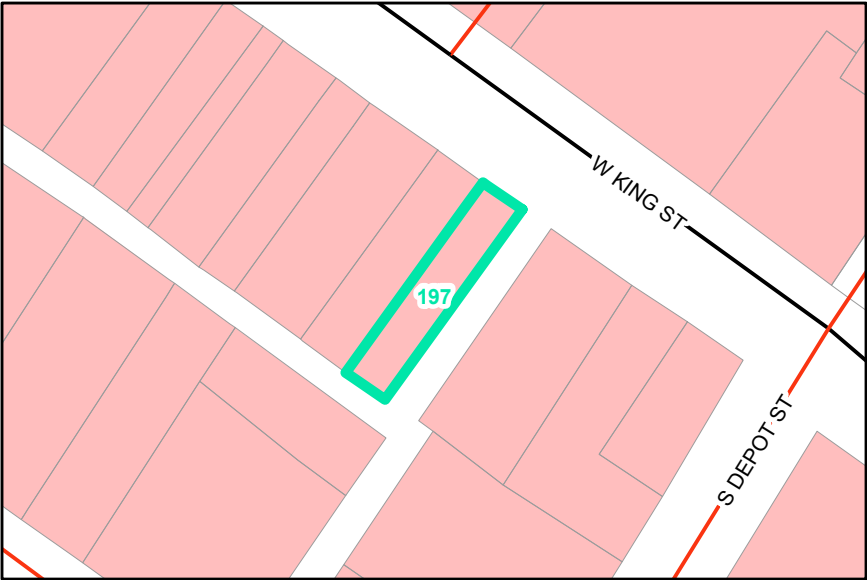


Map ID: 197
PIN: 2900-89-0165-000
Address: 681 W KING ST
Property Owner: A AND F COFFEY ASSOC LLC

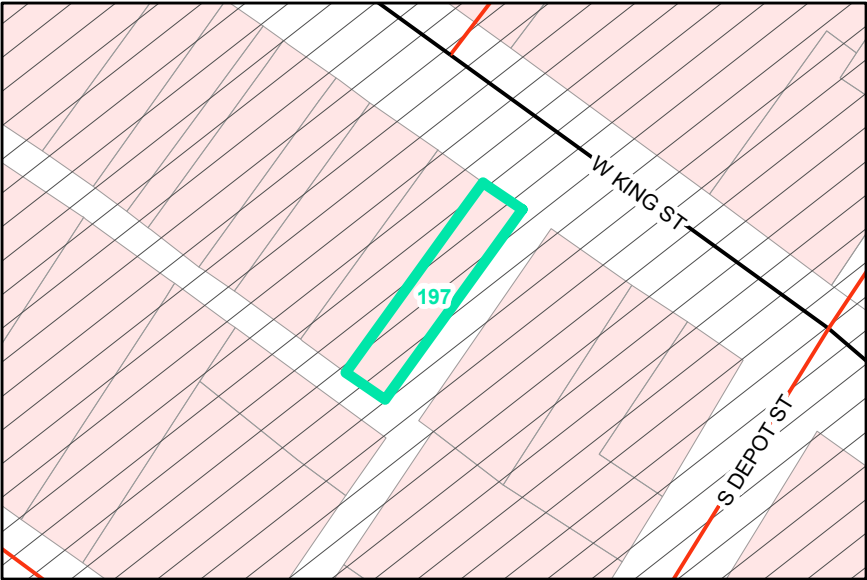
Current Zoning: B1 Central Business
Current Use: Mixed-Use Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

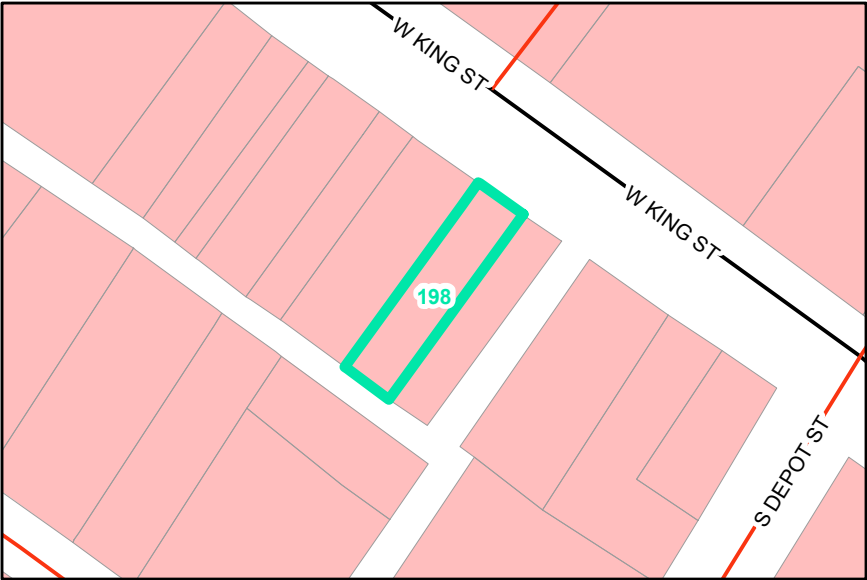


Map ID: 198
PIN: 2900-89-0148-000
Address: 683/685 W KING ST
Property Owner: COMMON GOOD COMPANY NC, LLC

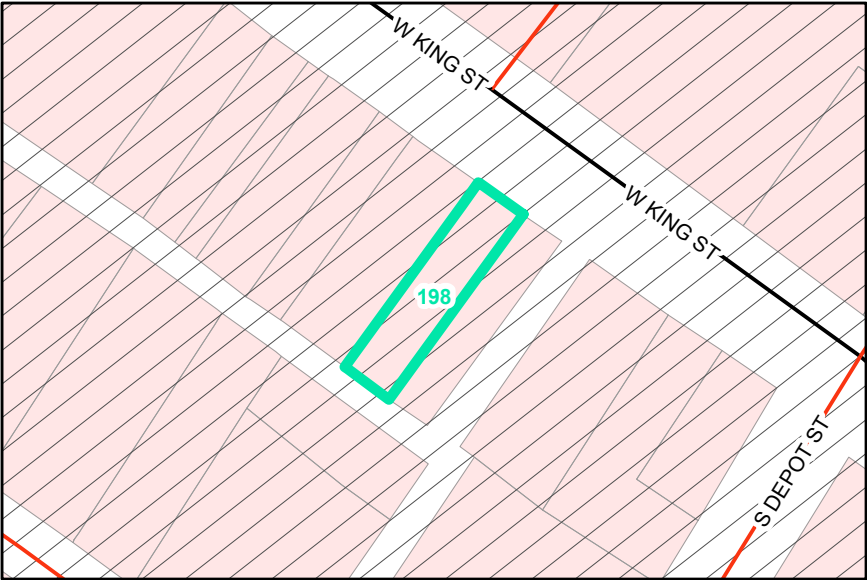
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

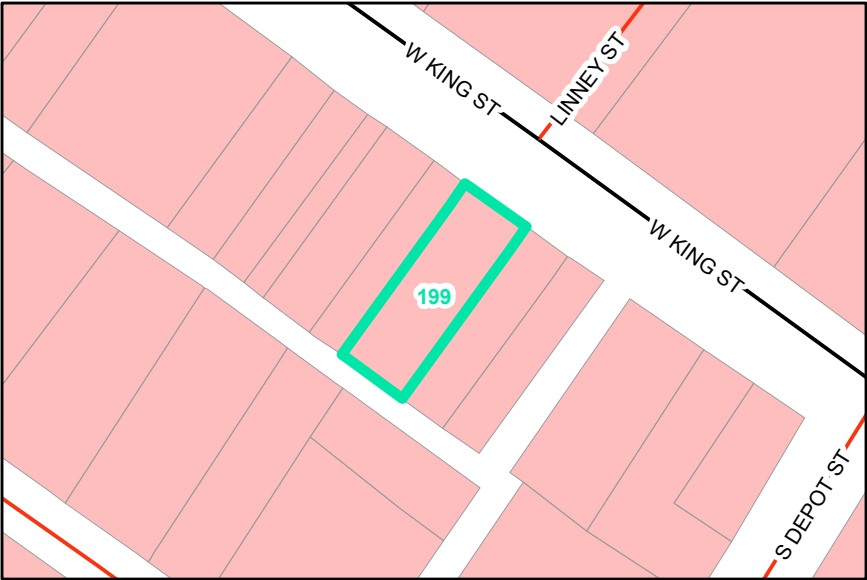


Map ID: 199
PIN: 2900-89-0220-000
Address: 693 W KING ST
Property Owner: SHEAR LUCK, LLC

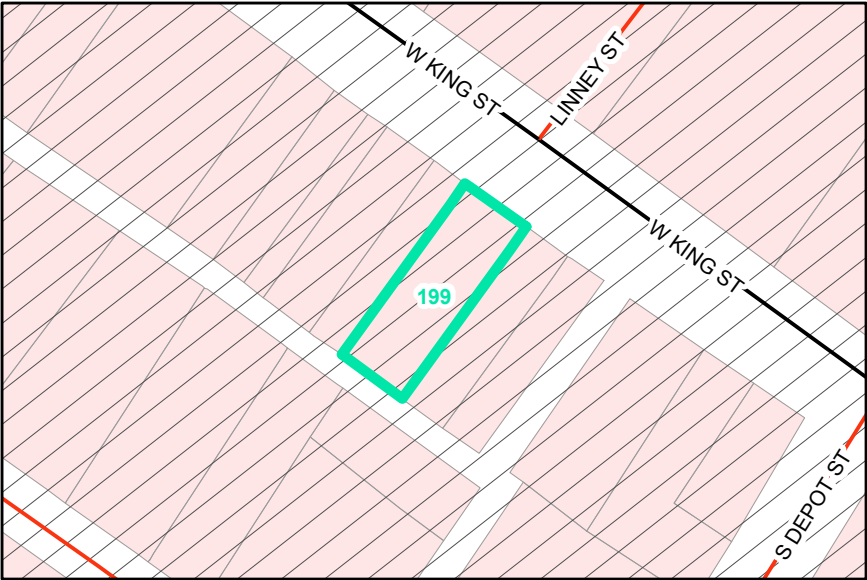
Current Zoning: B1 Central Business
Current Use: Mixed-Use Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

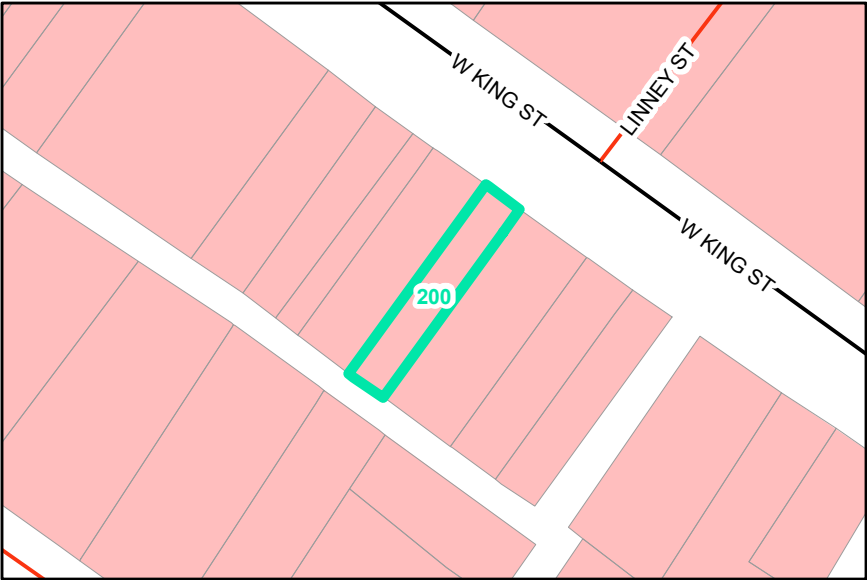


Map ID: 200
PIN: 2900-89-0201-000
Address: 697 W KING ST
Property Owner: BRIAN KENT DORSEY TRUST

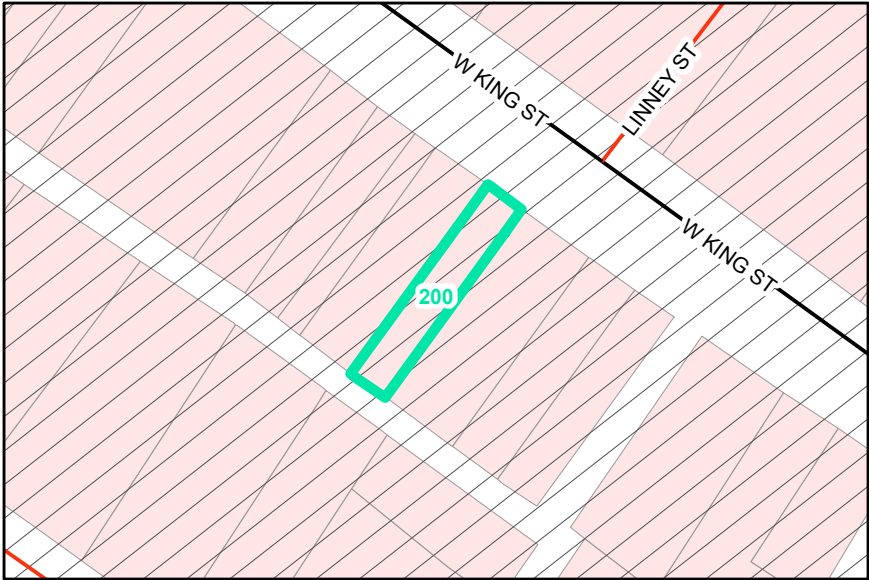
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 201

PIN: 2900-79-9273-000

Address: 703 W KING ST

Property Owner: DIXON, WILLIAM MAX JR

Current Zoning: B1 Central Business

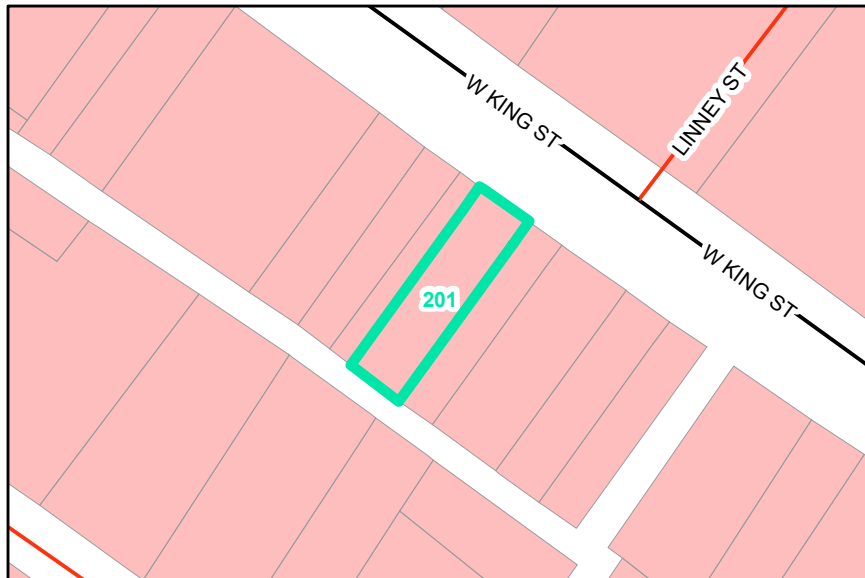
Current Use: Business/Professional Office

Proposed Zoning: B1 Downtown Core

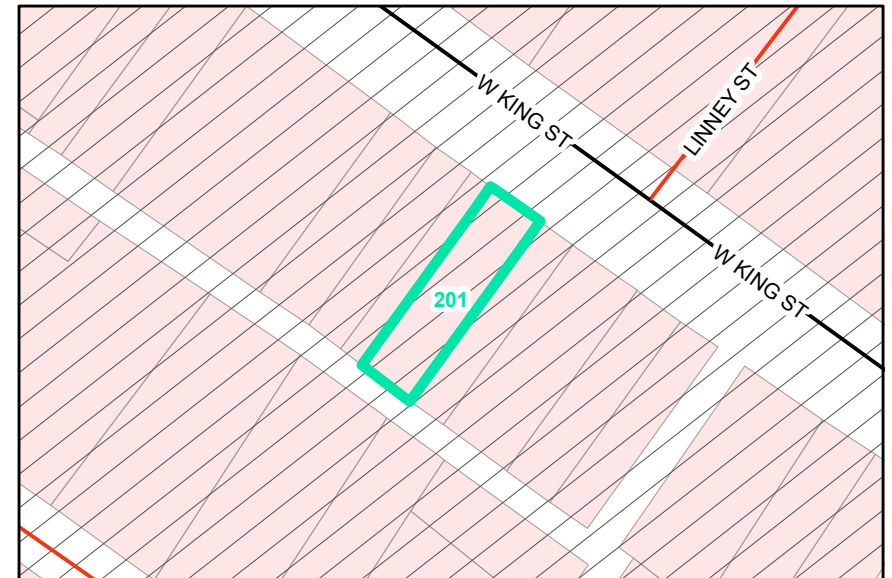
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

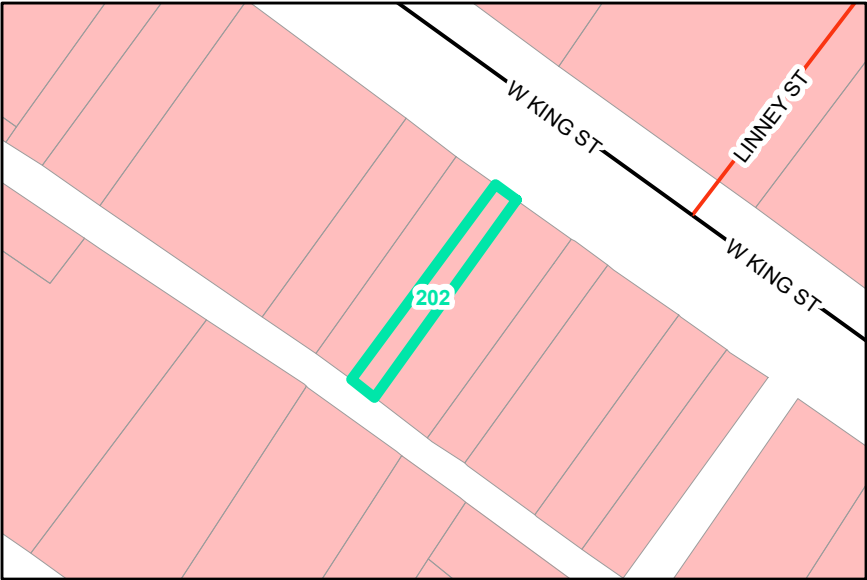


Map ID: 202
PIN: 2900-79-9288-000
Address: 707 W KING ST
Property Owner: PRESNELL/STOUT ENTERPRISES LLC

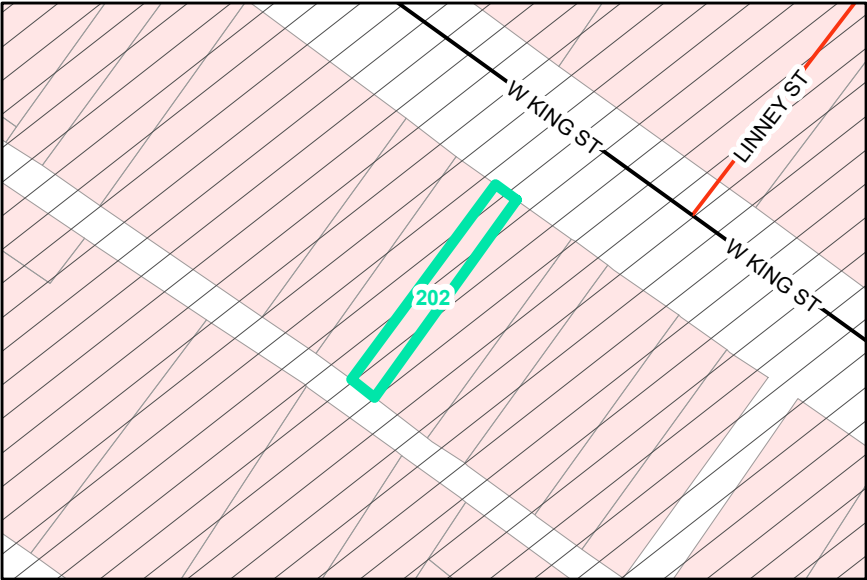
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

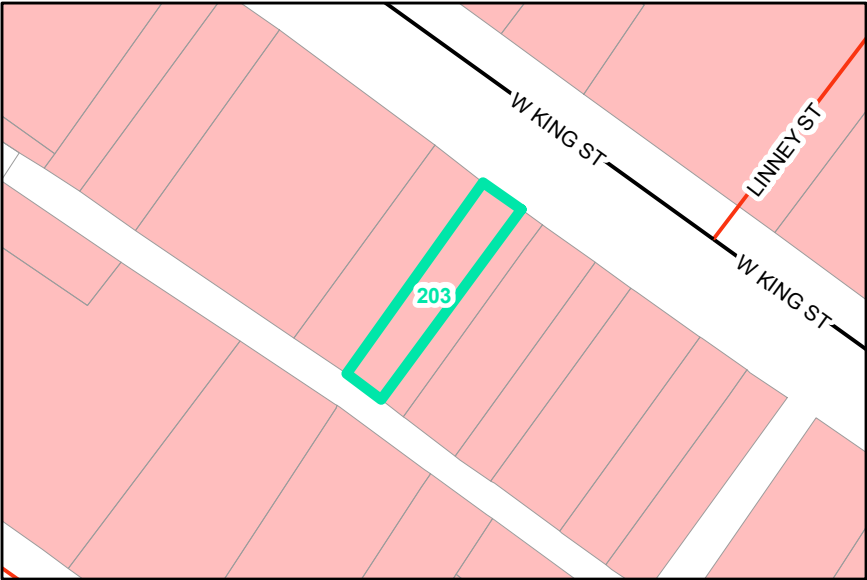


Map ID: 203
PIN: 2900-79-9244-000
Address: 711 W KING ST
Property Owner: WATSON, GEORGE DARRELL

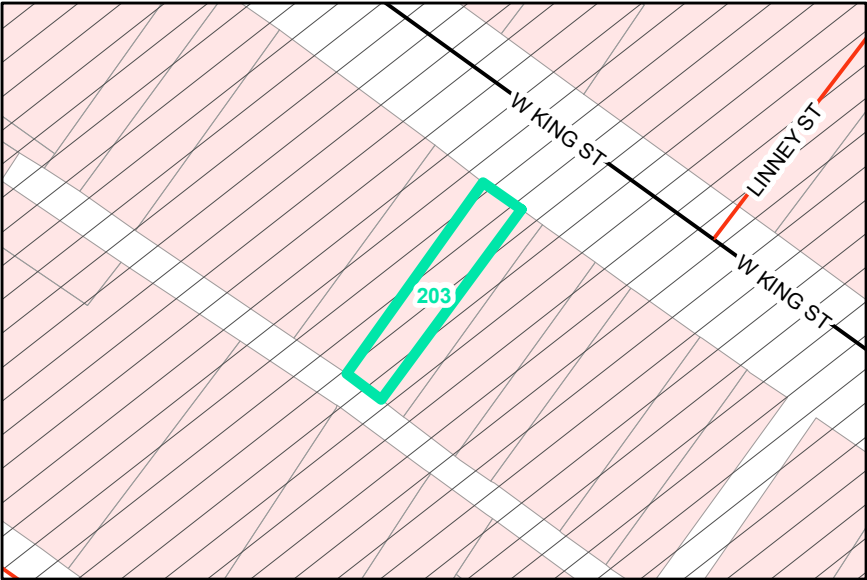
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 204

PIN: 2900-79-9238-000

Address: 713 W KING ST

Property Owner: D L WILCOX HEIRS, LLC

Current Zoning: B1 Central Business

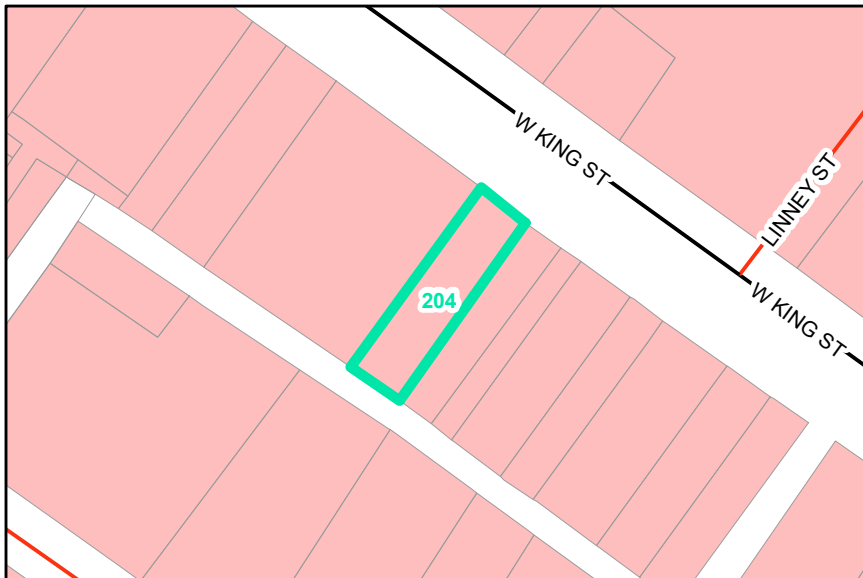
Current Use: Personal Service Establishment

Proposed Zoning: B1 Downtown Core

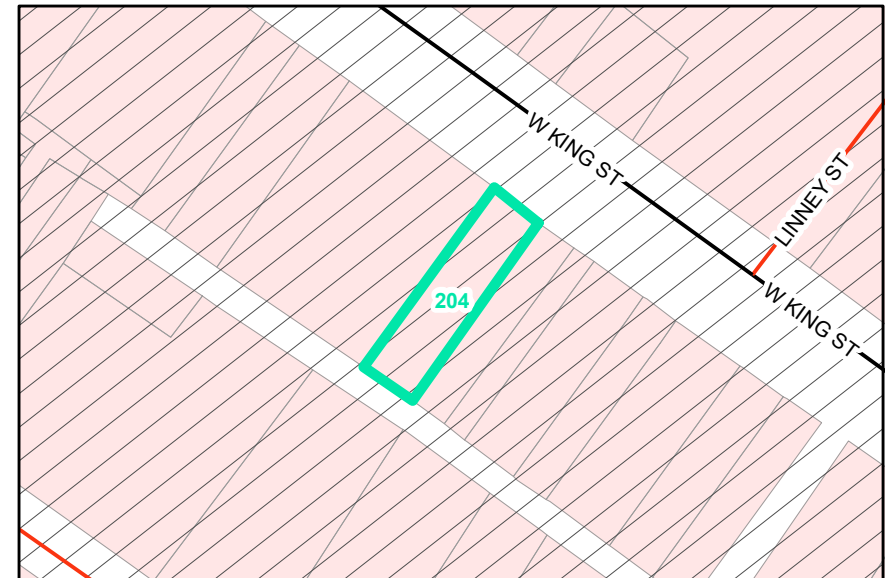
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

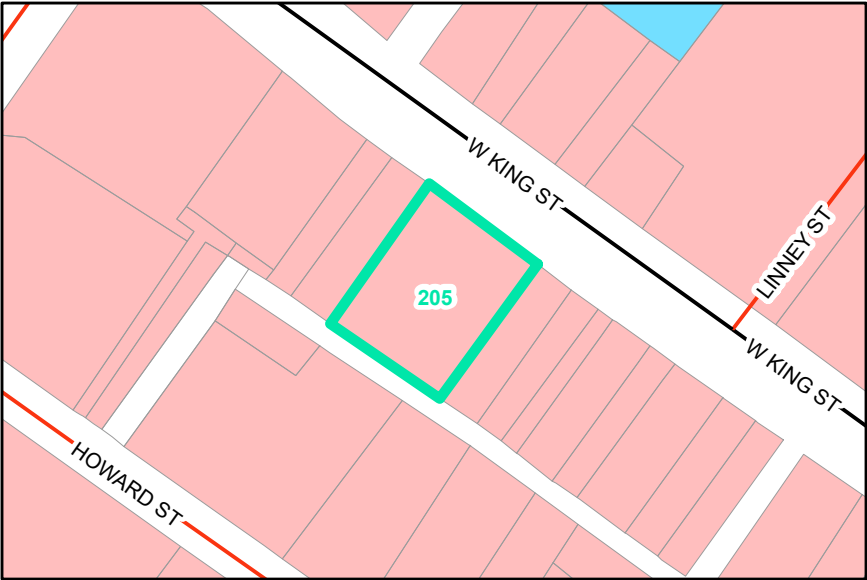


Map ID: 205
PIN: 2900-79-8391-000
Address: 721/729 W KING ST
Property Owner: BOONE CITY HALL

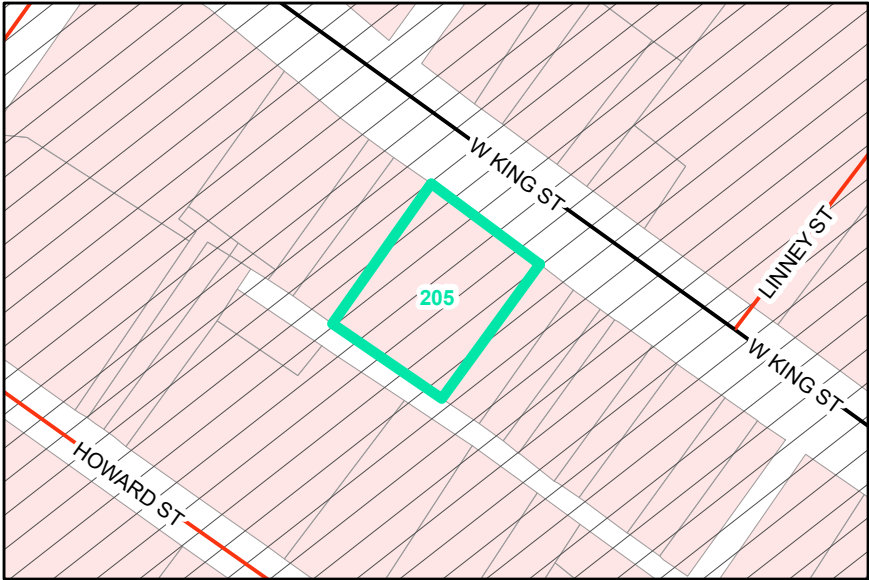
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

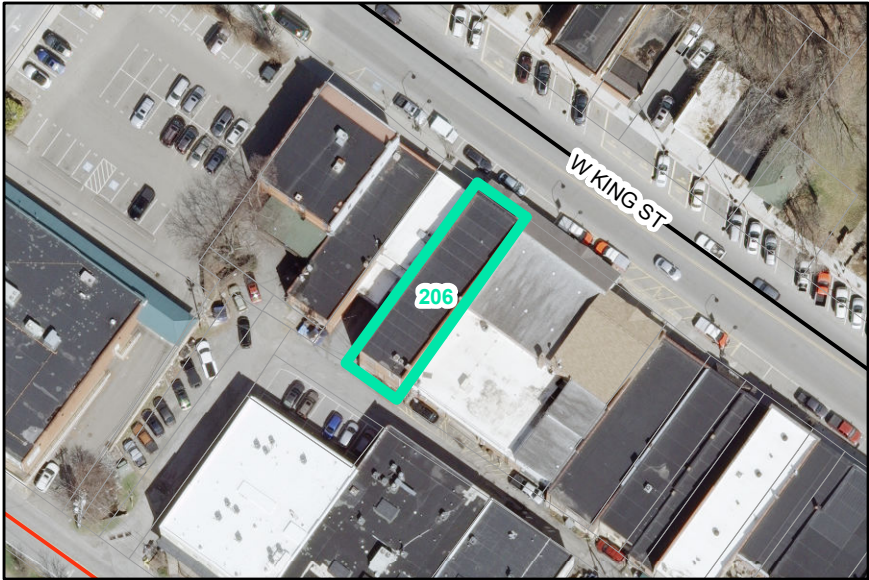


Proposed Zoning

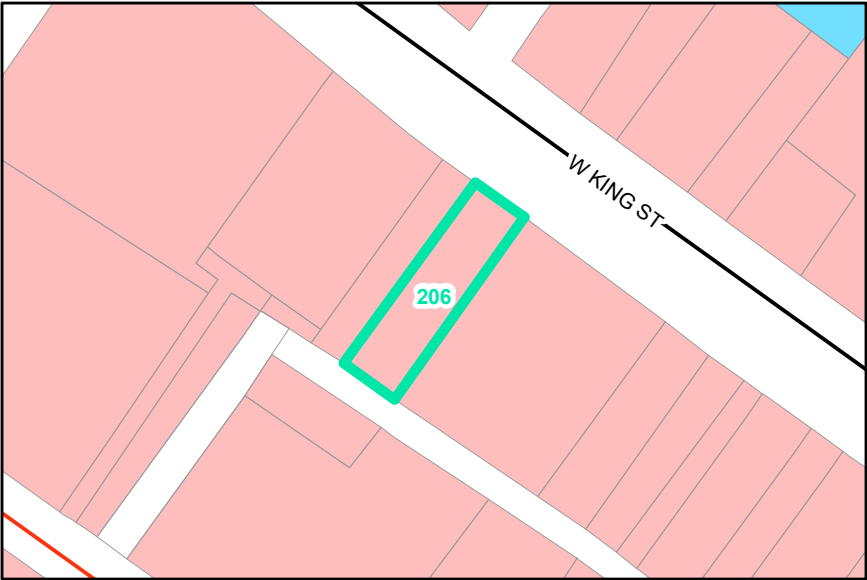


Map ID: 206
PIN: 2900-79-8334-000
Address: 737 W KING ST
Property Owner: GRyder RENTALS, LLC

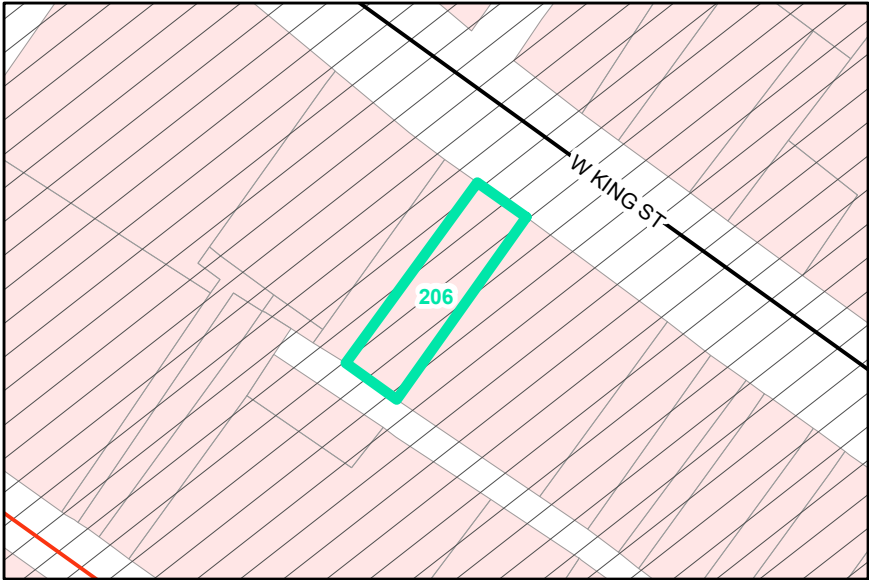
Current Zoning: B1 Central Business
Current Use: Recreation Facility, Category 1
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

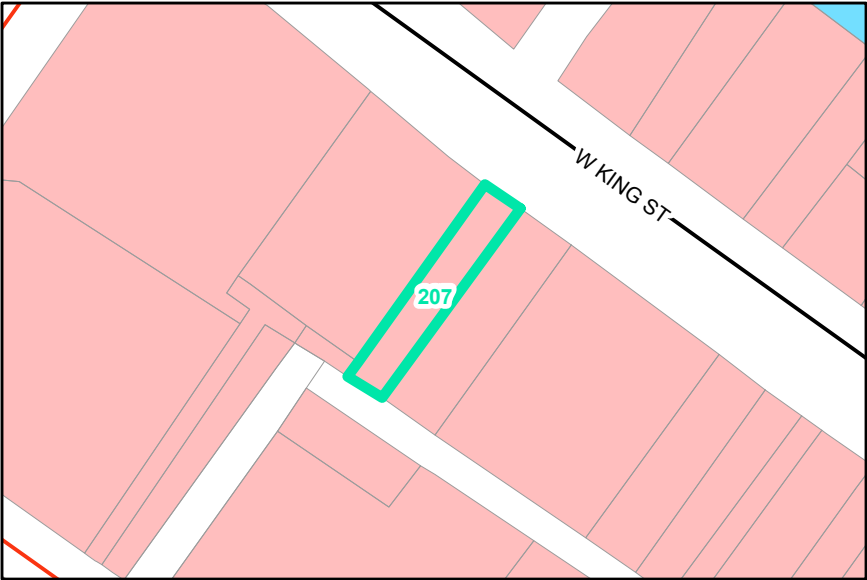


Map ID: 207
PIN: 2900-79-8316-000
Address: 743 W KING ST
Property Owner: SMITH, BENJAMIN A

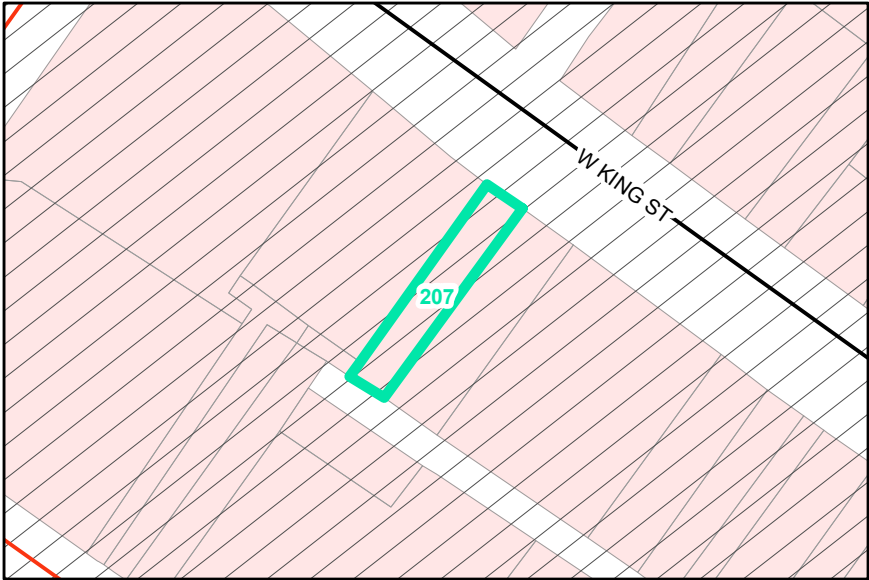
Current Zoning: B1 Central Business
Current Use: Retail
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

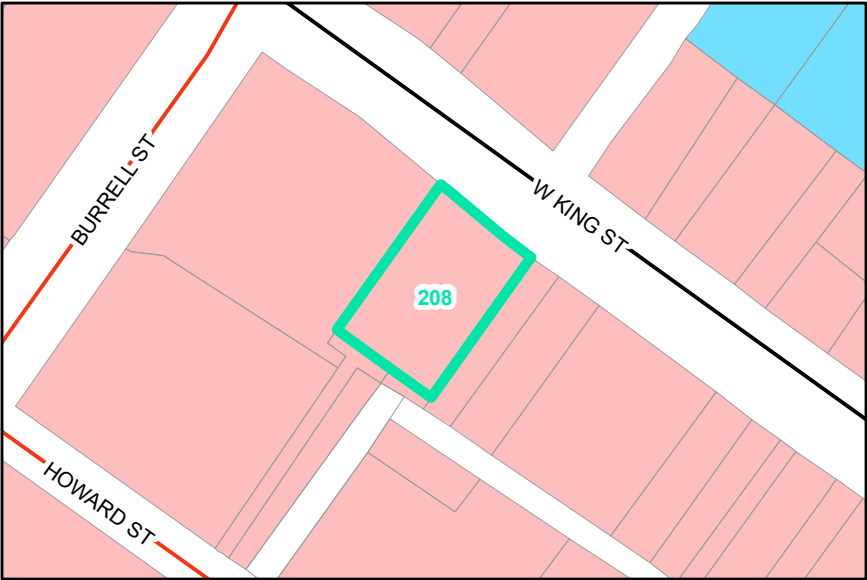


Map ID: 208
PIN: 2900-79-8447-000
Address: 747 W KING ST
Property Owner: WINE TO WATER

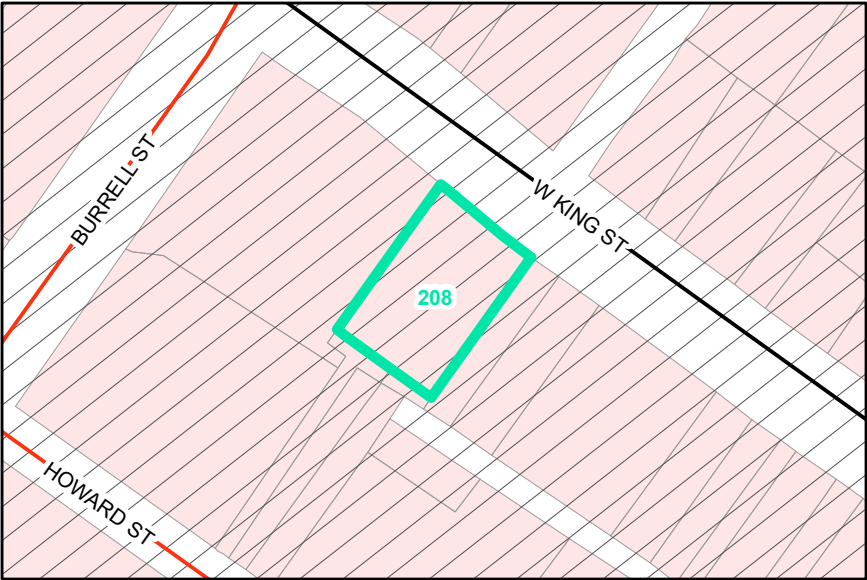
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

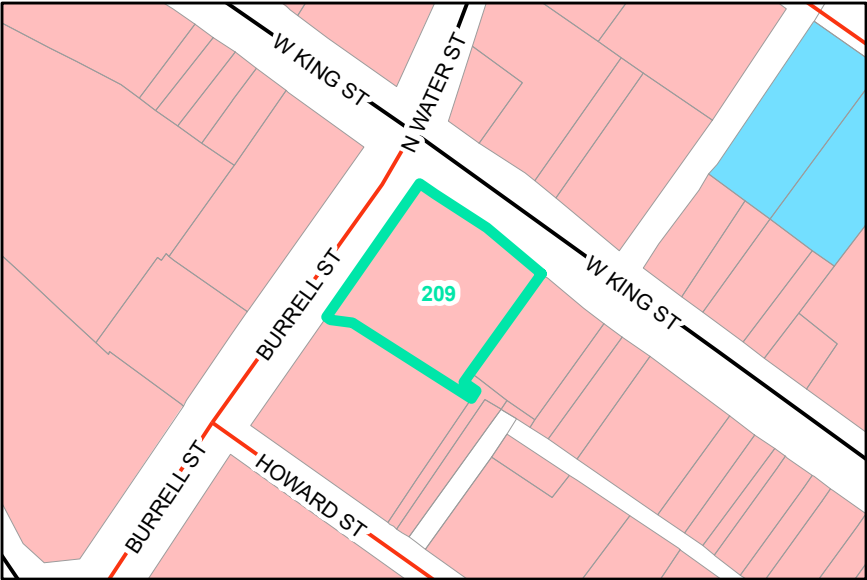


Map ID: 209
PIN: 2900-79-7562-000
Address: PARKING LOT
Property Owner: HOWARD STREET VENTURES LLC

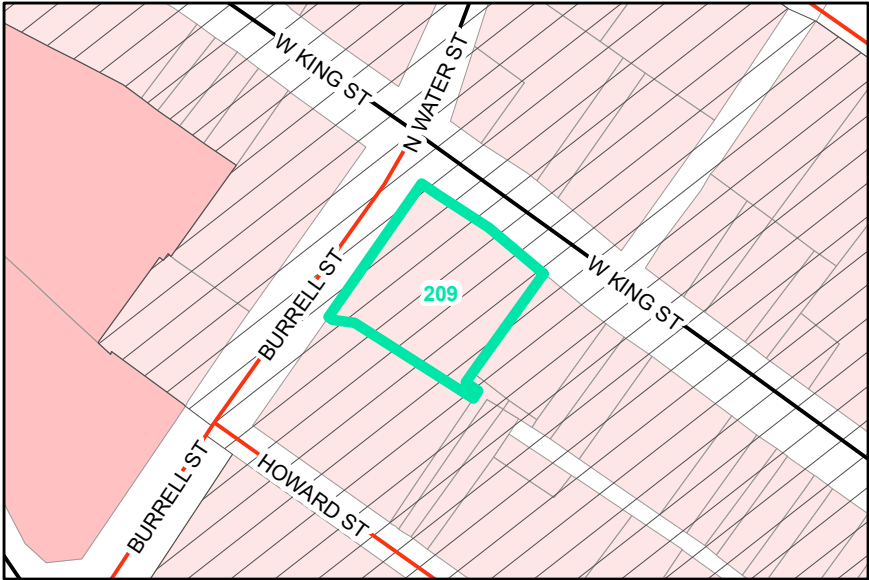
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

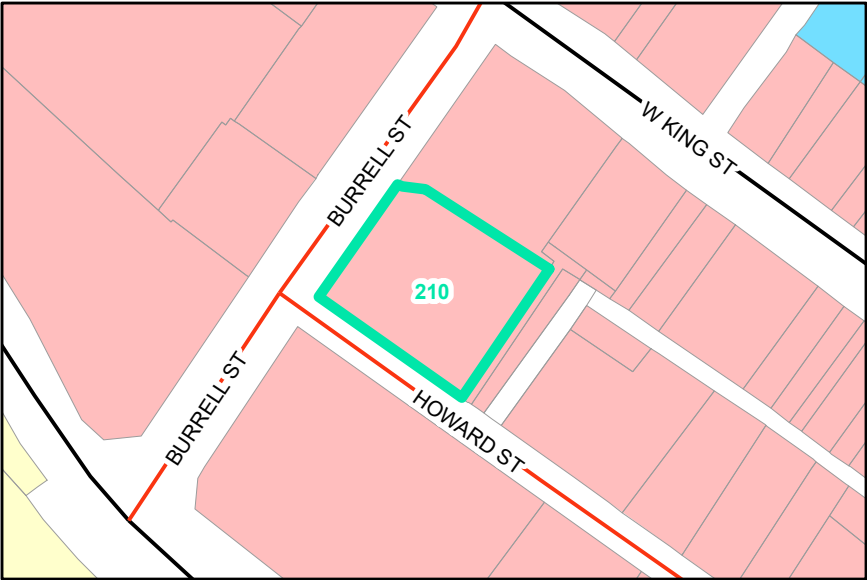


Map ID: 210
PIN: 2900-79-6480-000
Address: VACANT
Property Owner: HOWARD STREET VENTURES LLC

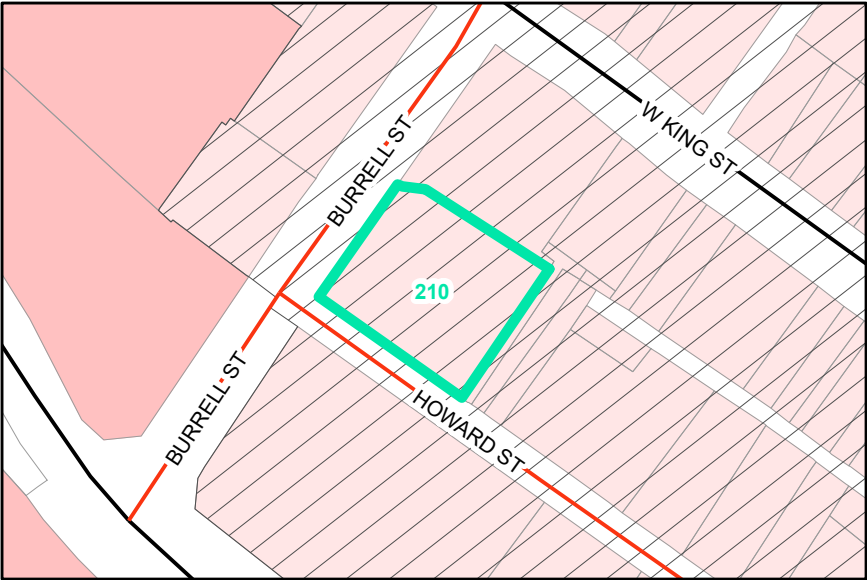
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

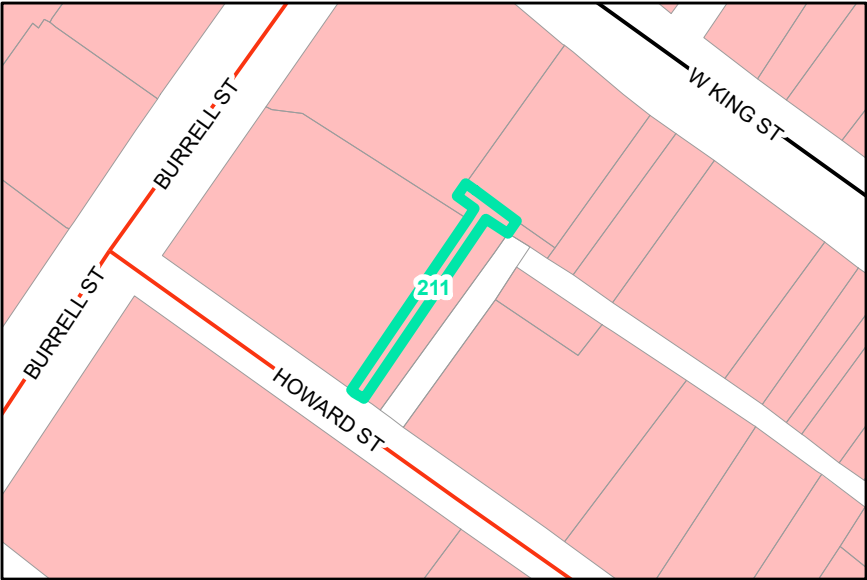


Map ID: 211
PIN: 2900-79-7368-000
Address:
Property Owner: WINE TO WATER

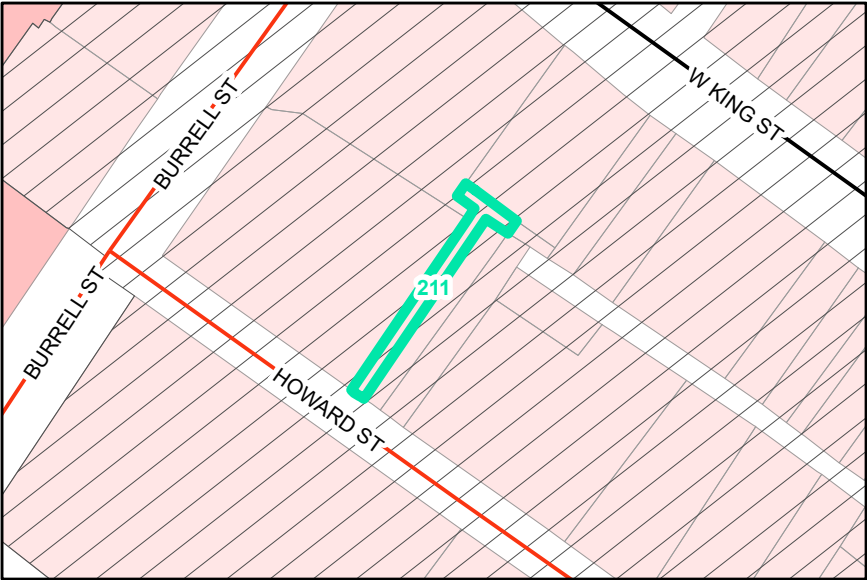
Current Zoning: B1 Central Business
Current Use: Parking
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

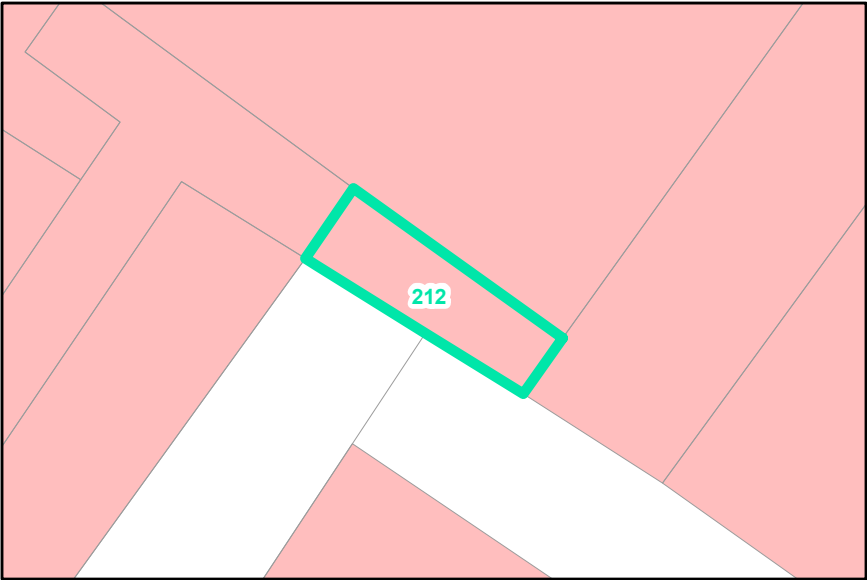


Map ID: 212
PIN: 2900-79-8421-000
Address:
Property Owner: WINE TO WATER

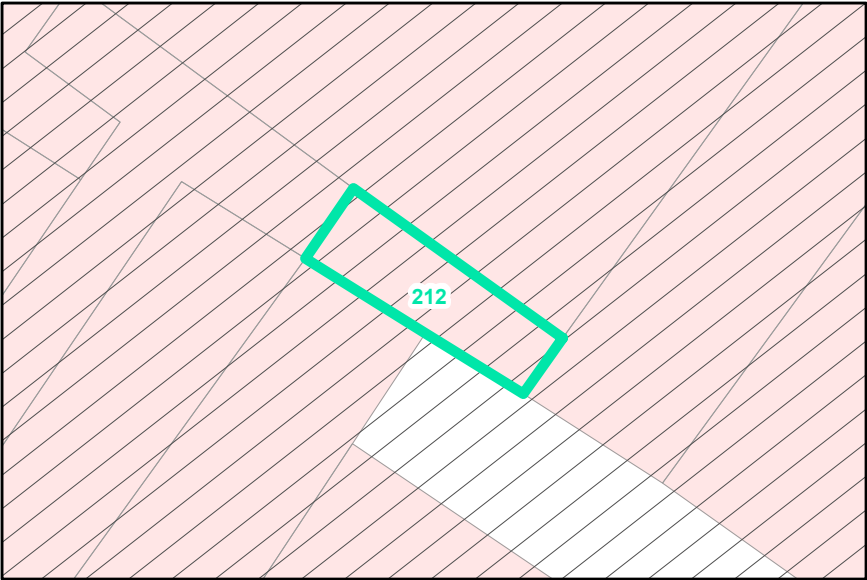
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

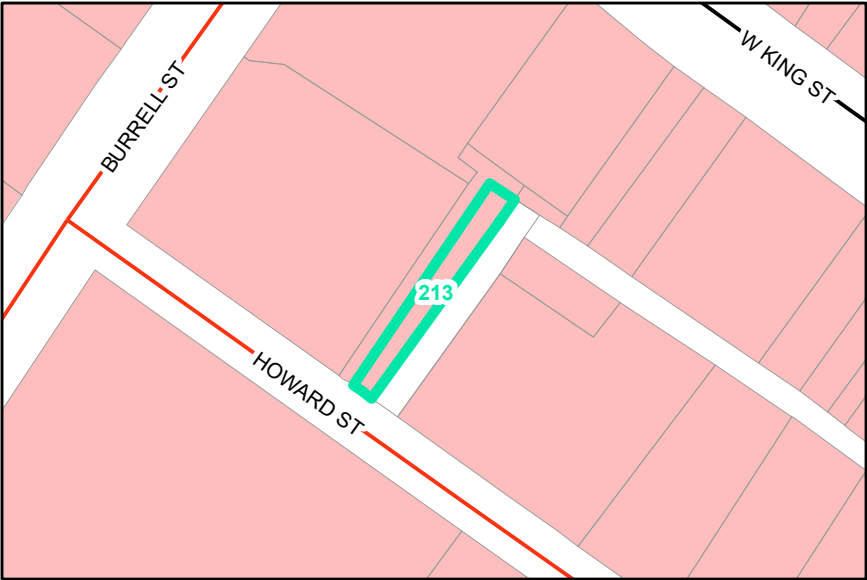


Map ID: 213
PIN: 2900-79-7377-000
Address:
Property Owner: WINE TO WATER

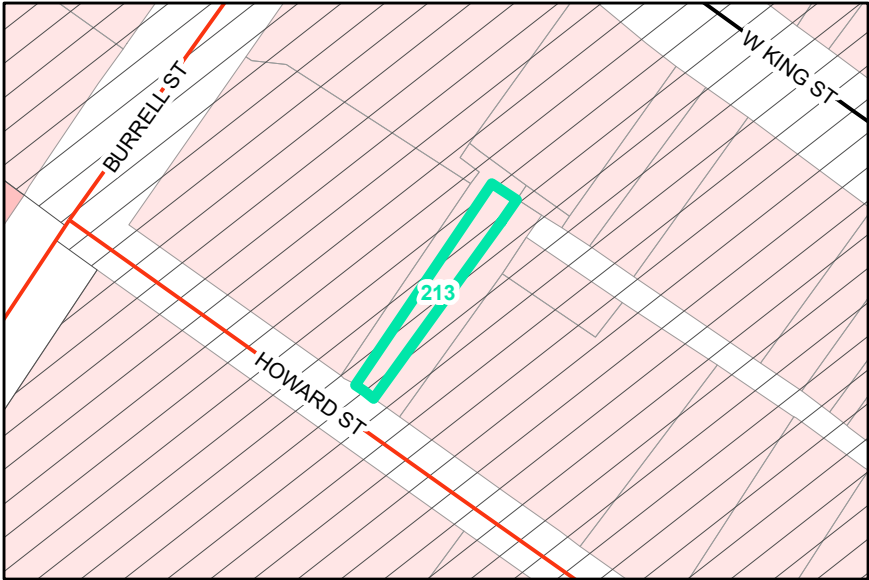
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

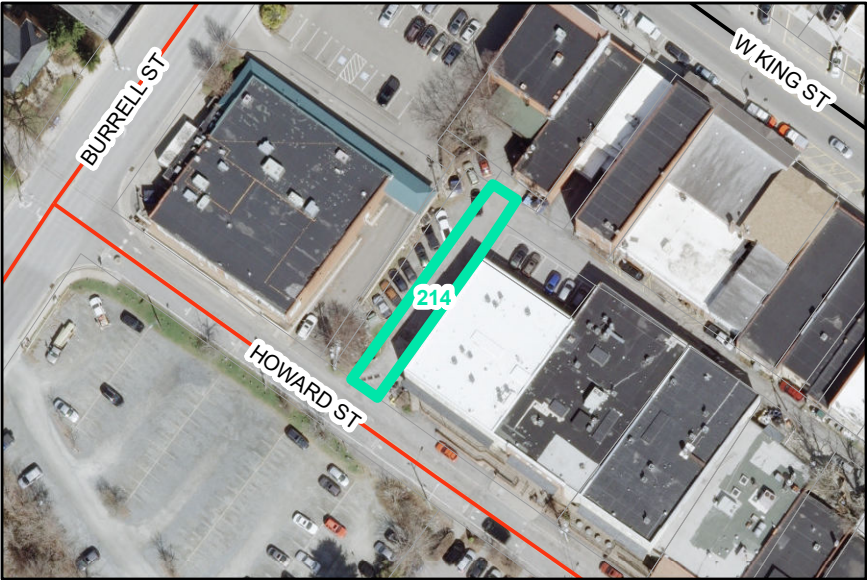


Proposed Zoning

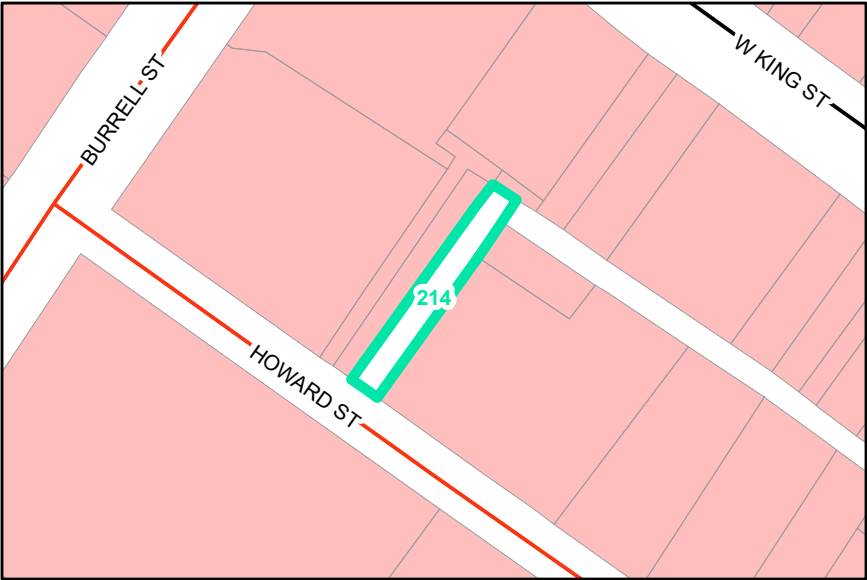


Map ID: 214
PIN: 2900-79-7397-000
Address:
Property Owner: TOWN OF BOONE

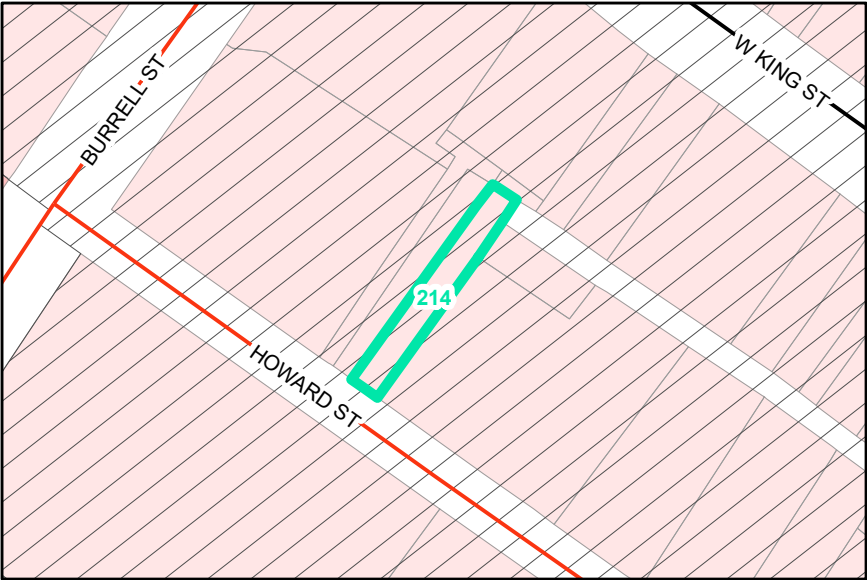
Current Zoning:
Current Use: Government Use
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

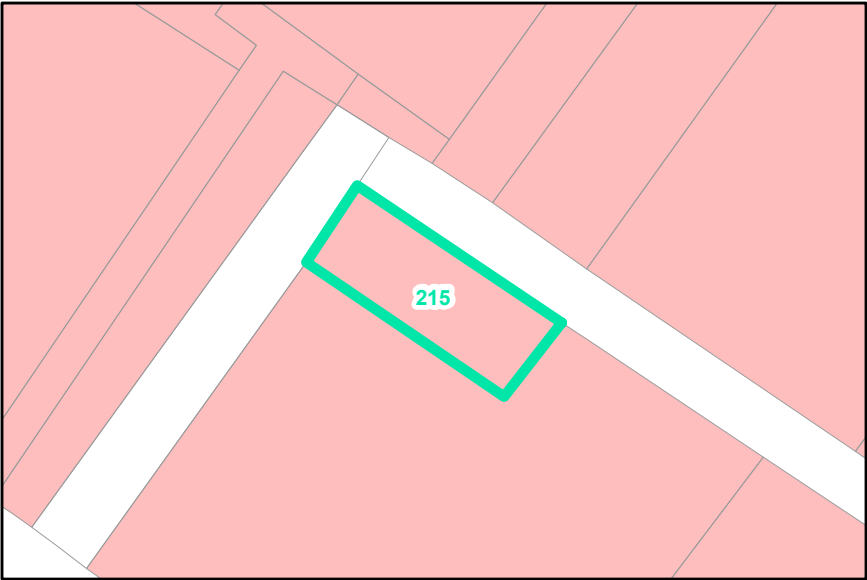


Map ID: 215
PIN: 2900-79-7371-000
Address:
Property Owner: GRyder Rentals, LLC

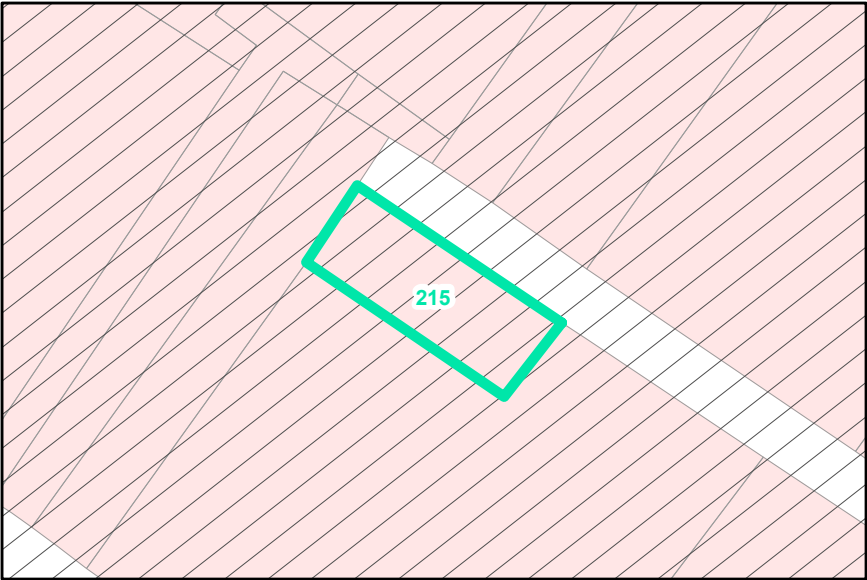
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

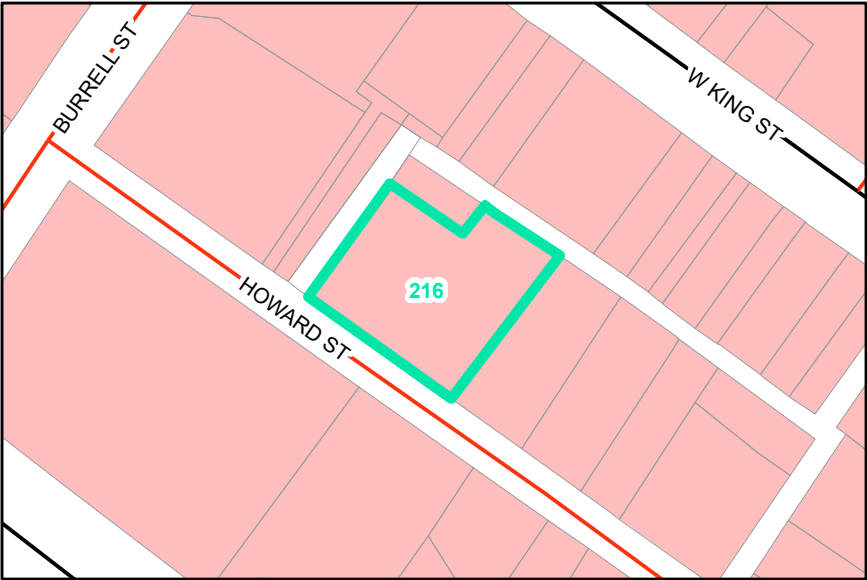


Map ID: 216
PIN: 2900-79-7282-000
Address: 151/161 HOWARD ST
Property Owner: WILCOX AND WRIGHT LLC

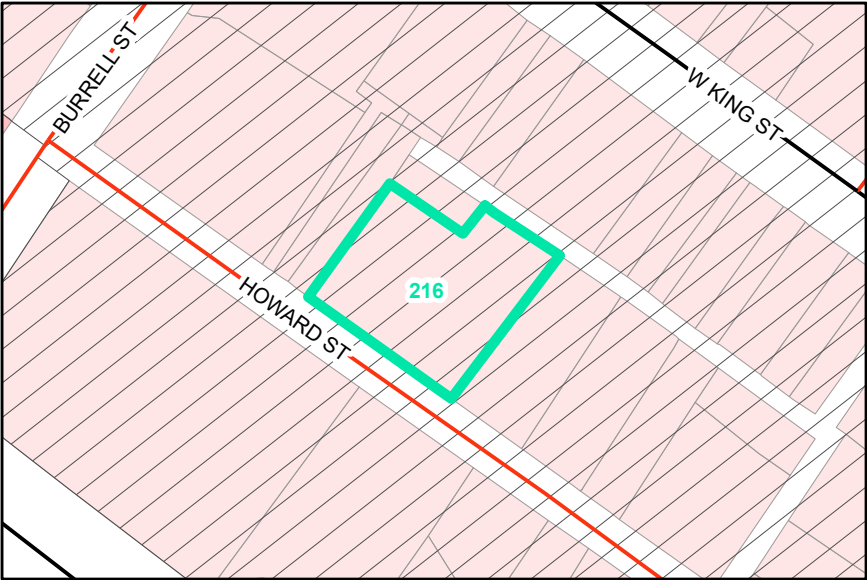
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

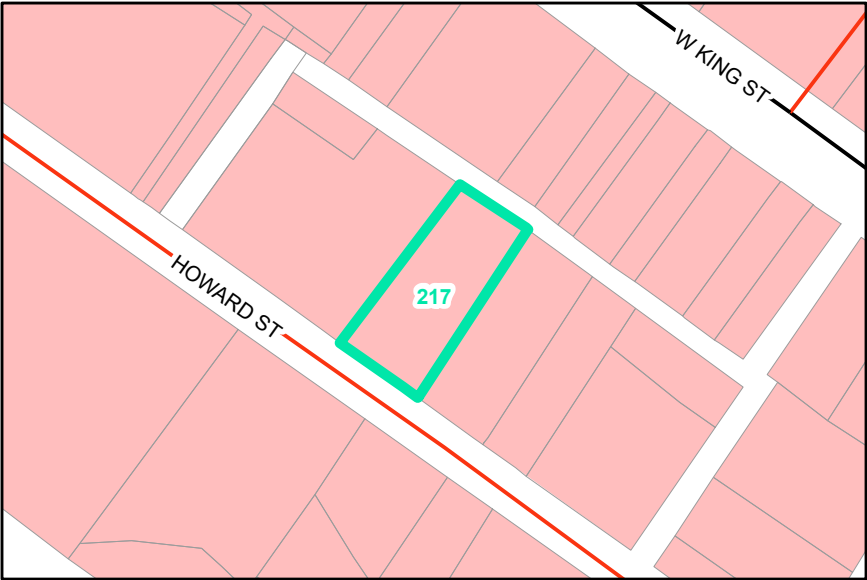


Map ID: 217
PIN: 2900-79-8147-000
Address: 173 HOWARD ST
Property Owner: HOWARD STREET VENTURES II LLC

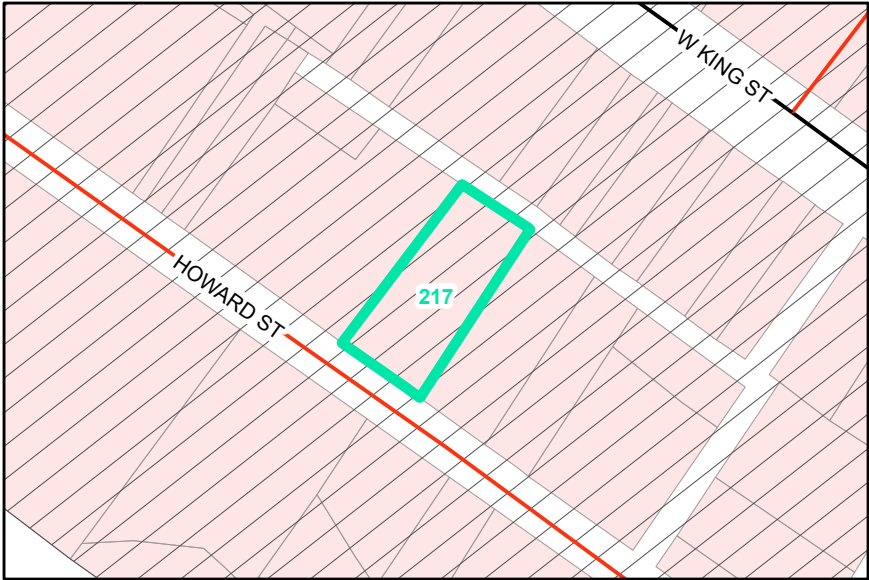
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 218

PIN: 2900-79-8185-000

Address: 179 HOWARD ST

Property Owner: WILCOX AND WRIGHT 179 HOWARD LLC

Current Zoning: B1 Central Business

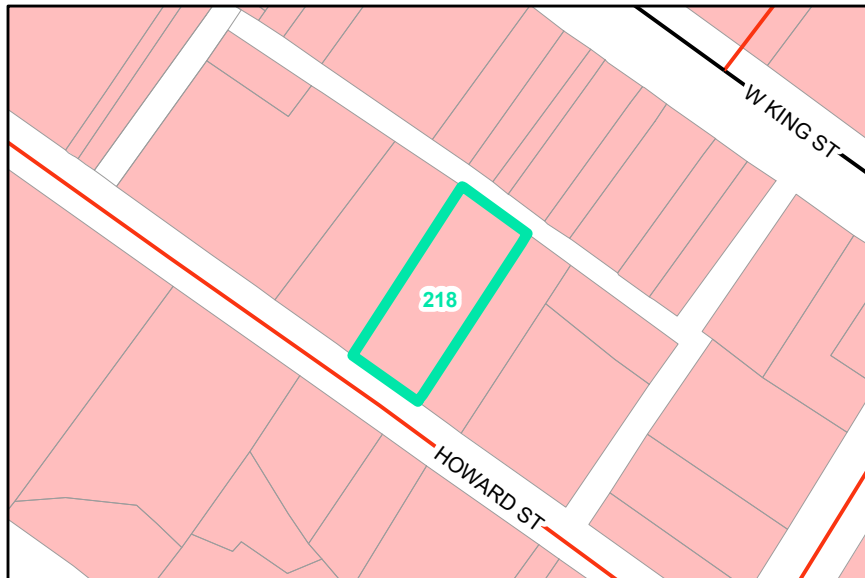
Current Use: Restaurant

Proposed Zoning: B1 Downtown Core

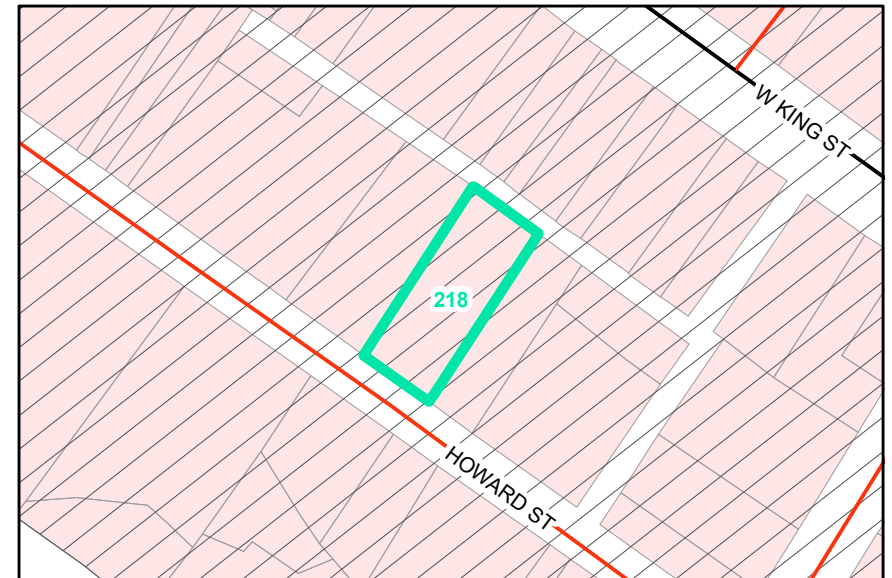
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

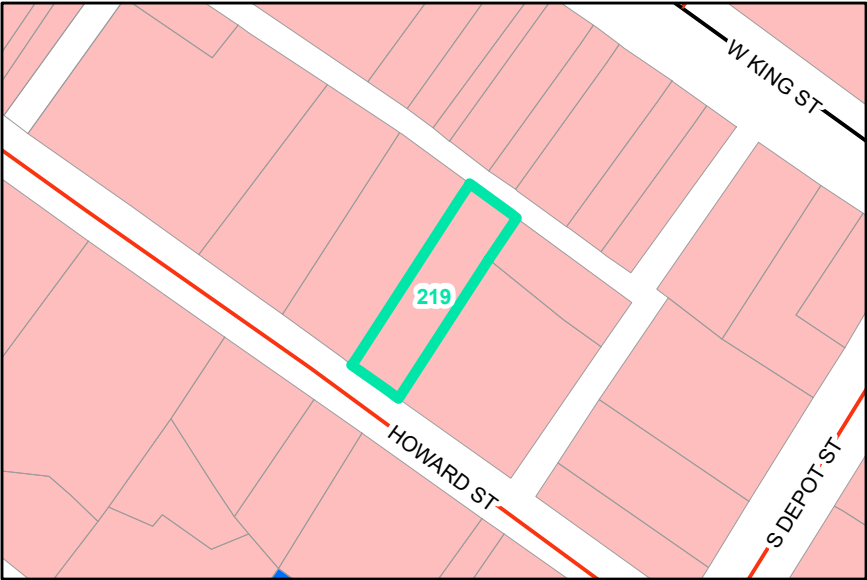


Map ID: 219
PIN: 2900-79-9133-000
Address: 191 HOWARD ST
Property Owner: SIMPSON, ETHEL B

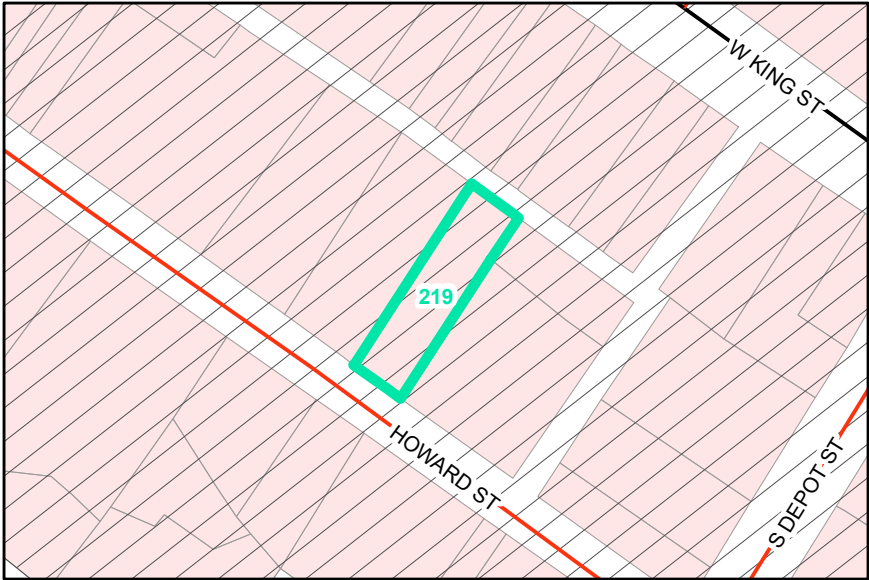
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

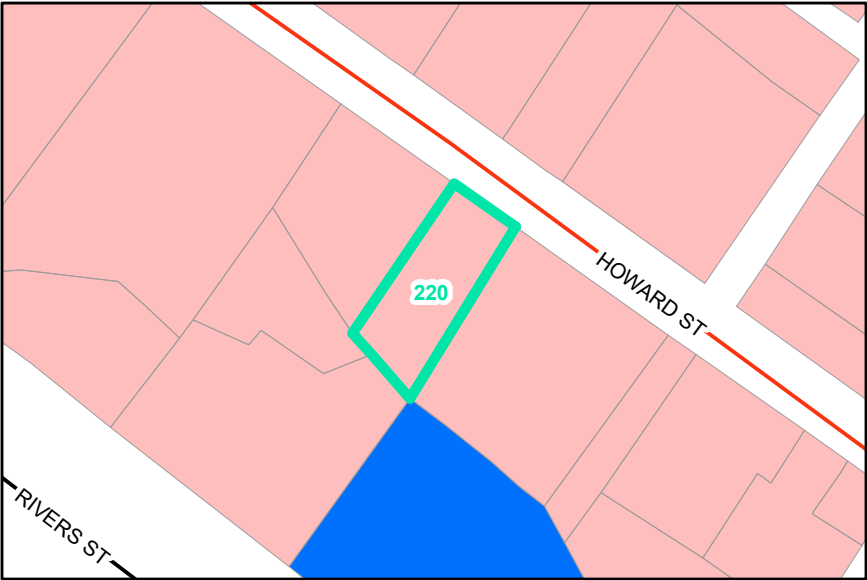


Map ID: 220
PIN: 2900-79-8051-000
Address:
Property Owner: S C AND S FUTURE,INC.

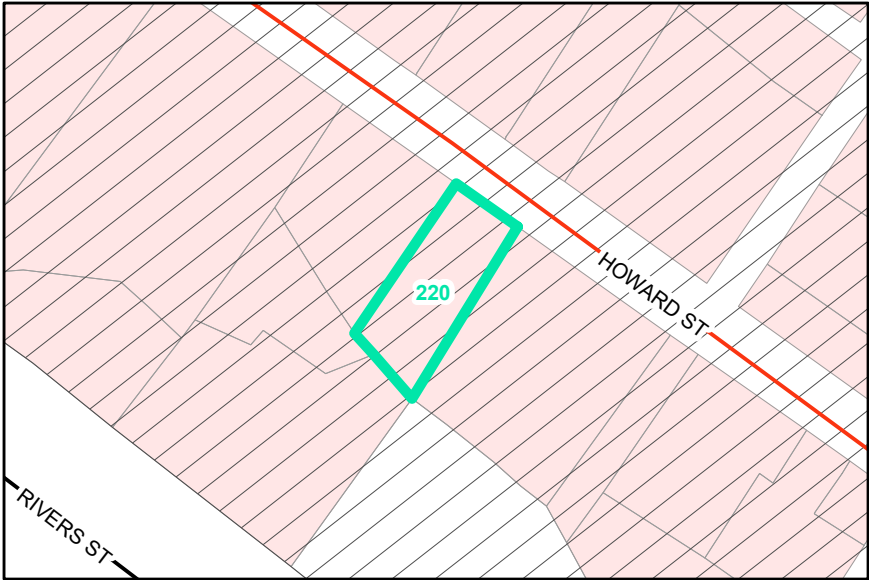
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

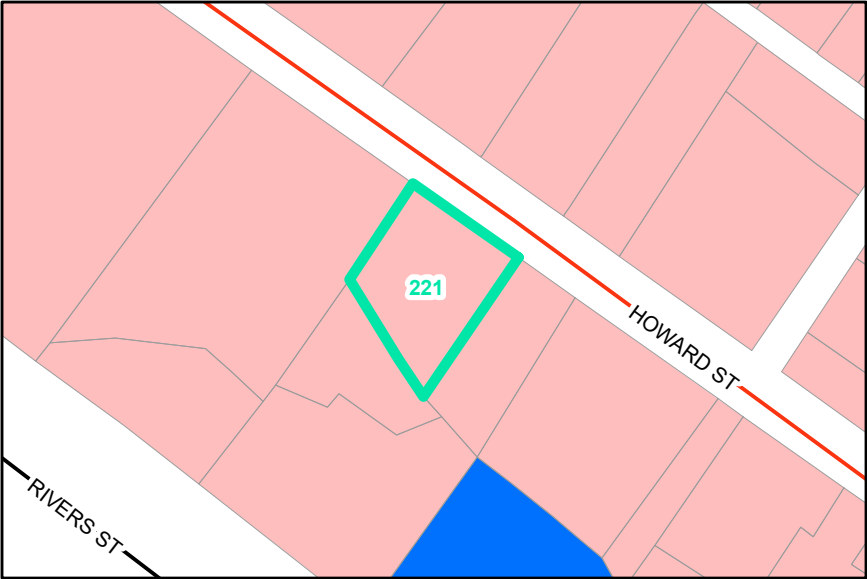


Map ID: 221
PIN: 2900-79-8015-000
Address: 182 HOWARD ST
Property Owner: APPALACHIAN STATE RENTALS LLC

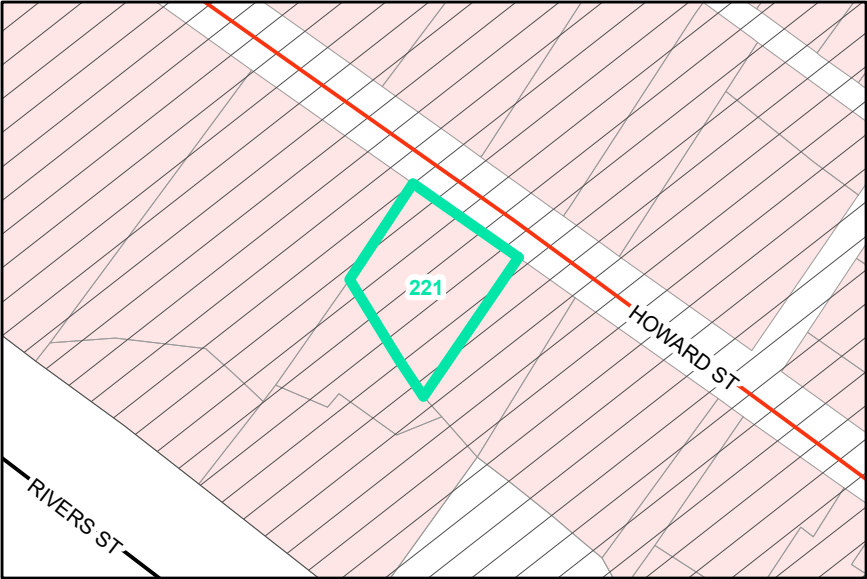
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 222

PIN: 2900-79-7061-000

Address: 178 HOWARD ST

Property Owner: APPALACHIAN STATE RENTALS LLC

Current Zoning: B1 Central Business

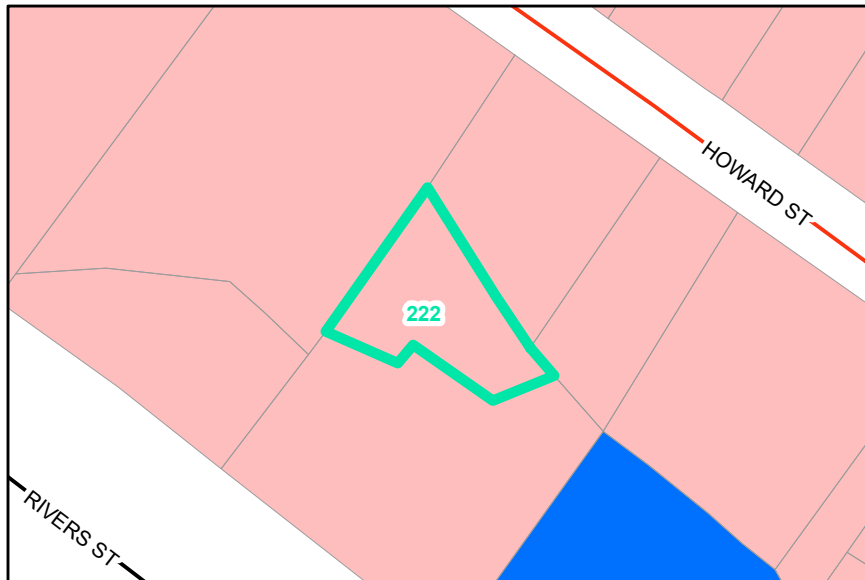
Current Use: Single-Family/Two-Family

Proposed Zoning: B1 Downtown Core

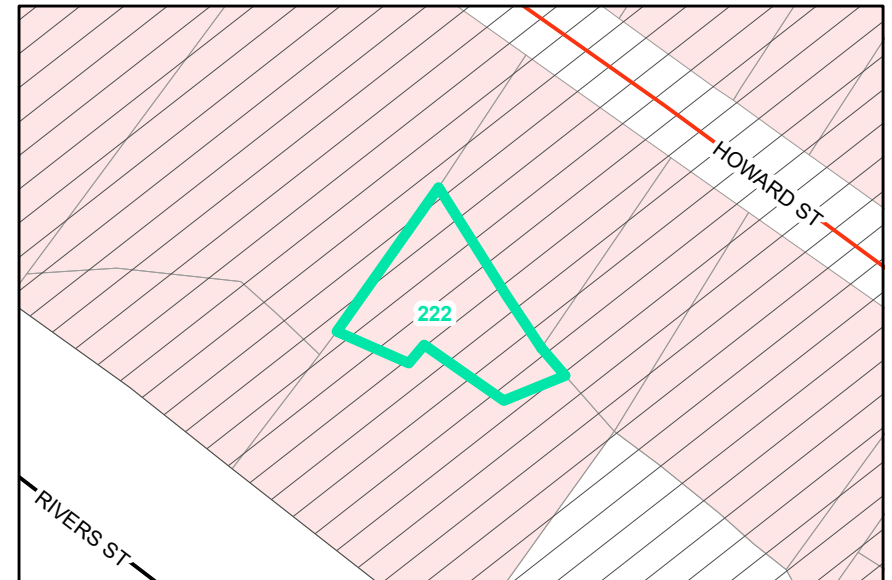
Historic District: Yes



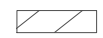
Overview



Current Zoning



Proposed Zoning

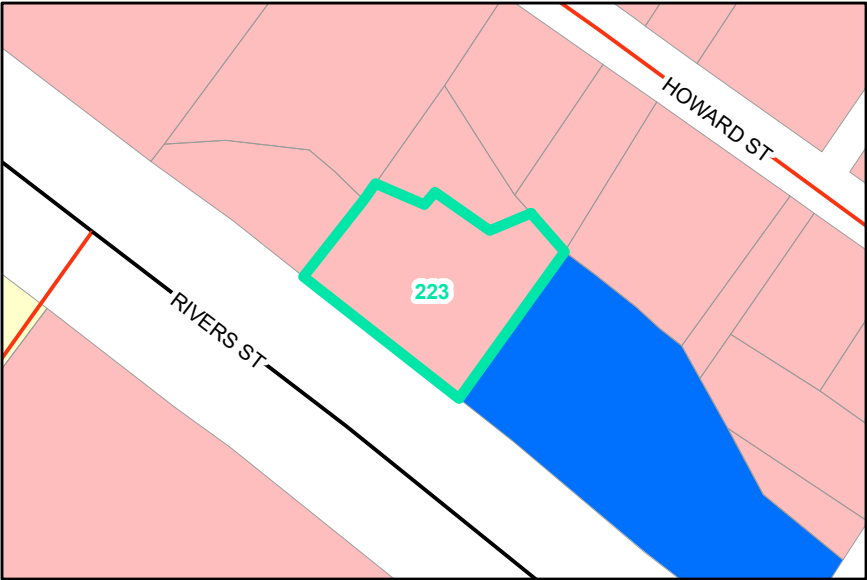


Map ID: 223
PIN: 2900-78-7965-000
Address: 970 RIVERS ST
Property Owner: RIVERS STREET VENTURES LLC

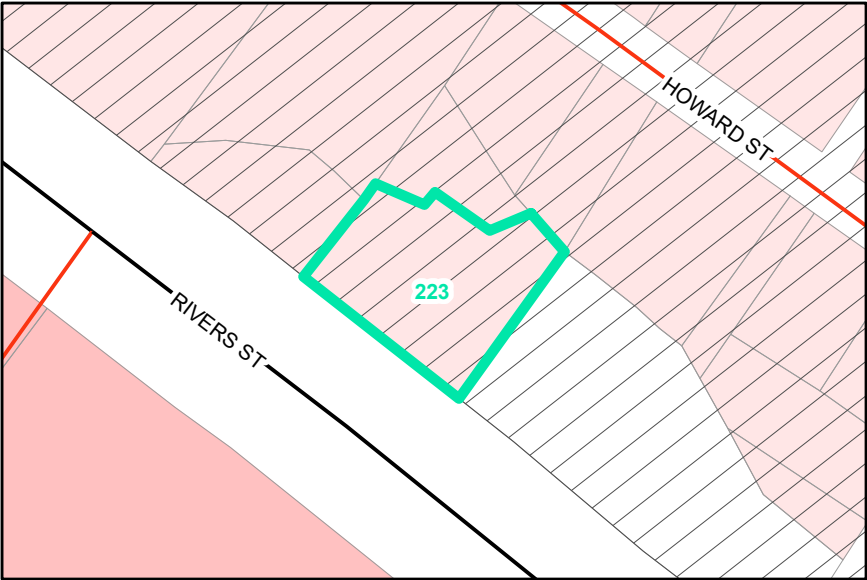
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

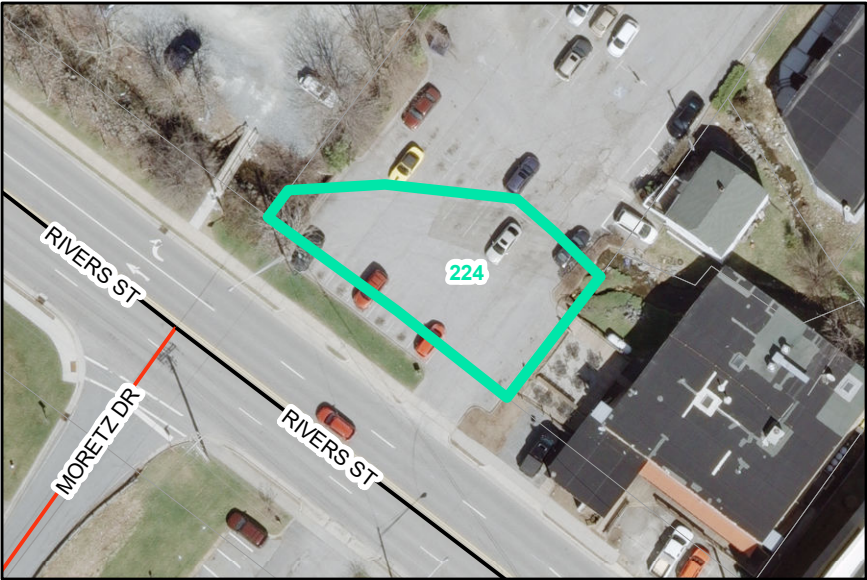


Proposed Zoning

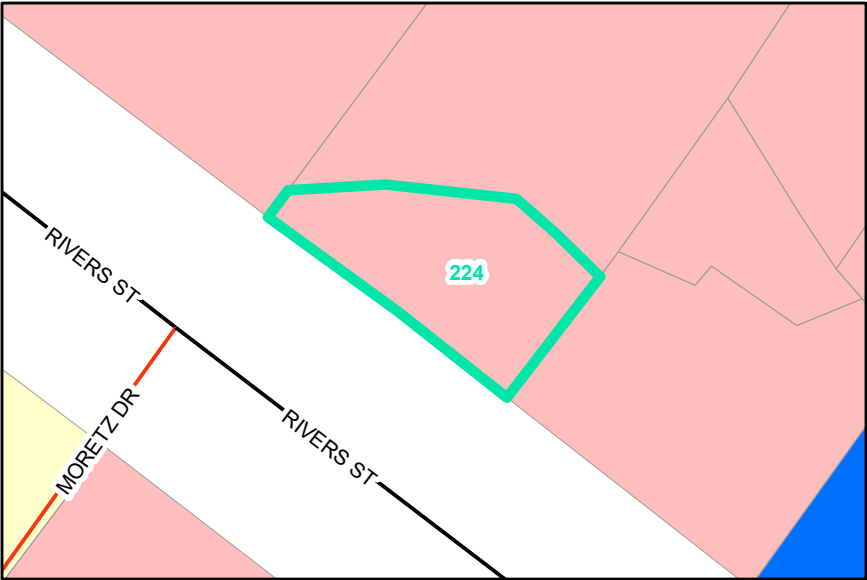


Map ID: 224
PIN: 2900-78-6979-000
Address: PARKING LOT
Property Owner: WILCOX AND WRIGHT 178 HOWARD

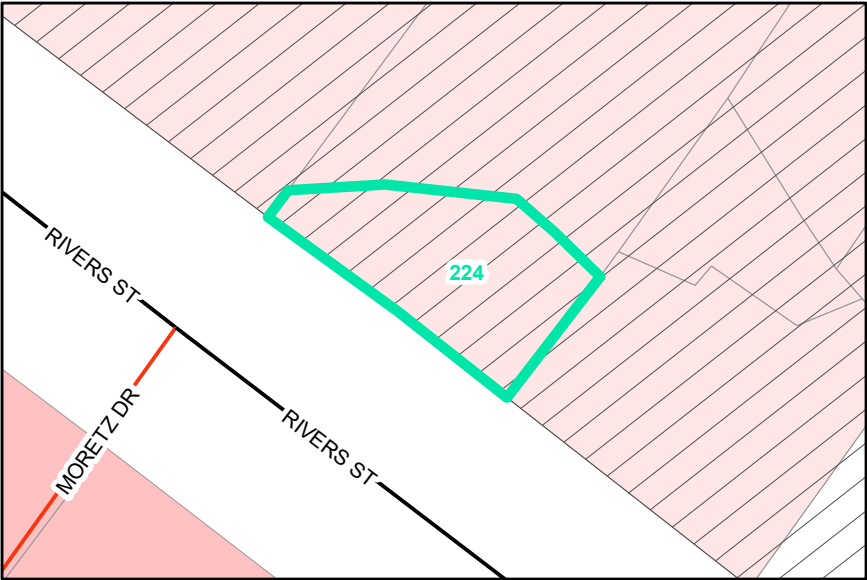
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

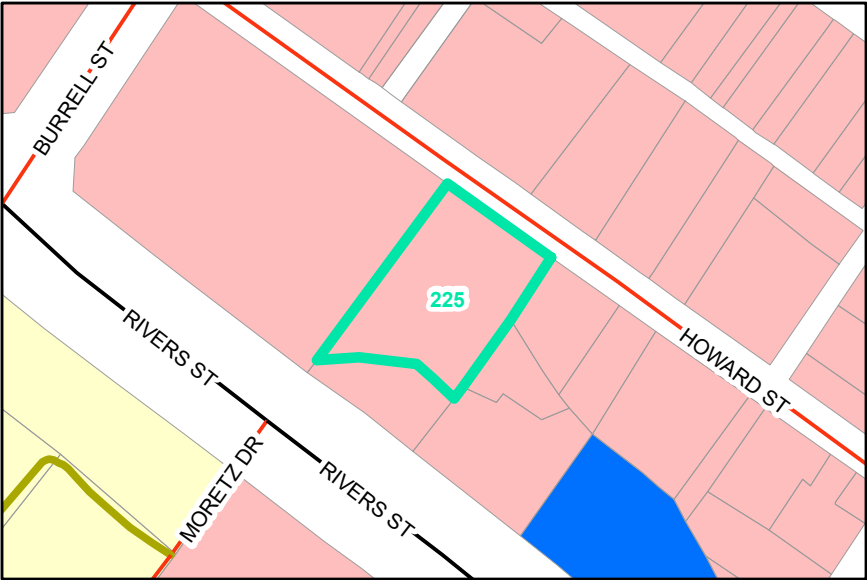


Map ID: 225
PIN: 2900-79-7027-000
Address: PARKING LOT
Property Owner: WILCOX AND WRIGHT 178 HOWARD

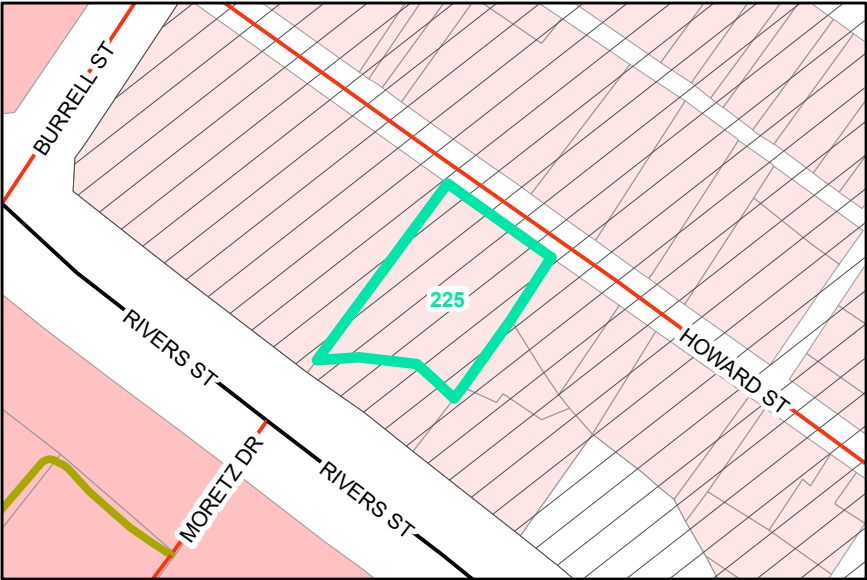
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

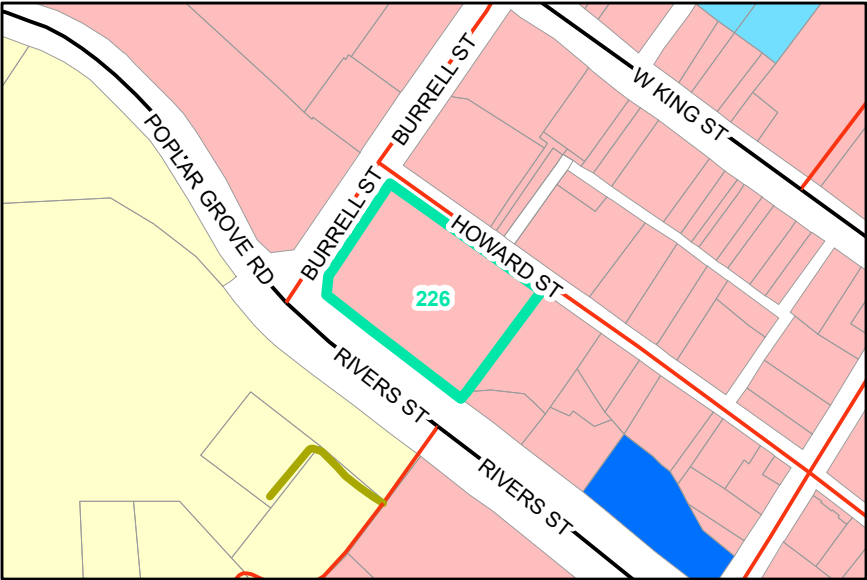


Map ID: 226
PIN: 2900-79-5183-000
Address: PARKING LOT
Property Owner: E G M INVESTMENTS INC

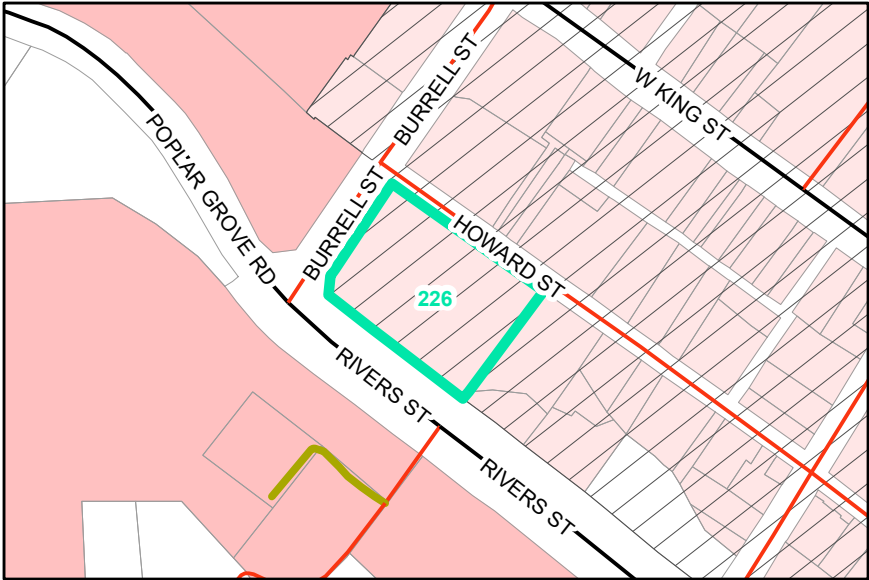
Current Zoning: B1 Central Business
Current Use: Parking
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

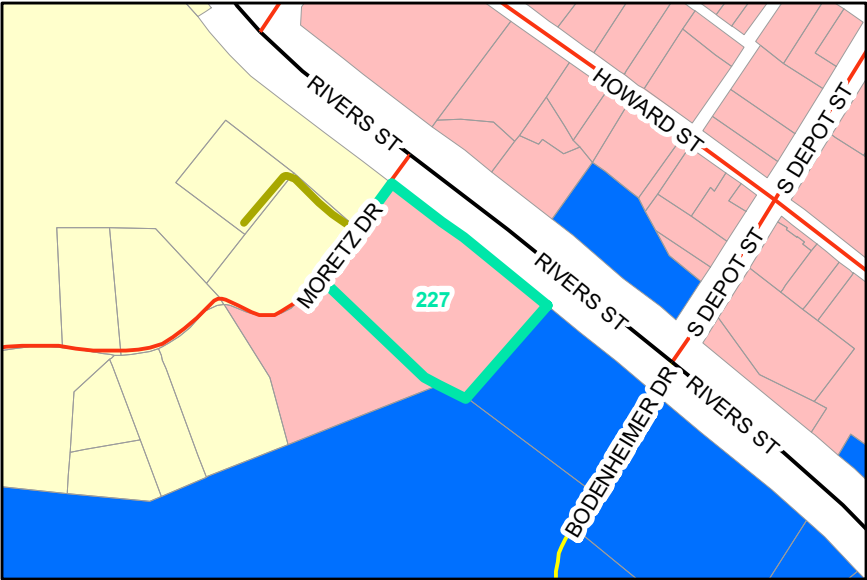


Map ID: 227
PIN: 2900-78-6716-000
Address: 965 RIVERS ST
Property Owner: TEMPLETON PROPERTIES LP

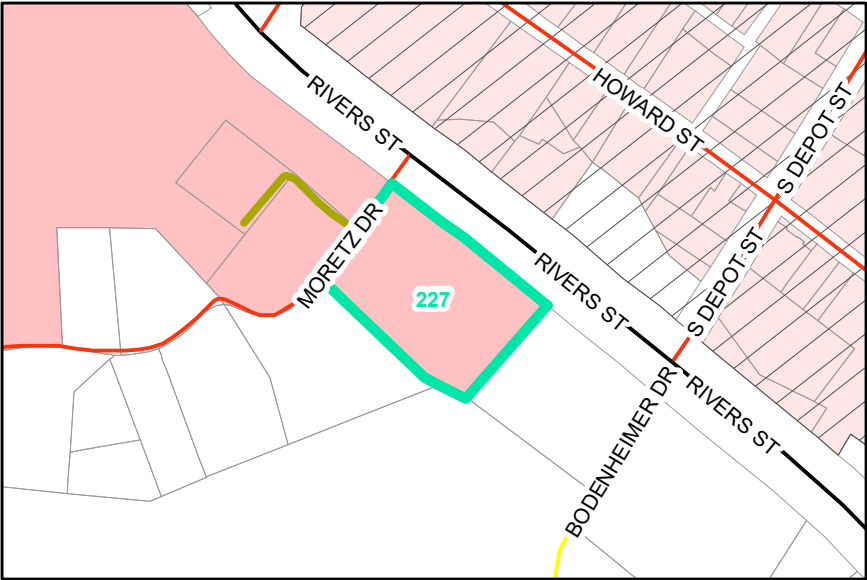
Current Zoning: B1 Central Business
Current Use: Commercial
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

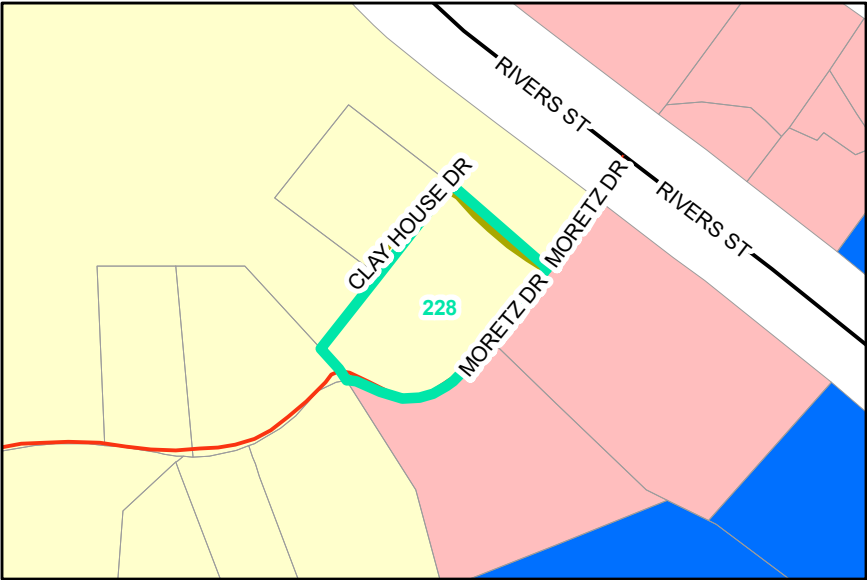


Map ID: 228
PIN: 2900-78-3881-000
Address: 122 MORETZ ST
Property Owner: BOONE TOWN OF

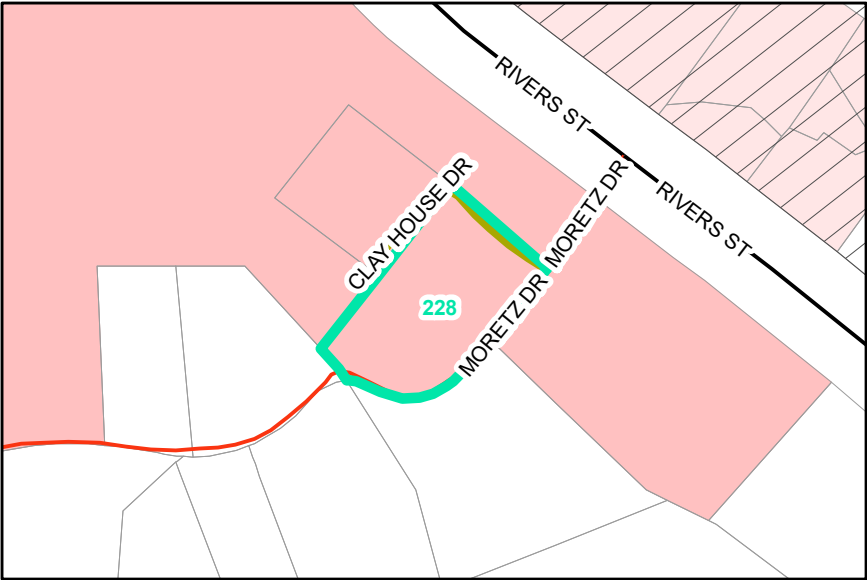
Current Zoning: R1 Single Family Residential
Current Use: Government Use
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

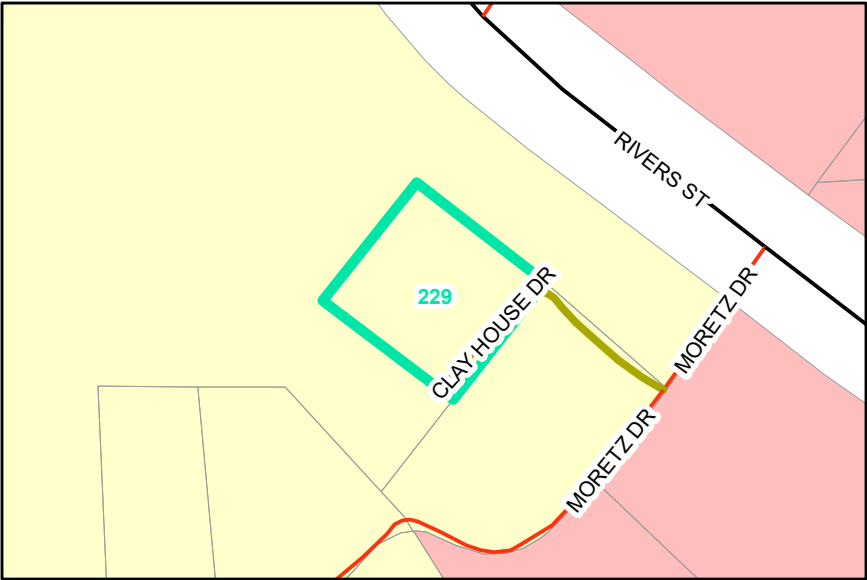


Map ID: 229
PIN: 2900-78-3934-000
Address: 150 CLAY HOUSE DR
Property Owner: BOONE TOWN OF

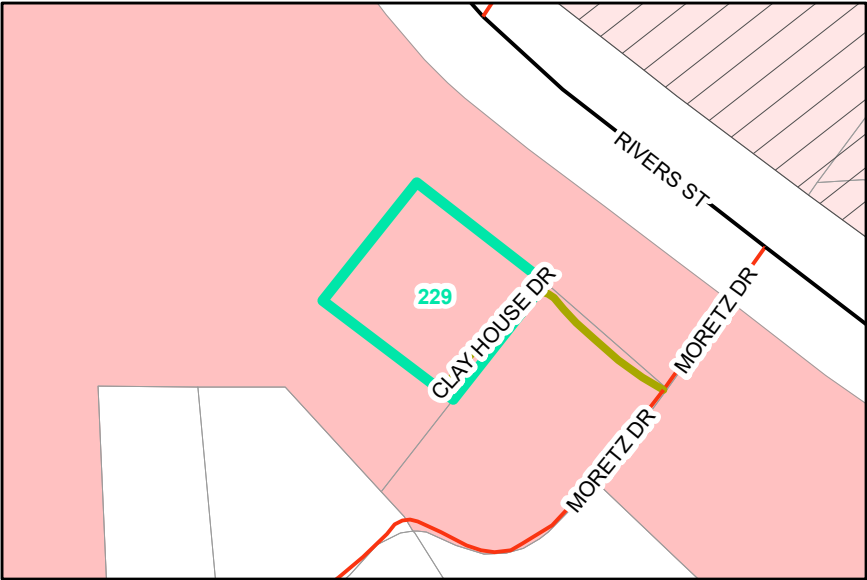
Current Zoning: R1 Single Family Residential
Current Use: Government Use
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

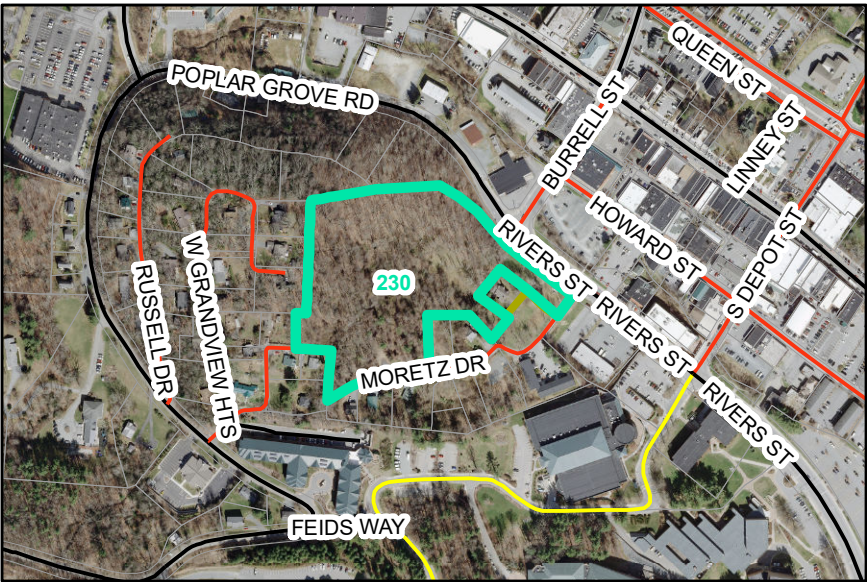


Proposed Zoning

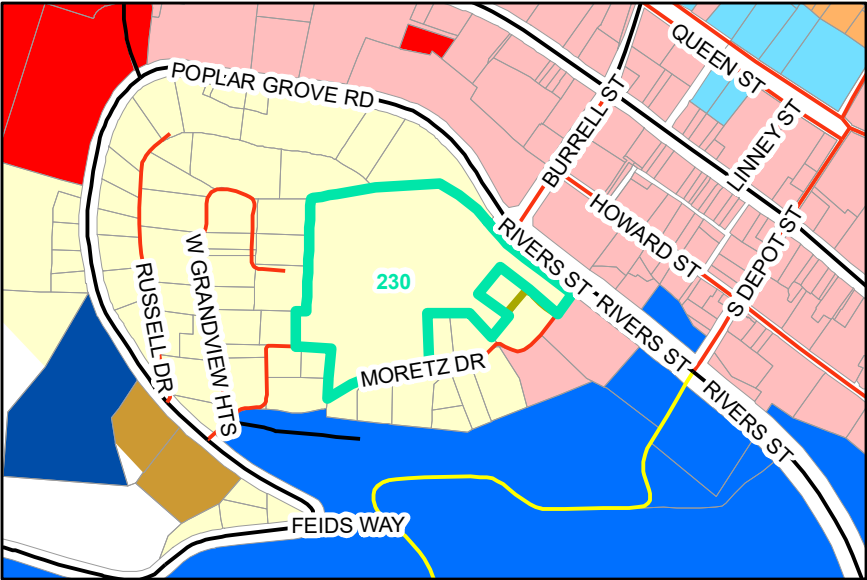


Map ID: 230
PIN: 2900-69-9070-000
Address: VACANT
Property Owner: BOONE TOWN OF

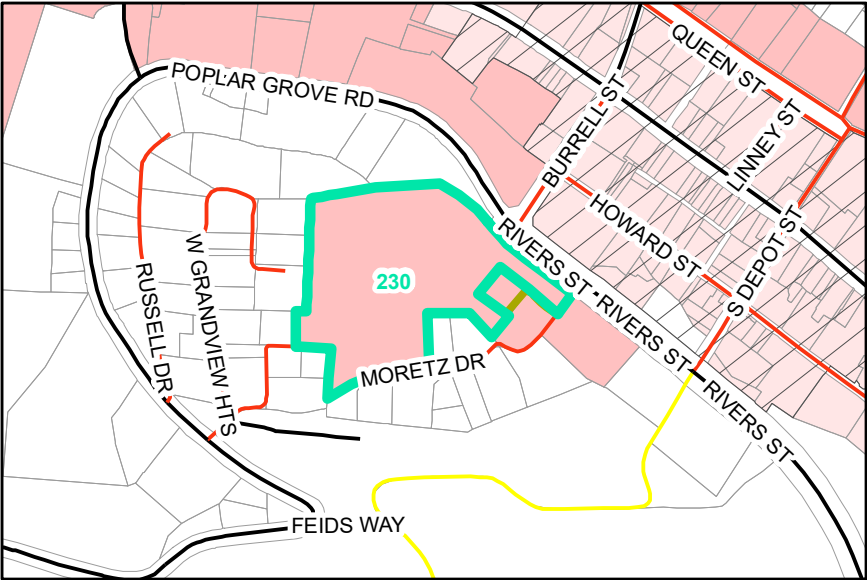
Current Zoning: R1 Single Family Residential
Current Use: Government Use
Proposed Zoning: B1 Downtown Interface
Historic District: No



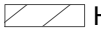
Overview



Current Zoning



Proposed Zoning



Map ID: 231

PIN: 2900-79-1695-000

Address: 144 POPLAR GROVE RD

Property Owner: RIVERS WALK ASSOCIATES LLC

Current Zoning: B1 Central Business

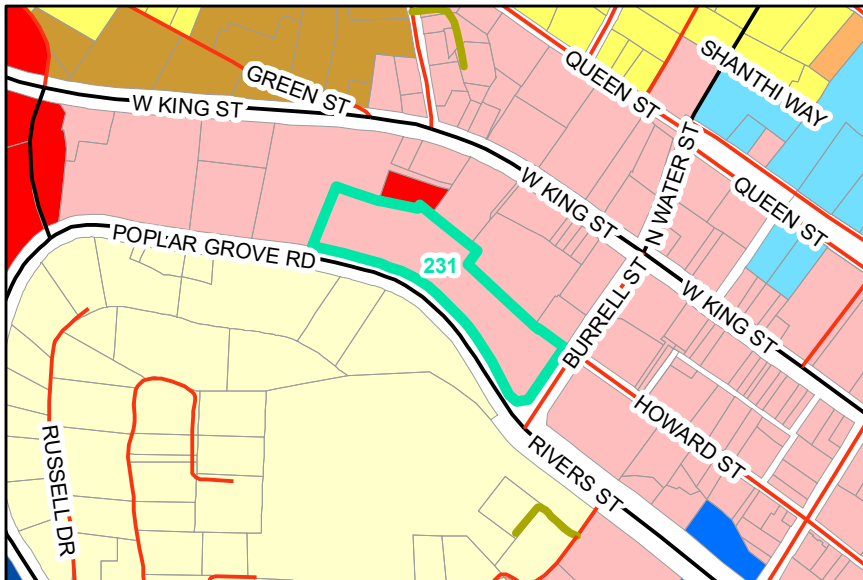
Current Use: Retail

Proposed Zoning: B1 Downtown Interface

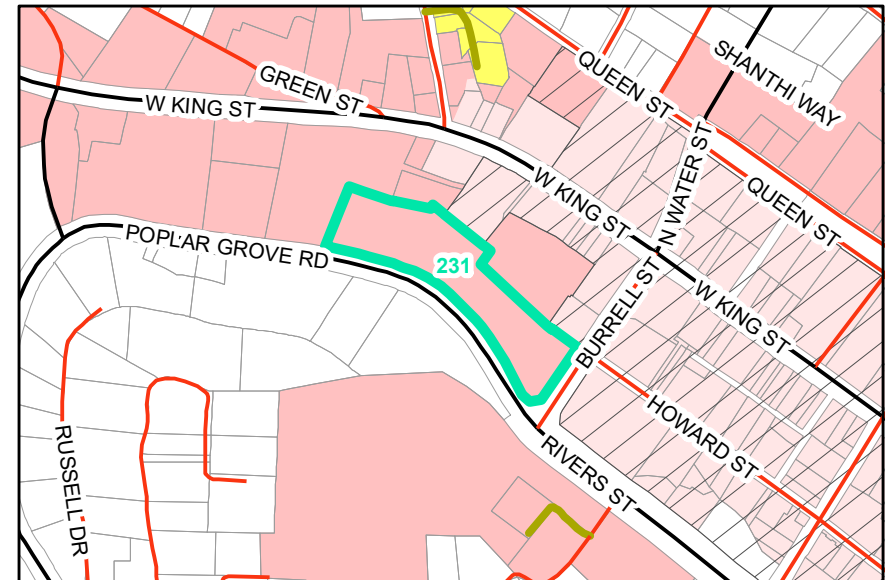
Historic District: No



Overview



Current Zoning



Proposed Zoning

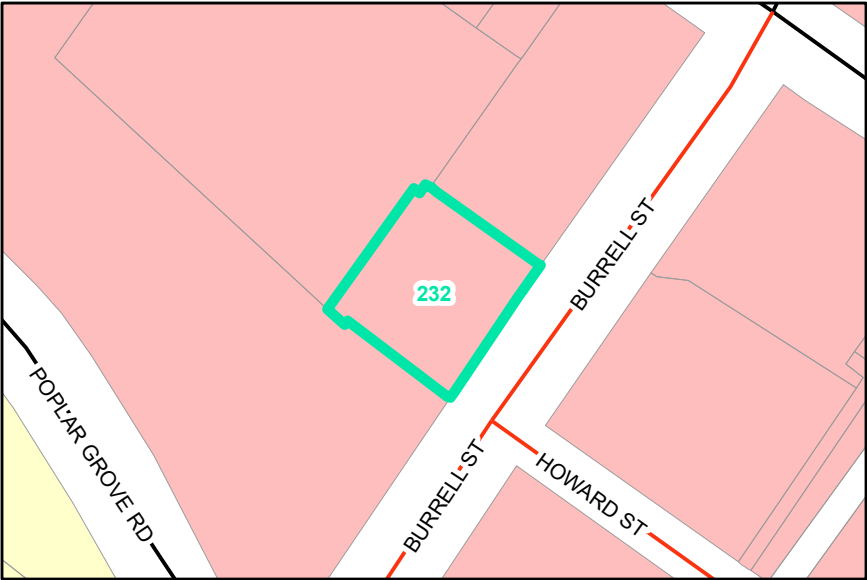


Map ID: 232
PIN: 2900-79-5419-000
Address: 140 BURRELL ST
Property Owner: FURGIUELE, SAMUEL F JR,MENDEL FURGIUELE, PEGGY

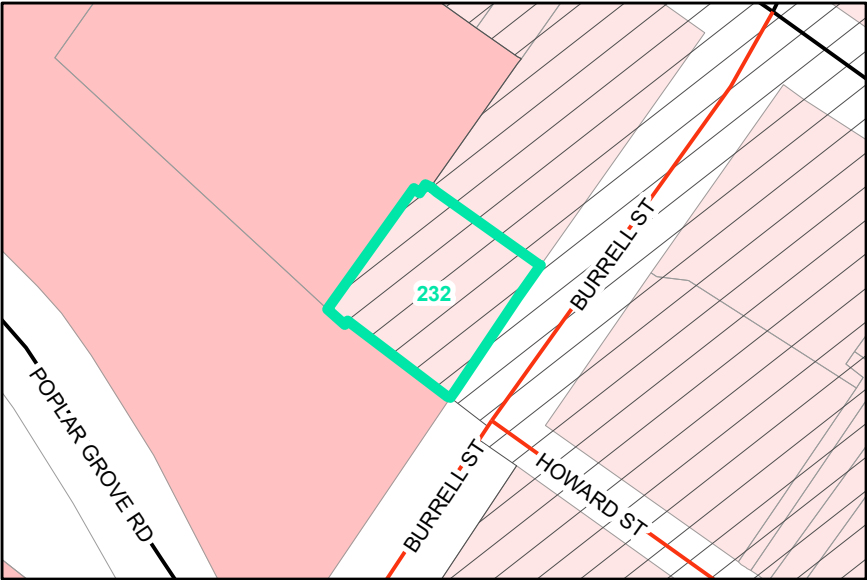
Current Zoning: B1 Central Business
Current Use: Restaurant
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

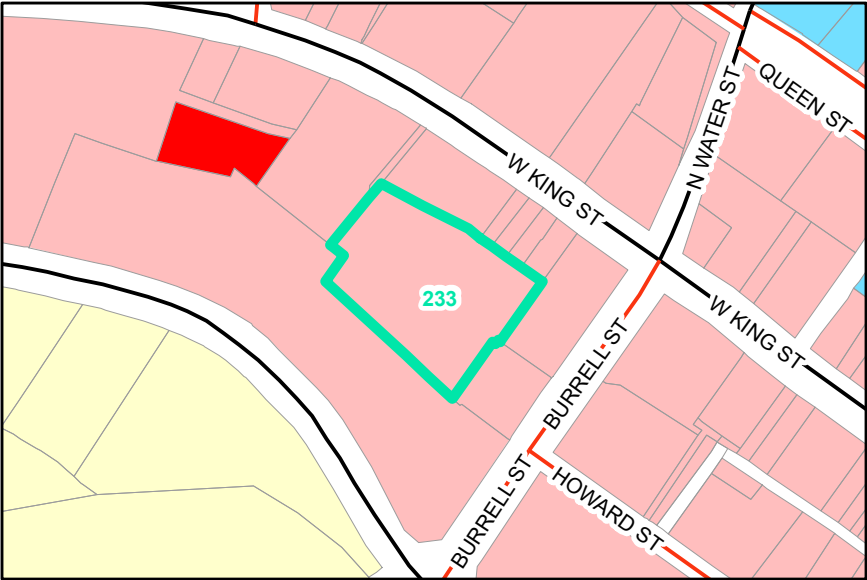


Map ID: 233
PIN: 2900-79-4612-000
Address: 150 BURRELL
Property Owner: DON DUNLAP CONSTRUCTION INC

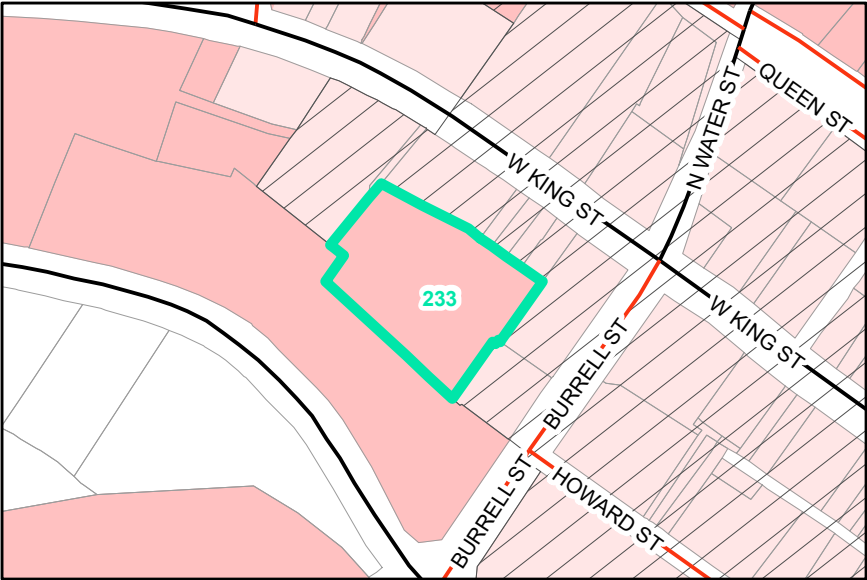
Current Zoning: B1 Central Business
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



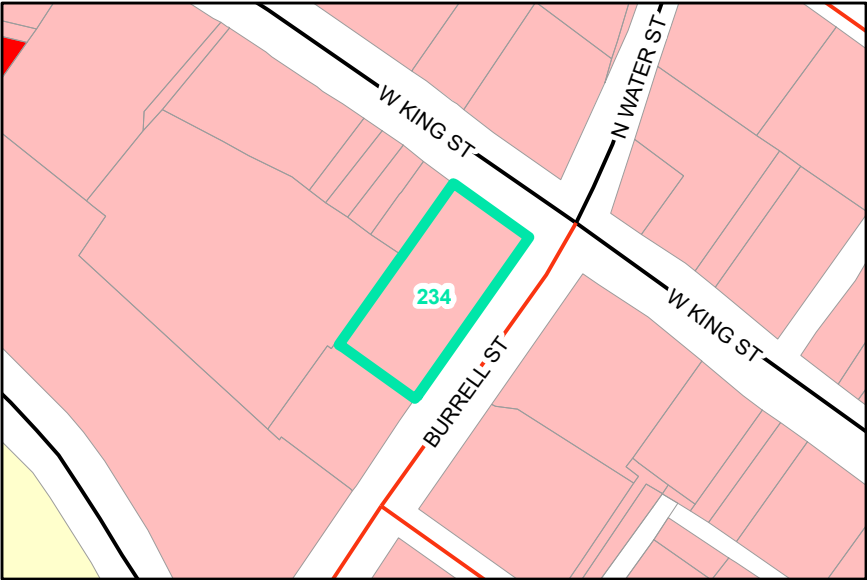
Proposed Zoning

Map ID: 234
PIN: 2900-79-5599-000
Address: 805 W KING ST / 138 BURRELL ST
Property Owner: L D AND B OF BOONE, LLC

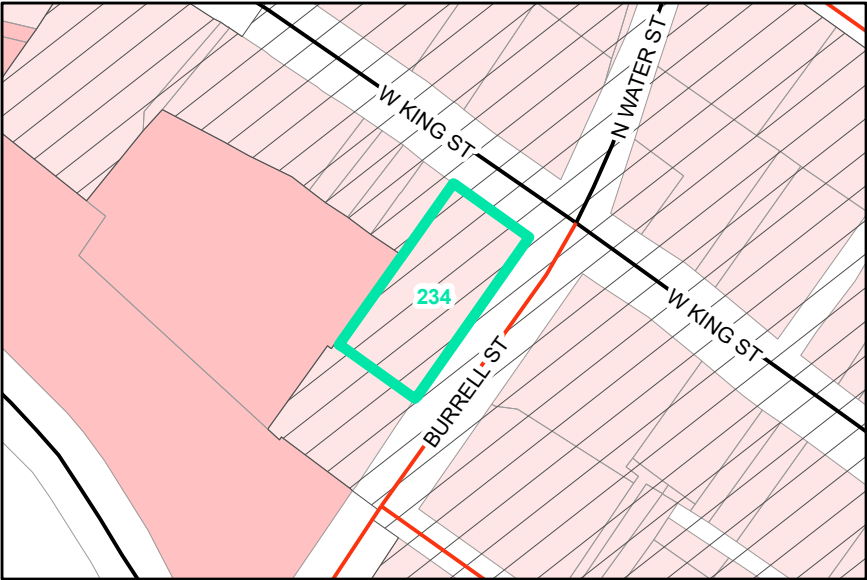
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

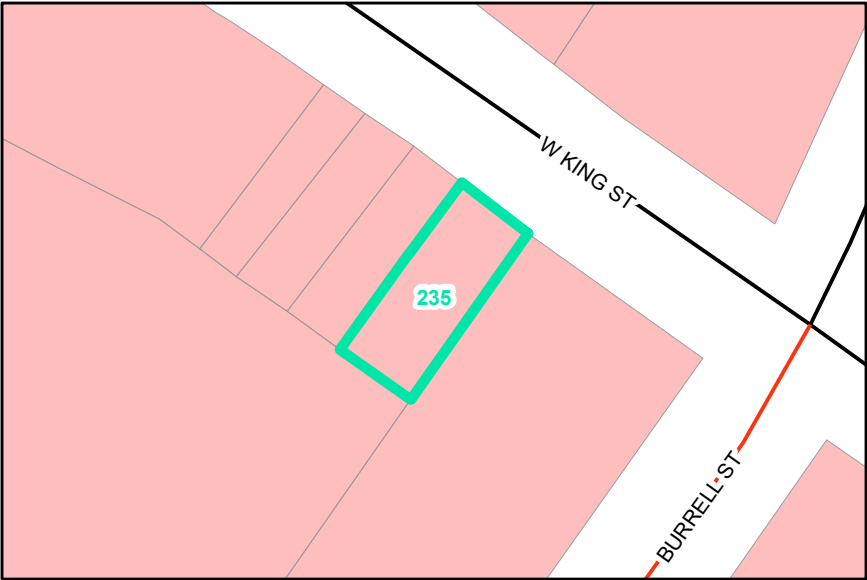


Map ID: 235
PIN: 2900-79-5675-000
Address: 815 W KING ST
Property Owner: DON DUNLAP CONST INC AND REAL EST C/O STACY EGGER IV

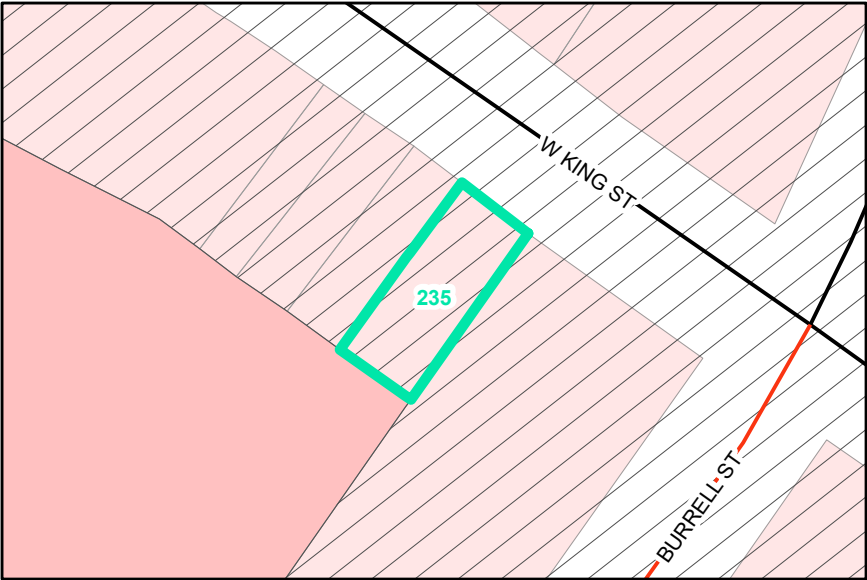
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 236

PIN: 2900-79-5636-000

Address: 819 W KING ST

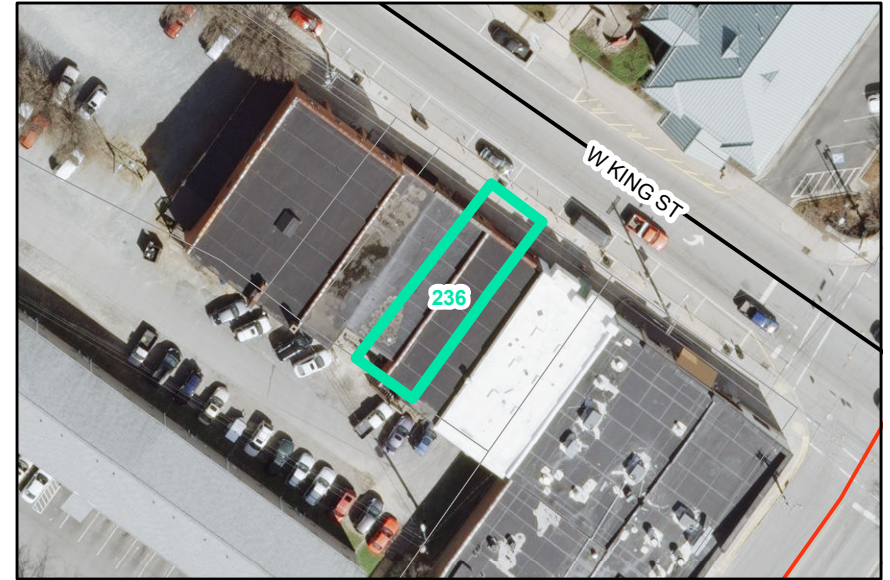
Property Owner: LOUISE RUSSELL FAM LTD PART

Current Zoning: B1 Central Business

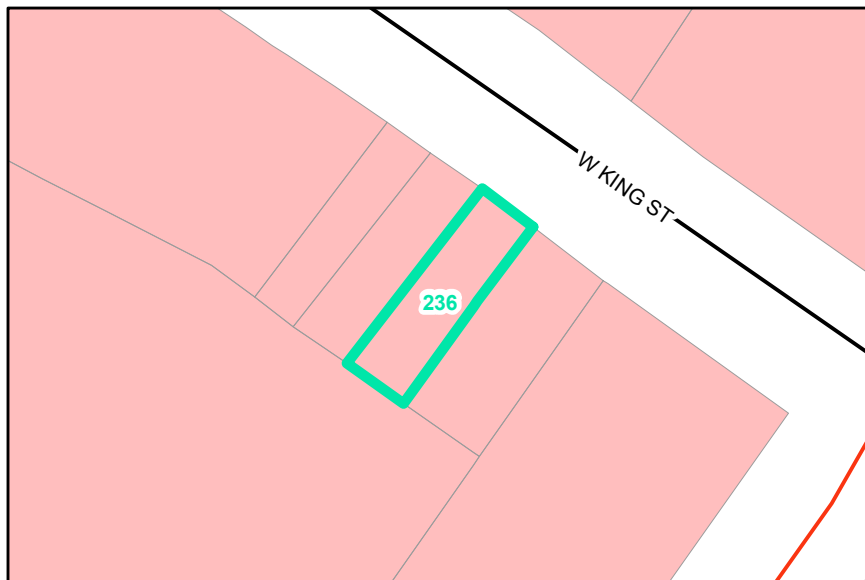
Current Use: Business/Professional Office

Proposed Zoning: B1 Downtown Core

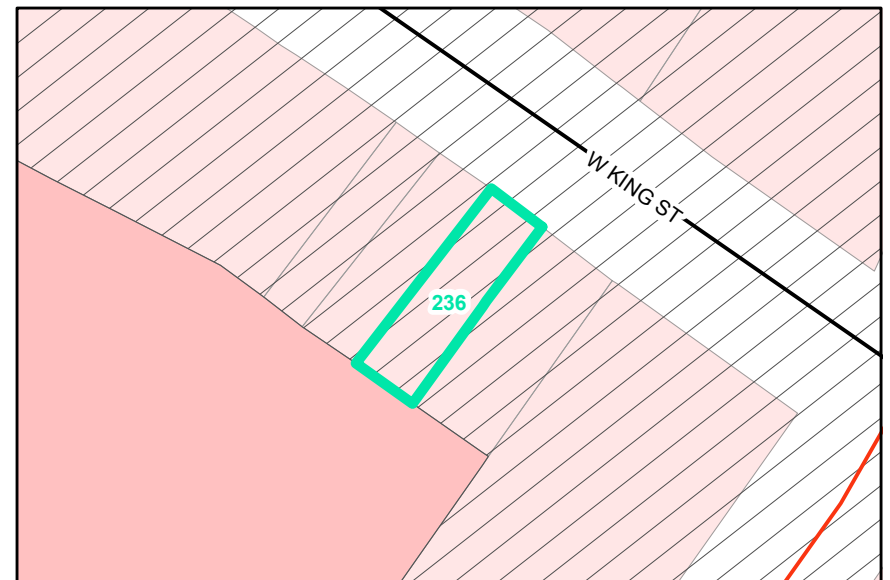
Historic District: Yes



Overview



Current Zoning

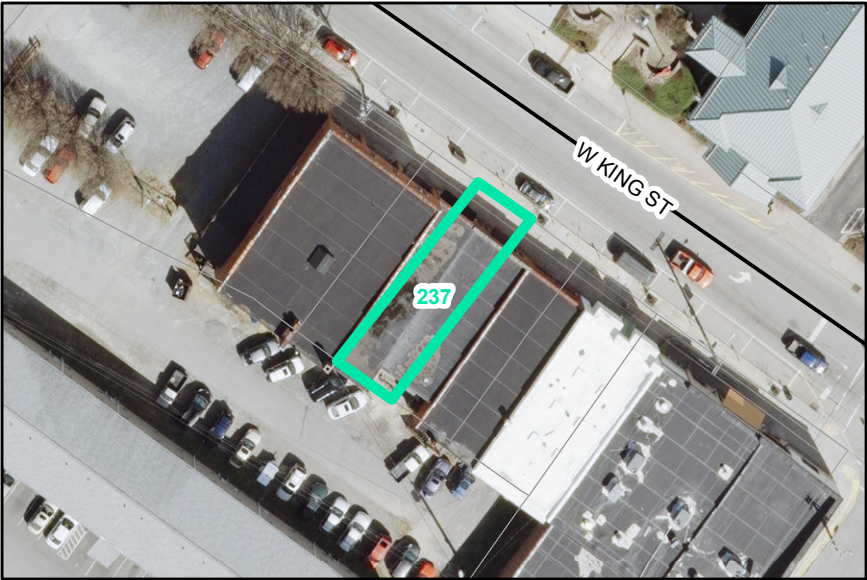


Proposed Zoning

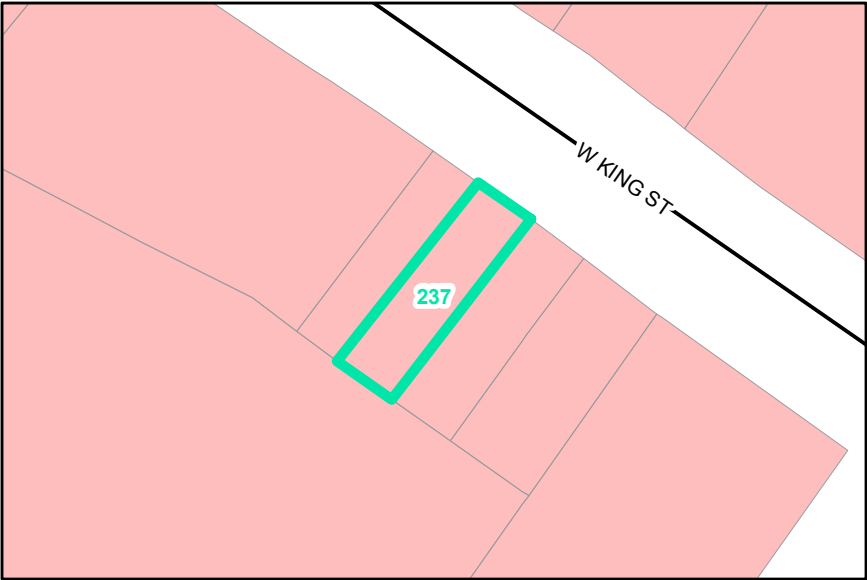


Map ID: 237
PIN: 2900-79-5628-000
Address: 825 W KING ST
Property Owner: SPEED R. THOMAS ATTORNEY

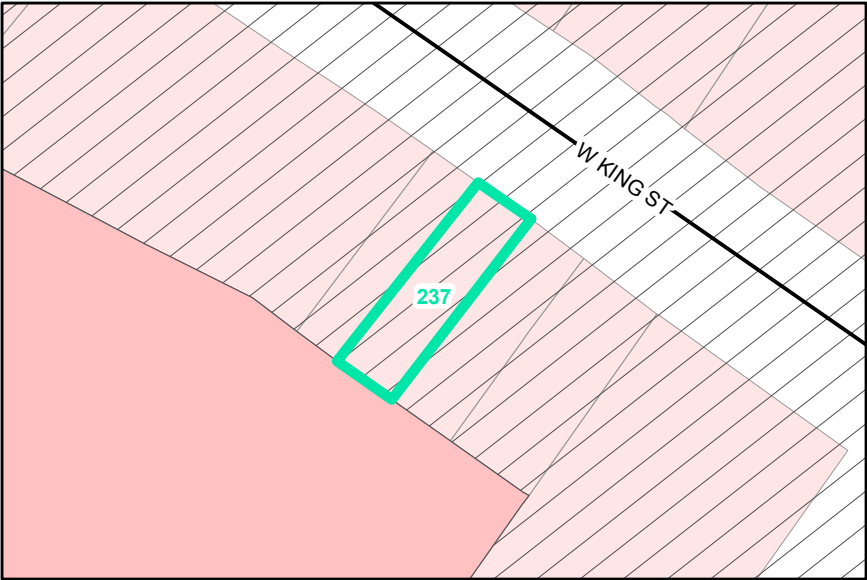
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

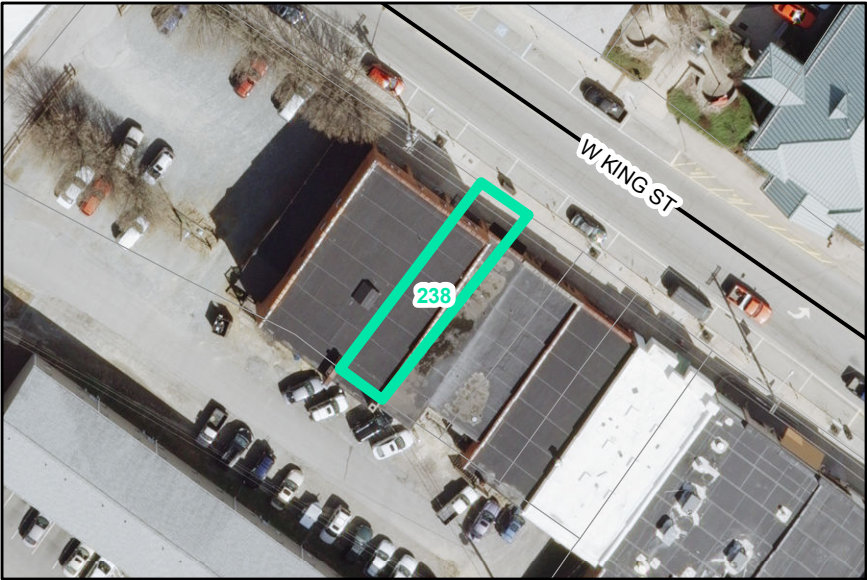


Proposed Zoning

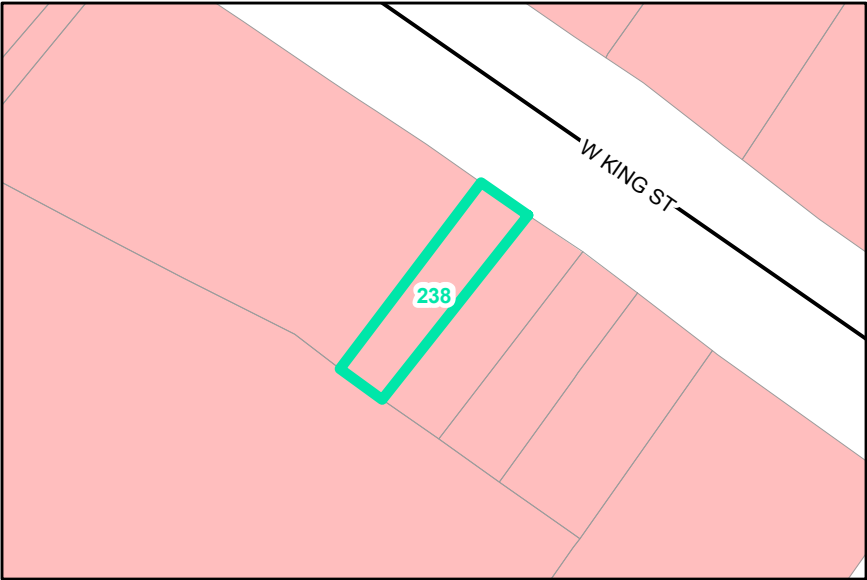


Map ID: 238
PIN: 2900-79-5609-000
Address: 827 W KING ST
Property Owner: SPEED, ROBERT T

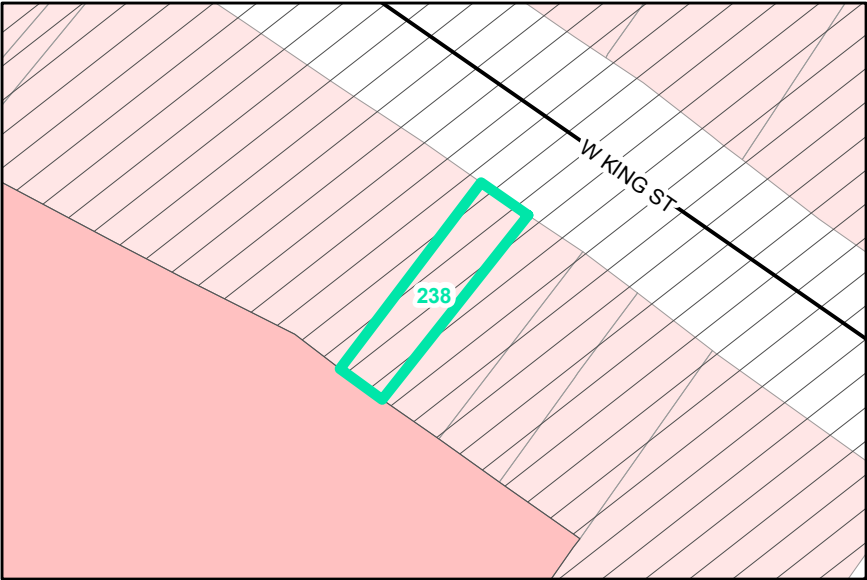
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

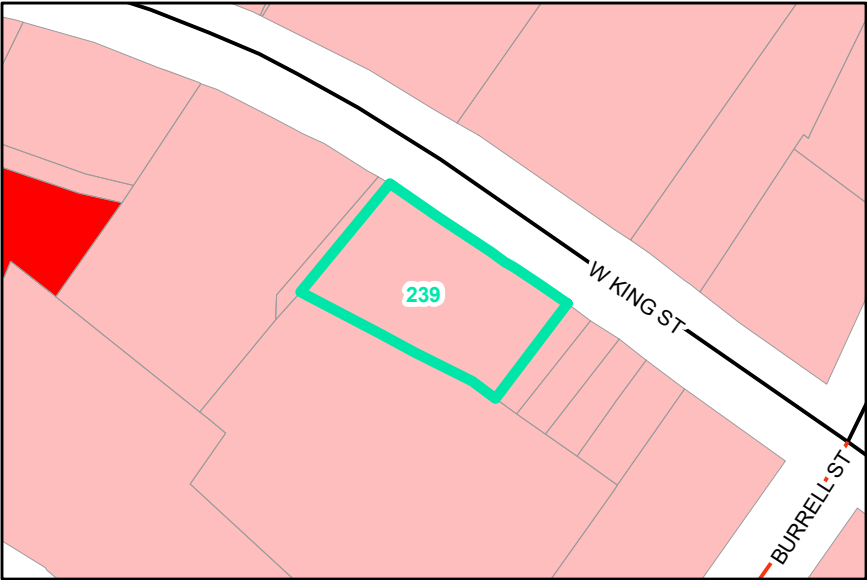


Map ID: 239
PIN: 2900-79-4747-000
Address: 831 W KING ST
Property Owner: VETRO HOLDINGS

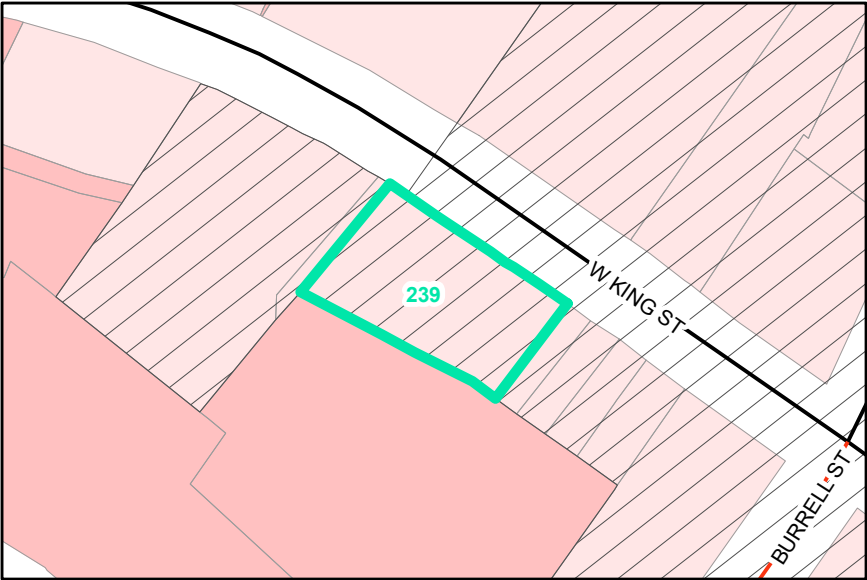
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning

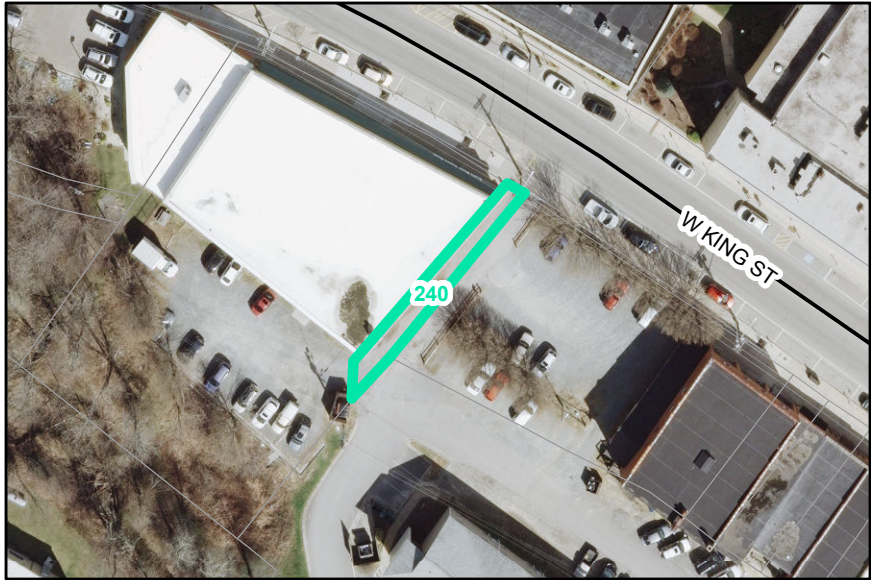


Proposed Zoning

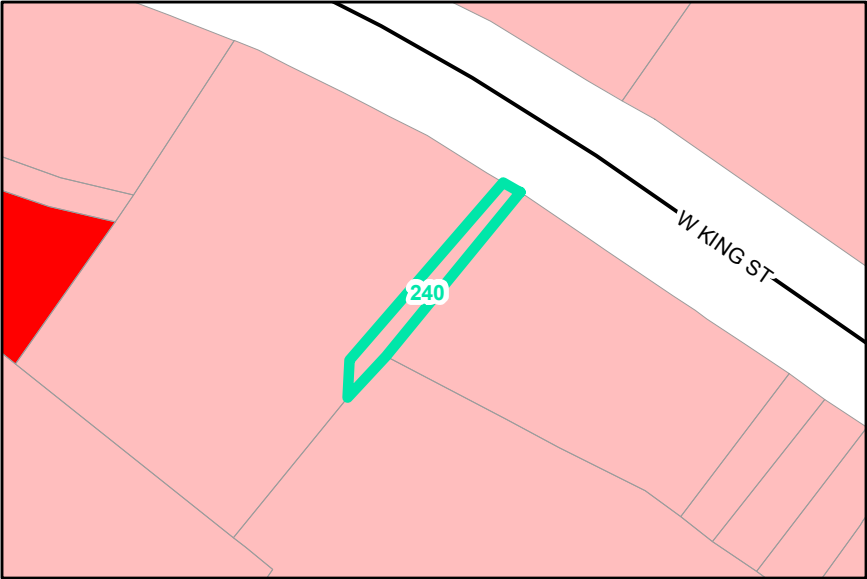


Map ID: 240
PIN:
Address:
Property Owner:

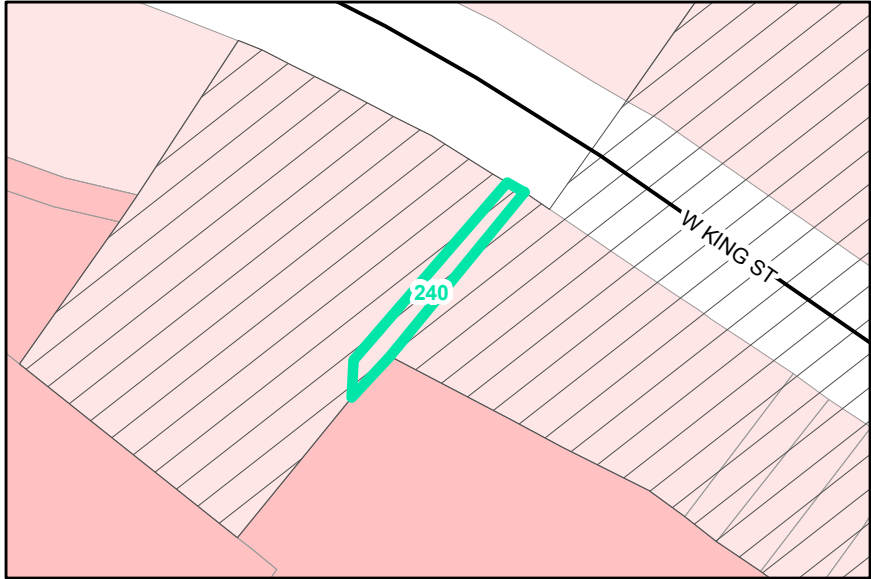
Current Zoning: B1 Central Business
Current Use: Other
Proposed Zoning: B1 Downtown Core
Historic District: Yes



Overview



Current Zoning



Proposed Zoning



Map ID: 241

PIN: 2900-79-1891-000

Address: 877 W KING ST

Property Owner: RESORT AREA MINISTRIES

Current Zoning: B1 Central Business

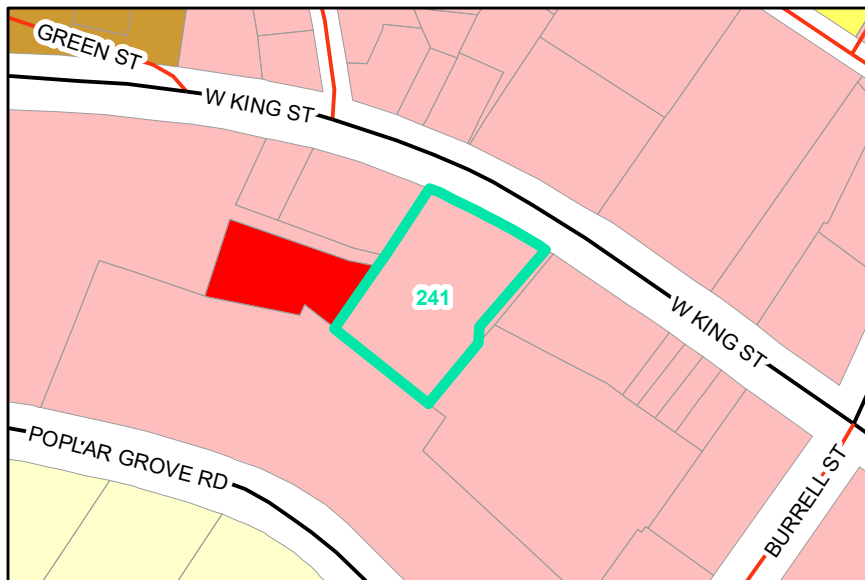
Current Use: Retail

Proposed Zoning: B1 Downtown Core

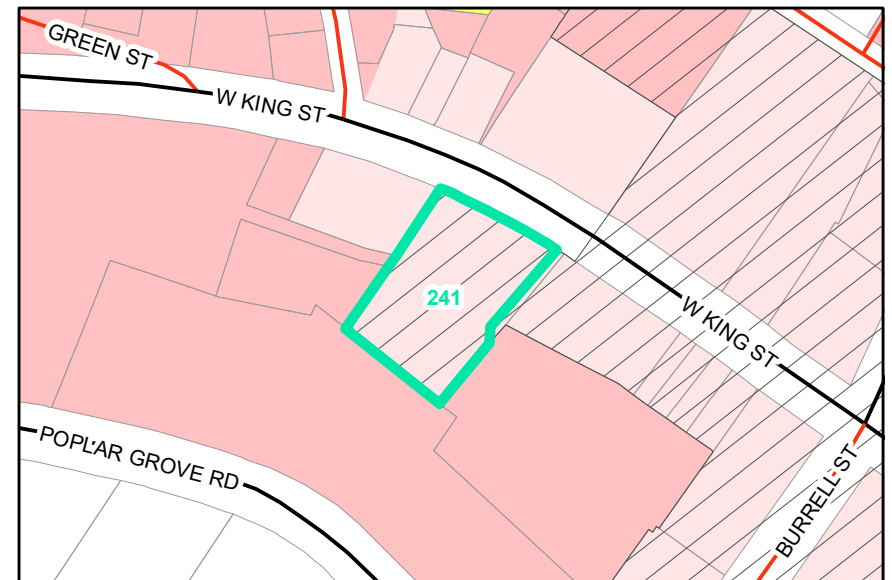
Historic District: Yes



Overview



Current Zoning



Proposed Zoning

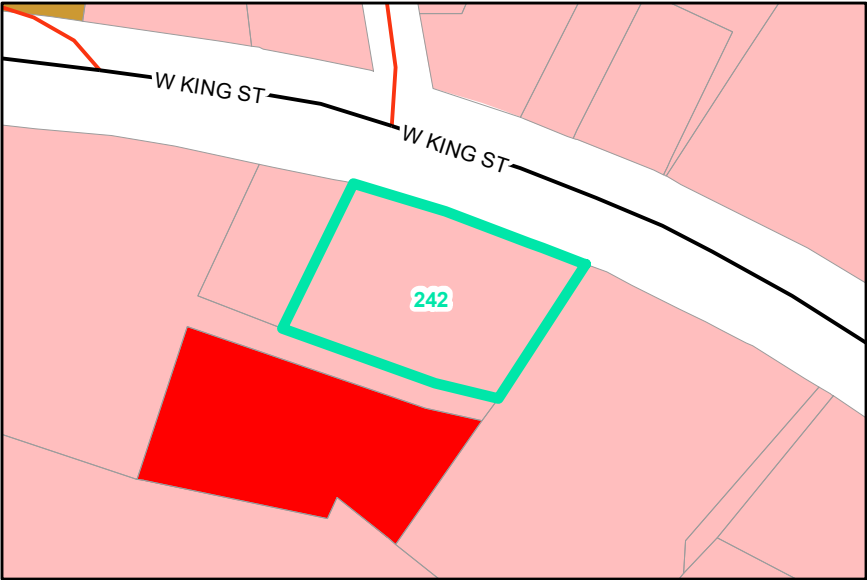


Map ID: 242
PIN: 2900-79-1980-000
Address: 891 W KING ST
Property Owner: CASEY, SCOTT C

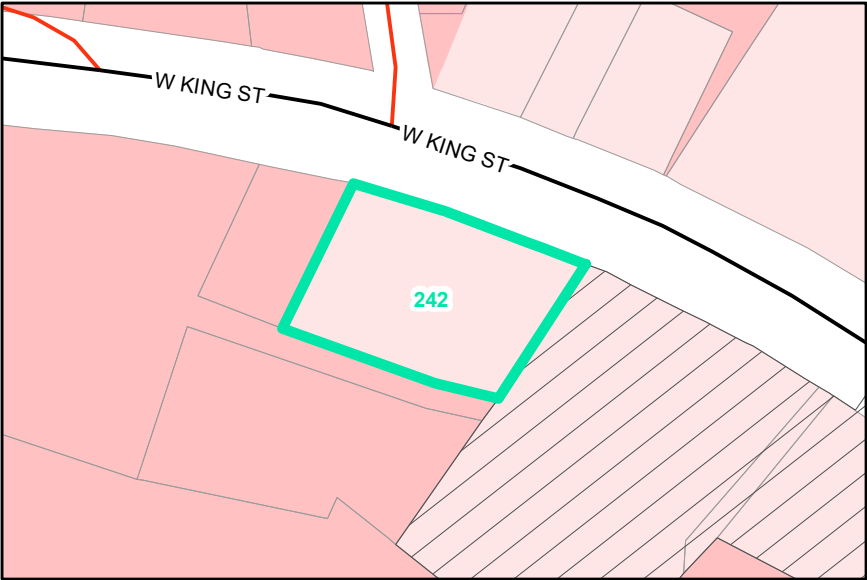
Current Zoning: B1 Central Business
Current Use: Business/Professional Office
Proposed Zoning: B1 Downtown Core
Historic District: No



Overview



Current Zoning



Proposed Zoning

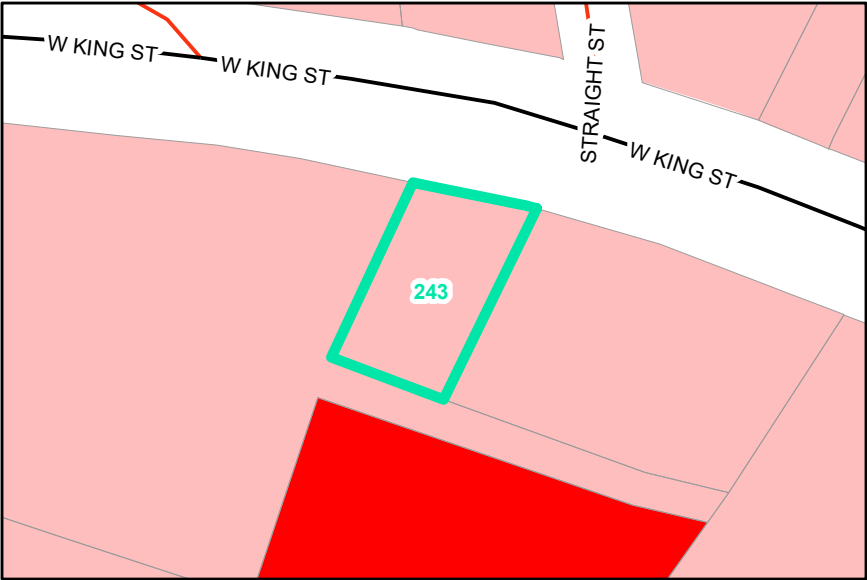


Map ID: 243
PIN: 2900-79-1912-000
Address: VACANT
Property Owner: WATAUGA COUNTY

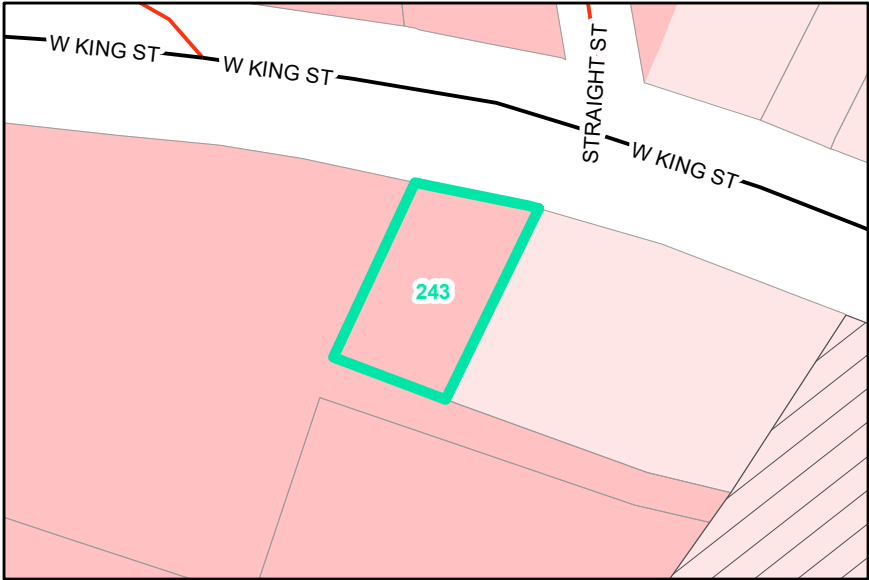
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 244

PIN: 2900-79-0727-000

Address: 915 W KING ST

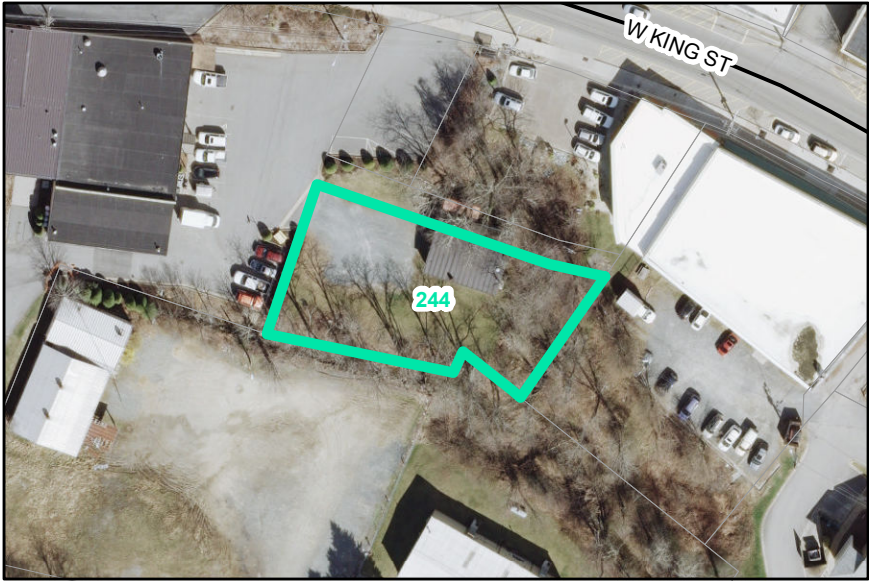
Property Owner: PHIL H VANCE JR MARITAL TRUST,PHIL H VANCE JR FAMILY TRUST

Current Zoning: B3 General Business

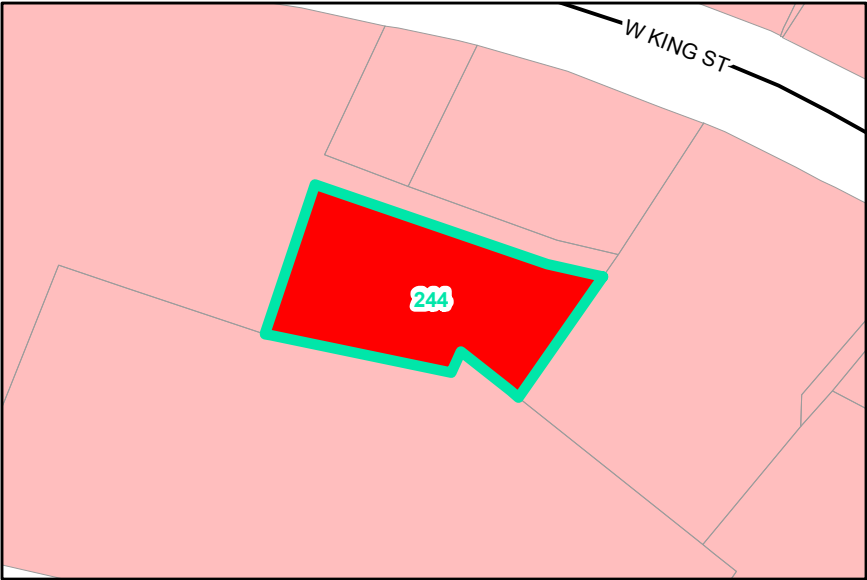
Current Use: Personal Service Establishment

Proposed Zoning: B1 Downtown Interface

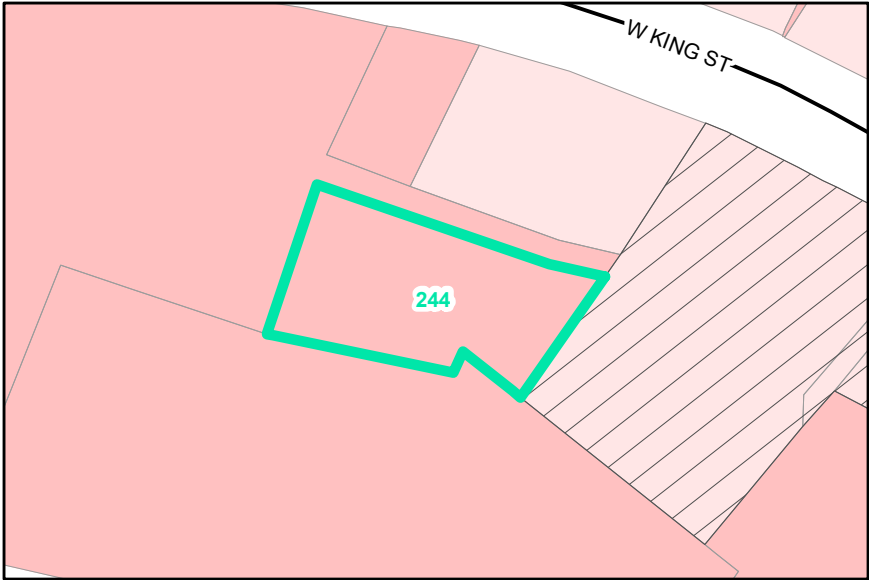
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 245

PIN: 2900-69-7872-000

Address: 921/969/971 W KING ST

Property Owner: WATAUGA COUNTY

Current Zoning: B1 Central Business

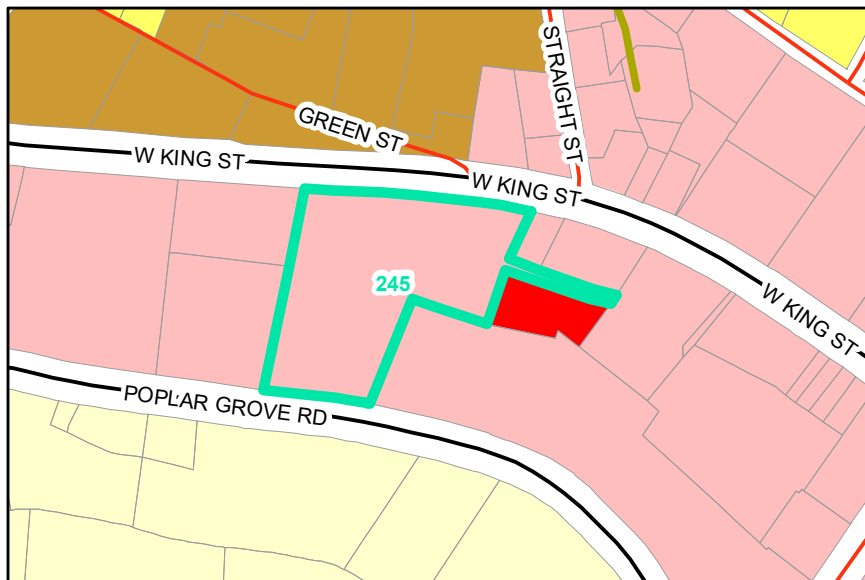
Current Use: Government Use

Proposed Zoning: B1 Downtown Interface

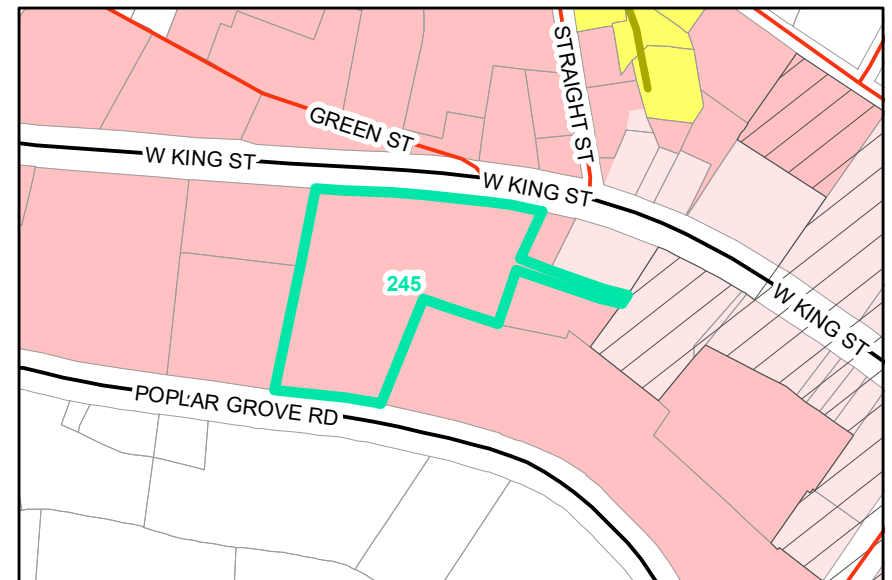
Historic District: No



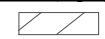
Overview



Current Zoning



Proposed Zoning

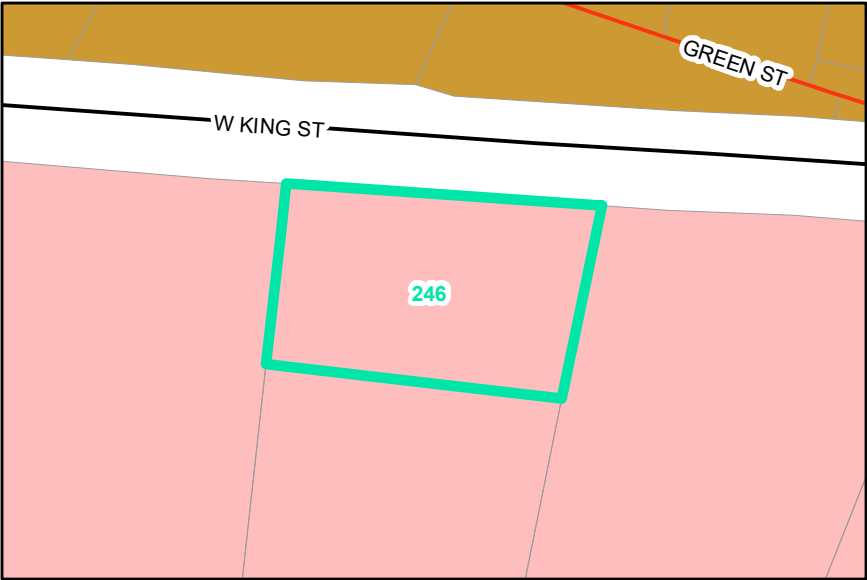


Map ID: 246
PIN: 2900-69-5897-000
Address: VACANT
Property Owner: WATAUGA COUNTY

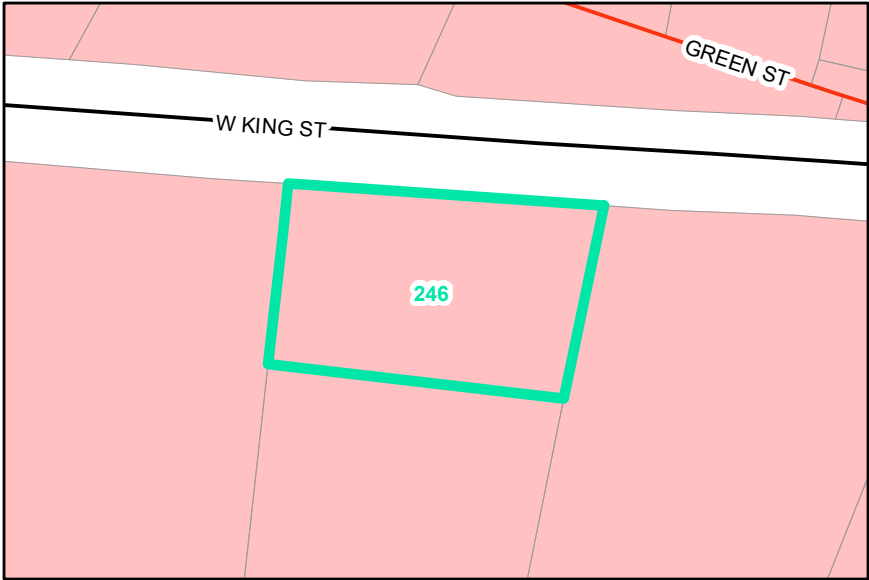
Current Zoning: B1 Central Business
Current Use: Government Use
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 247

PIN: 2900-69-5774-000

Address: VACANT

Property Owner: WATAUGA COUNTY

Current Zoning: B1 Central Business

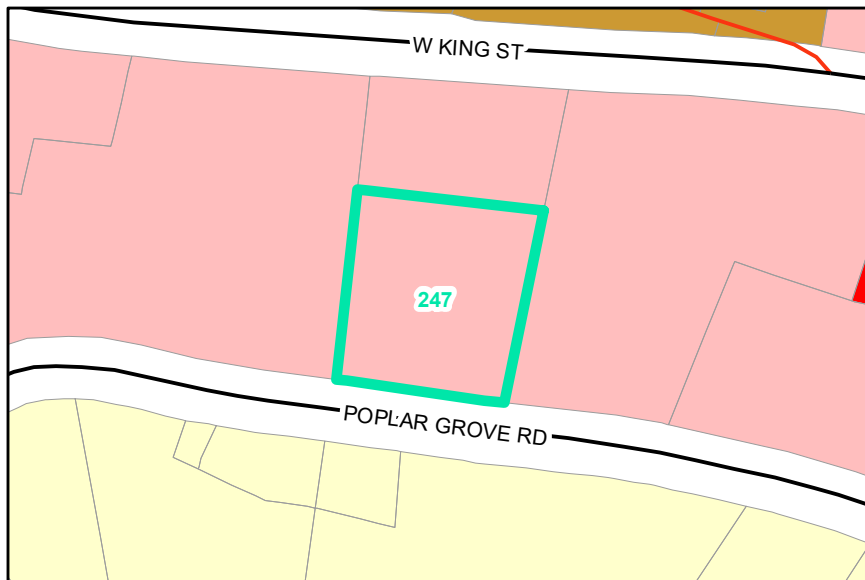
Current Use: Government Use

Proposed Zoning: B1 Downtown Interface

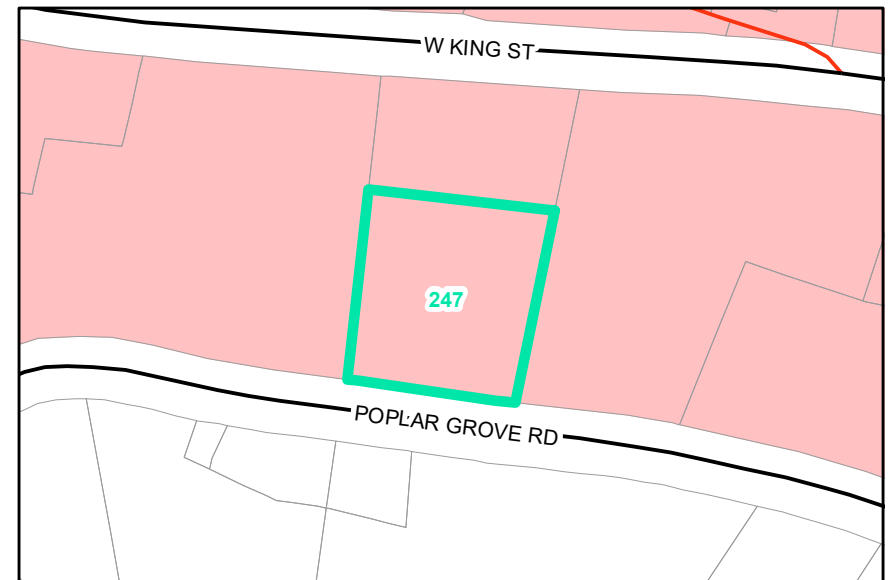
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 248

PIN: 2900-69-3831-000

Address: 1043 W KING ST

Property Owner: TEMPLE OF THE HIGH COUNTRY INC

Current Zoning: B1 Central Business

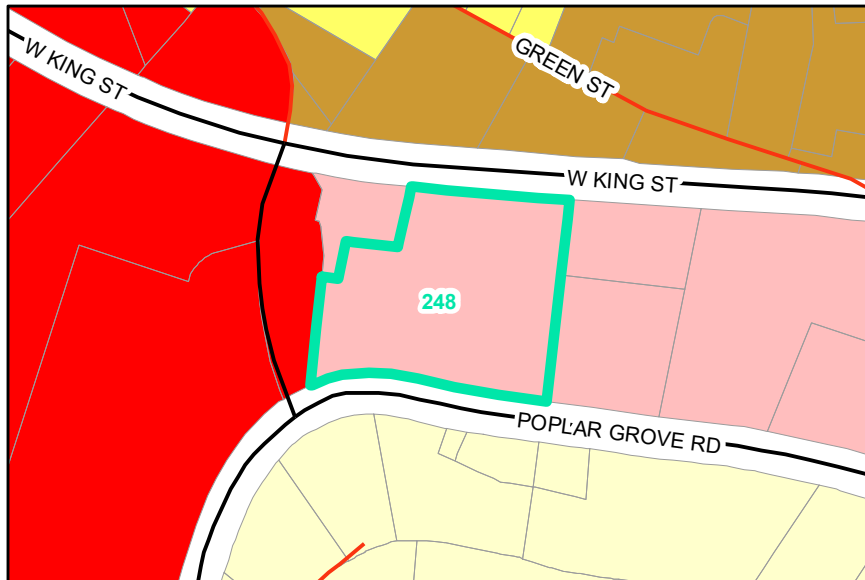
Current Use: Religious Assembly

Proposed Zoning: B1 Downtown Interface

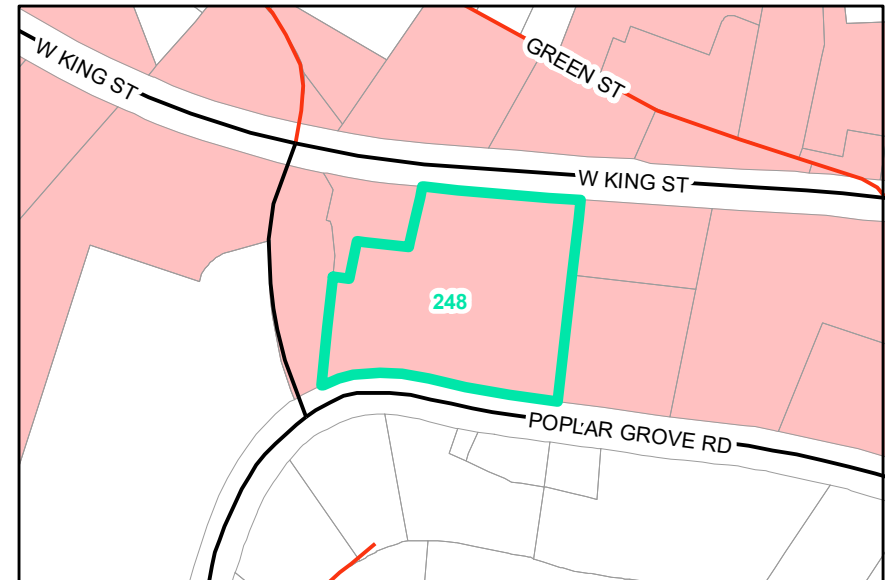
Historic District: No



Overview



Current Zoning



Proposed Zoning

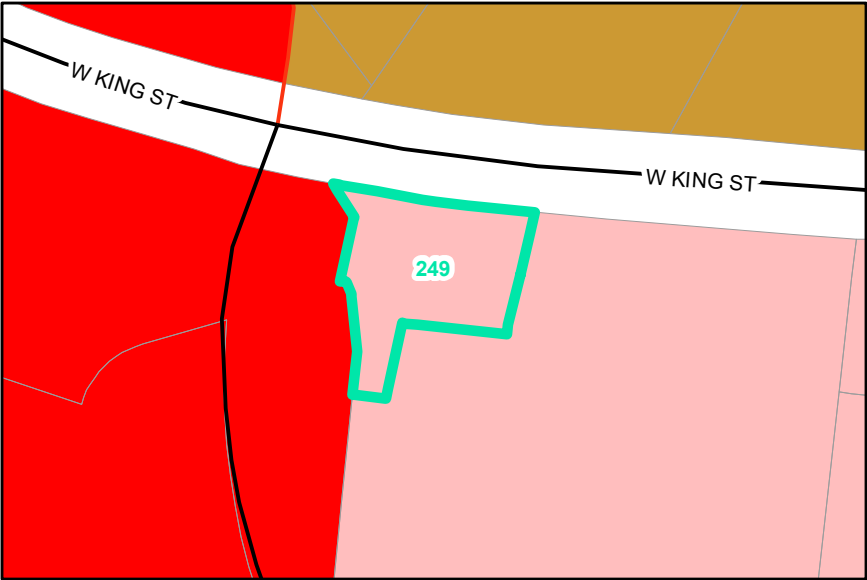


Map ID: 249
PIN: 2900-69-2979-000
Address: 1087/1089 W KING ST
Property Owner: MICHAEL HENNING PROPERTIES LLC

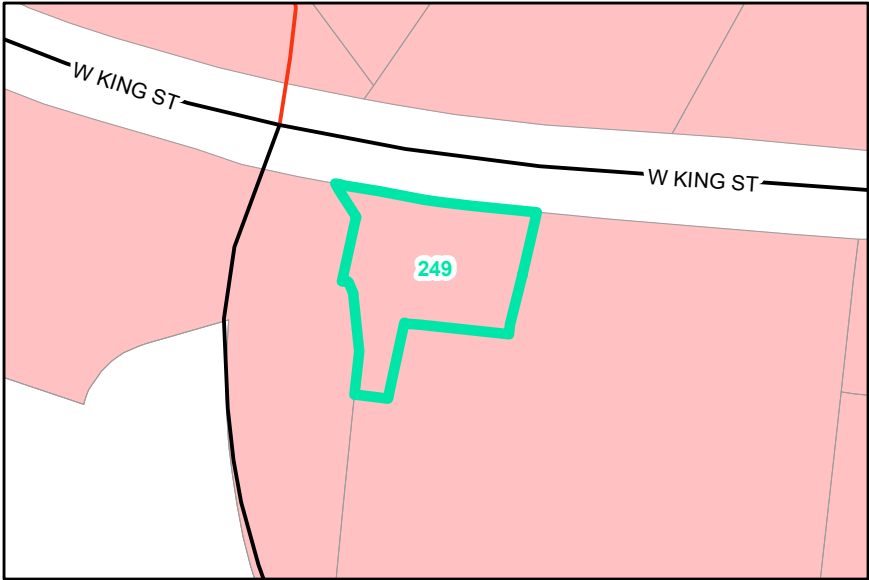
Current Zoning: B1 Central Business
Current Use: Mixed-Use Multi-Family And Commercial
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 250

PIN: 2900-59-4808-000

Address: 126 POPLAR GROVE CONNECTOR RD

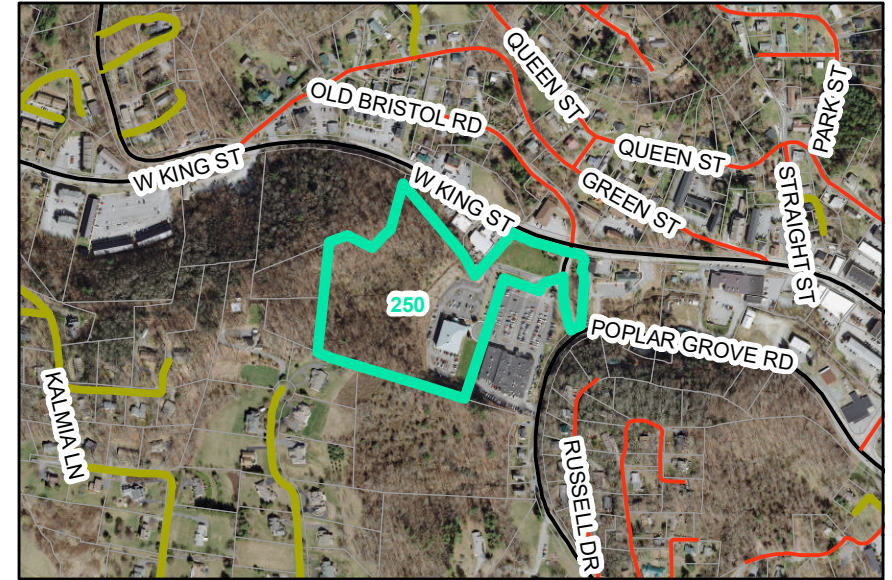
Property Owner: WATAUGA COUNTY

Current Zoning: B3/R1

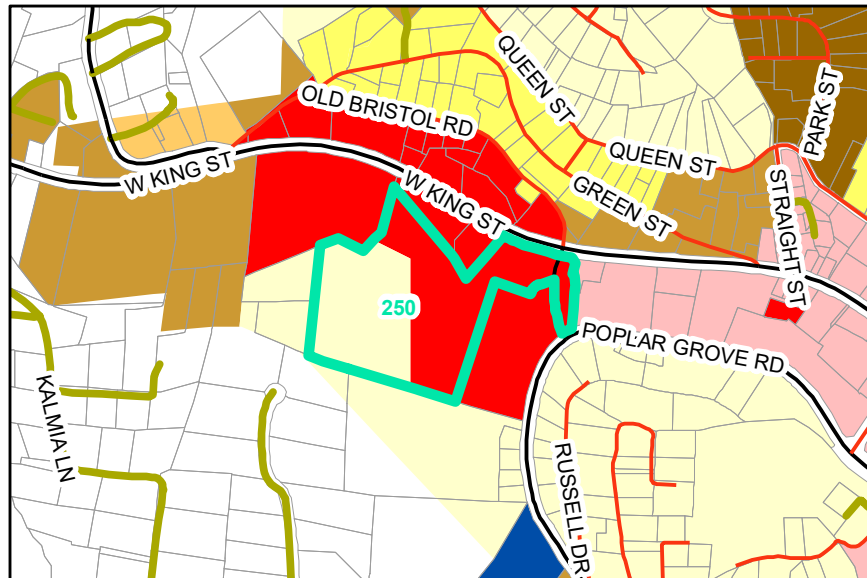
Current Use: Government Use

Proposed Zoning: B1 Downtown Interface

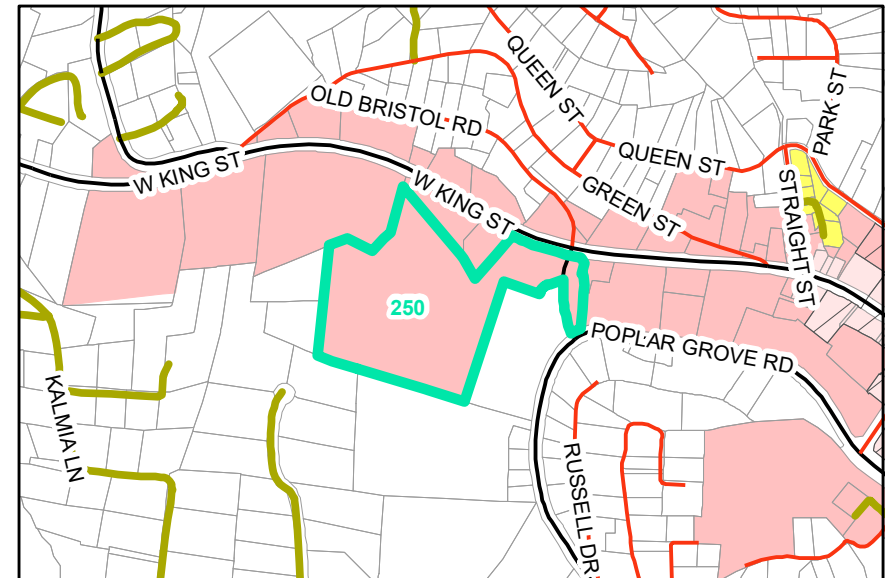
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 251

PIN: 2901-50-7024-000

Address: 1167 W KING ST

Property Owner: GLENN D ANDREWS, JR, LIVING TRUST

Current Zoning: B3 General Business

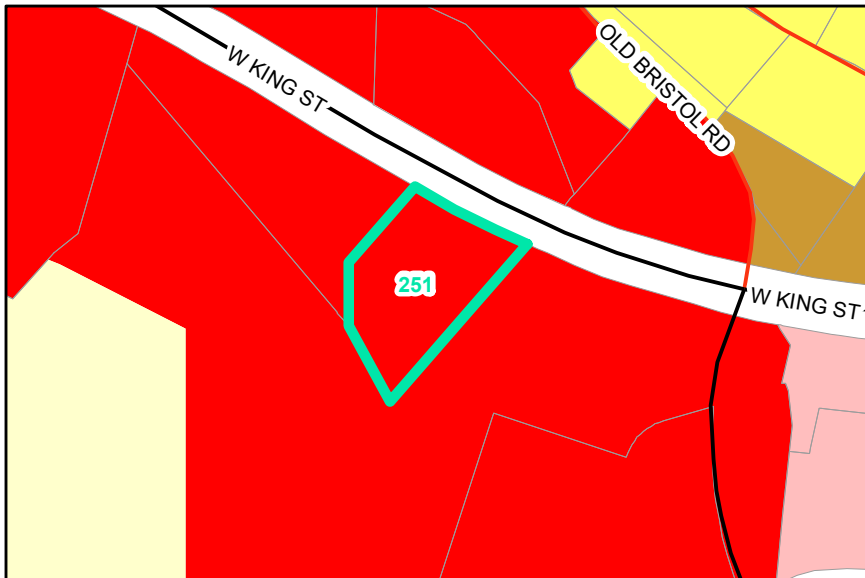
<BOL>Current Use: </BOL>Retail/Vehicle Sales & Service

Proposed Zoning: B1 Downtown Interface

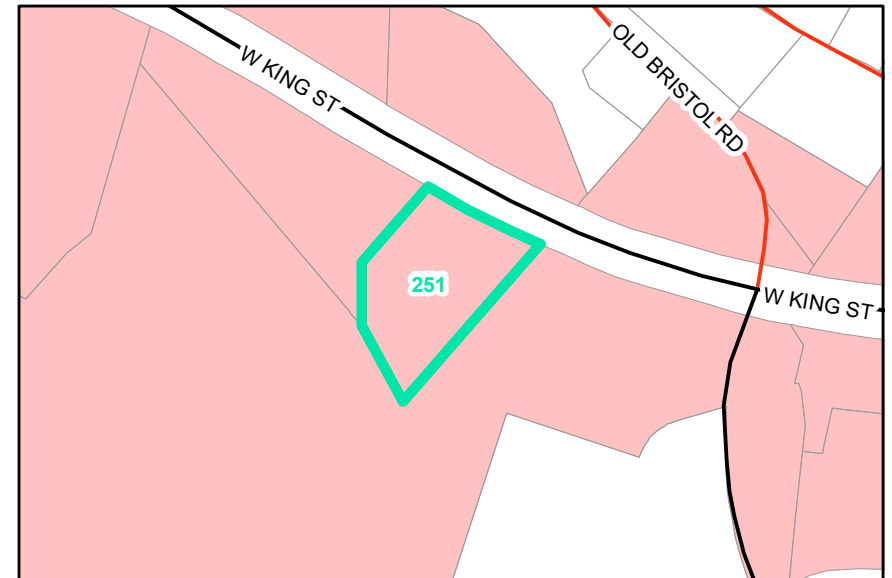
Historic District: No



Overview



Current Zoning



Proposed Zoning

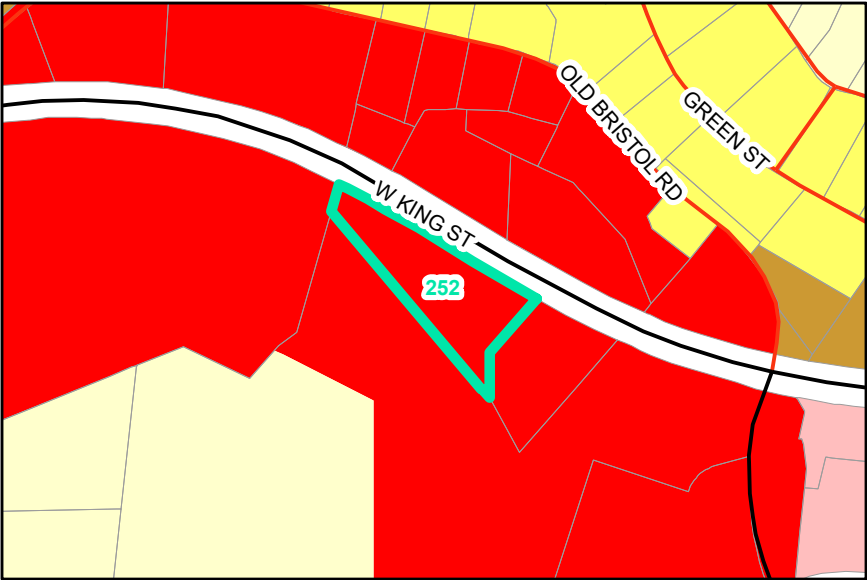


Map ID: 252
PIN: 2901-50-5184-000
Address: 1187 W KING ST
Property Owner: WEST KING STREET VENTURES, LLC

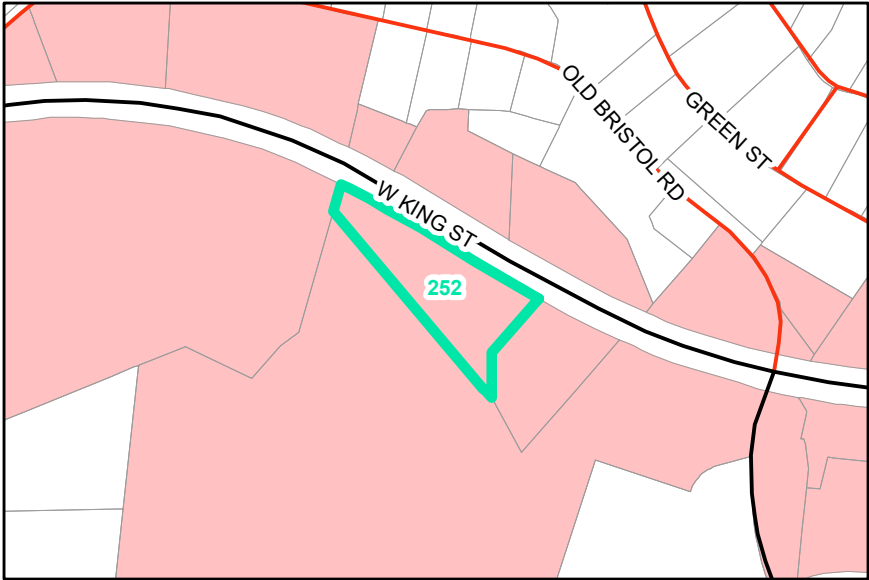
Current Zoning: B3 General Business
<BOL>Current Use: </BOL>Vehicle Sales & Service
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning

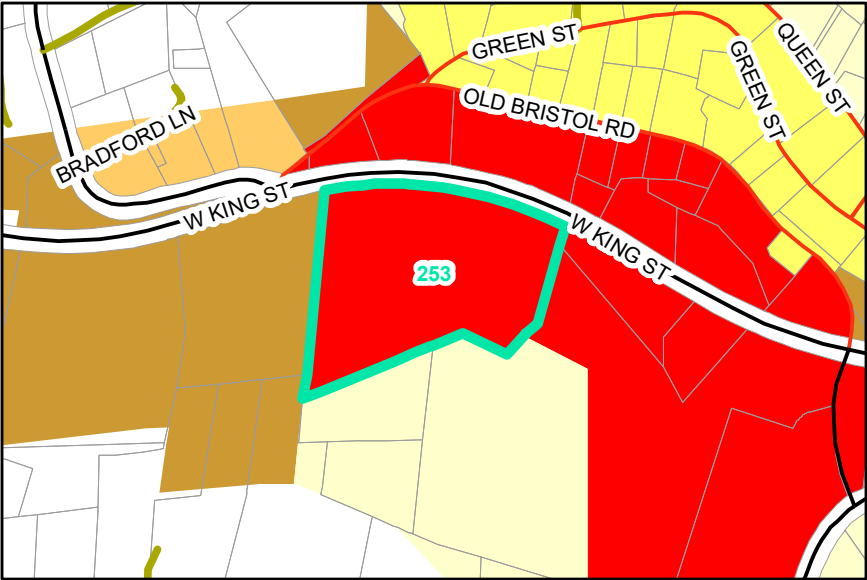


Map ID: 253
PIN: 2901-50-1226-000
Address: VACANT
Property Owner: LANNING, GUISELL

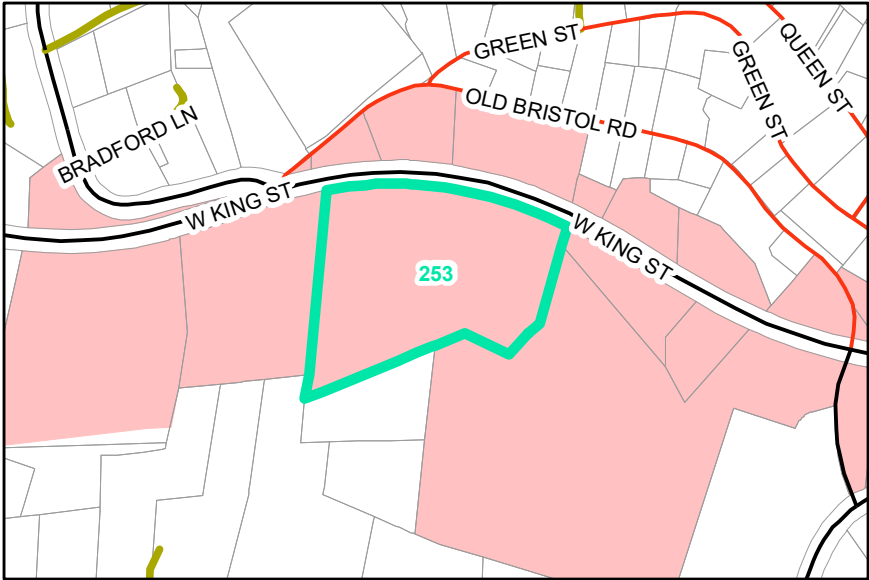
Current Zoning: B3 General Business
Current Use: Other
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning

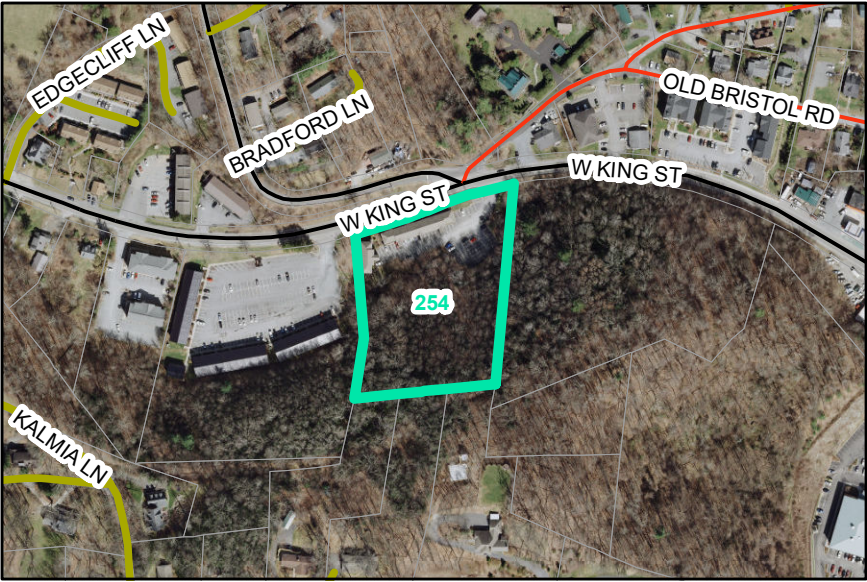


Proposed Zoning

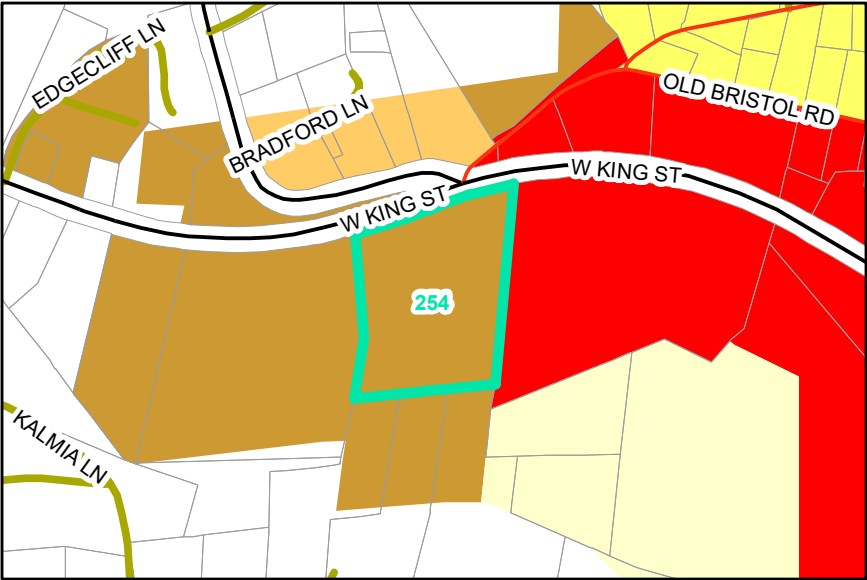


Map ID: 254
PIN: 2901-40-6200-000
Address: 1395/1397 W KING ST
Property Owner: HIGHLAND WOODS II, LLC

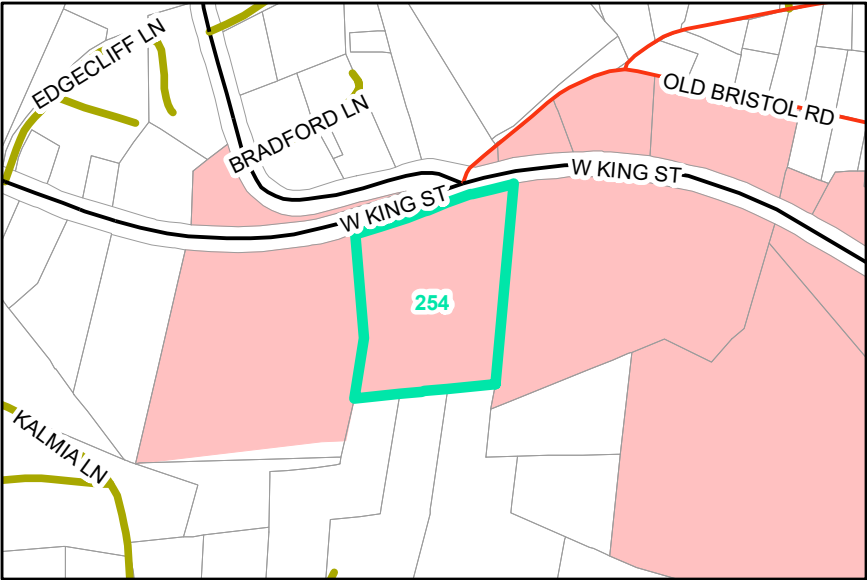
Current Zoning: R3 Multiple-Family Residential
Current Use: Multi-Family
Proposed Zoning: B1 Downtown Interface
Historic District: No



Overview



Current Zoning



Proposed Zoning



Map ID: 255

PIN: 2901-40-1112-000

Address: 1469 W KING ST

Property Owner: HIGH COUNTRY CONDO ASSOCIATION

Current Zoning: R3 Multiple-Family Residential

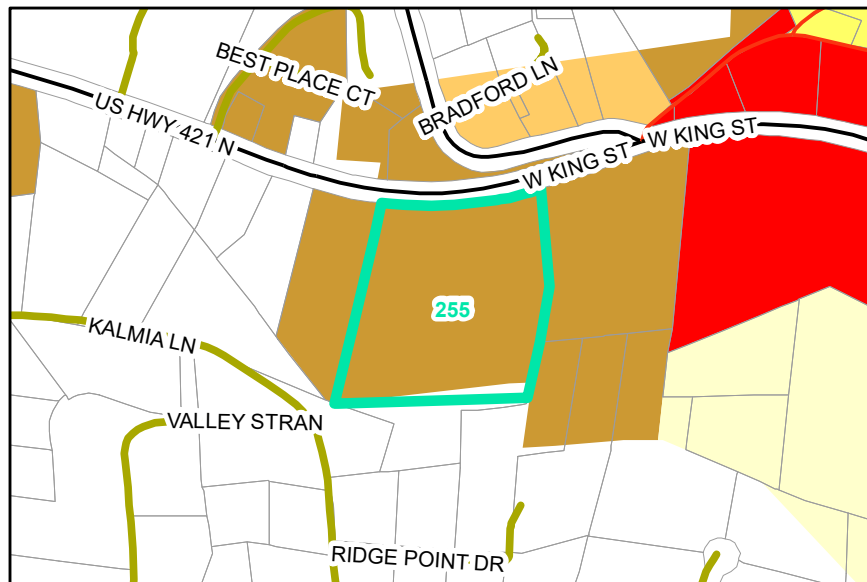
Current Use: Multi-Family

Proposed Zoning: B1 Downtown Interface

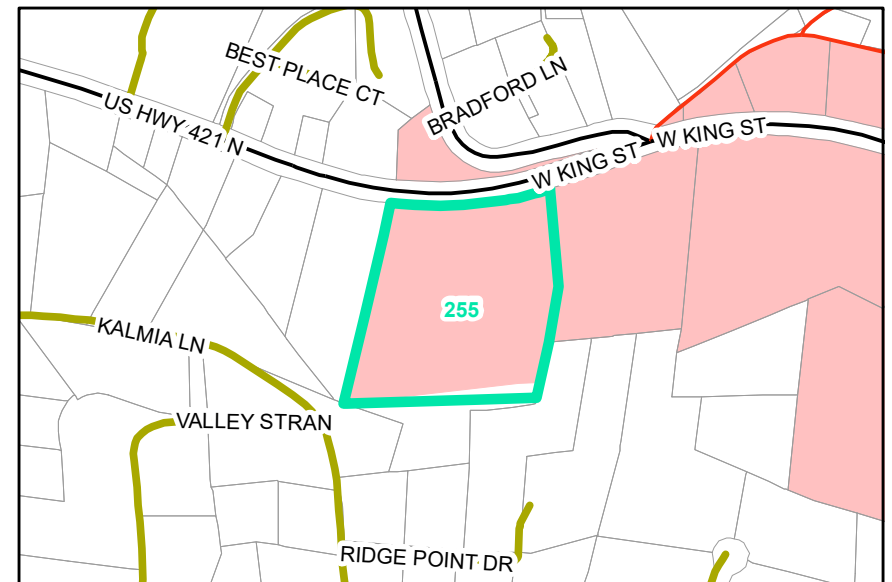
Historic District: No



Overview



Current Zoning



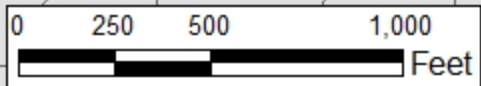
Proposed Zoning



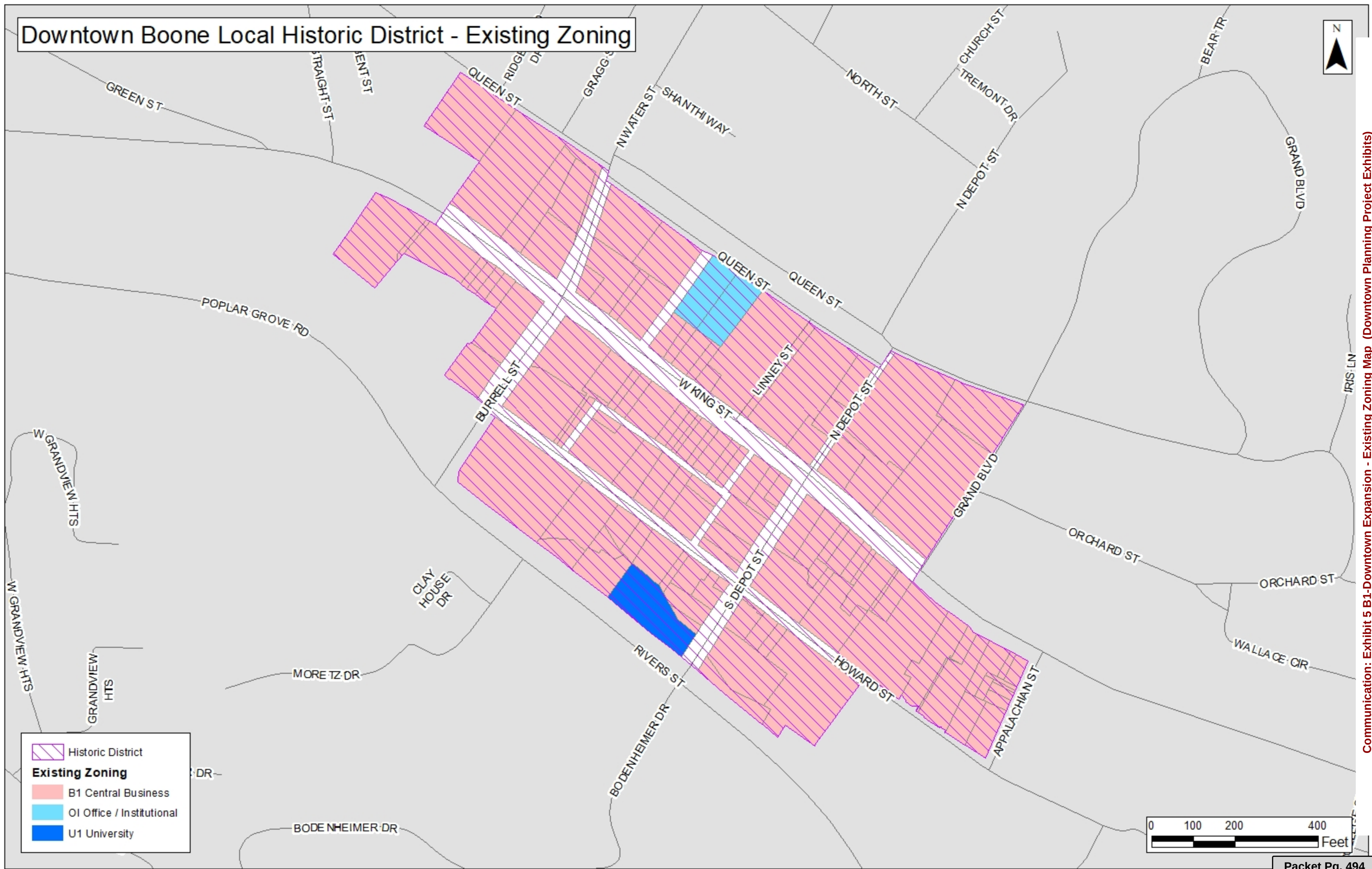
Downtown Expansion Project



 Project Area Boundary



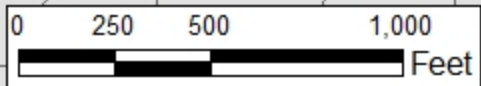
Downtown Boone Local Historic District - Existing Zoning



Project Area Proposed Zoning



-  Project Area Boundary
-  B1 Downtown Core
-  B1 Downtown Interface
-  R1A Single Family Residential w/ Accessory Apartment
-  U1 University





**Comprehensive Architectural Survey of
Downtown Boone, North Carolina
FINAL REPORT**

Dr. Eric W. Plaag

With Contributions from

**Paul Fuller
Nicole Holladay
Carson Hamilton**

February 2021

Cover image: Aerial view of downtown Boone, North Carolina, from the southeast, June 1950. Image by Palmer Blair, used courtesy of Sarah Lynn Spencer and the Digital Watauga Project.

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Introduction

The town of Boone, North Carolina, serves as the county seat for Watauga County, which was created in 1849 from portions of Ashe, Wilkes, Caldwell, and Yancey Counties. Known as early as 1823 as Councill's Store, when a post office was established there, the community changed the name of the settlement by 1850 to Boone in honor of Daniel Boone, who was believed to have hunted in the area.¹ Formal incorporation of the Town of Boone did not occur until January 23, 1872, when the act was ratified by the state legislature.²

The Town of Boone sits near the center of the present-day boundary of Watauga County. Located in what is essentially a geographic bowl, Boone is surrounded by mountains on nearly all sides. Immediately to the north of town is the east portion of Rich Mountain and a popular local landmark, Howard's Knob, both of which have long served as barriers to movement to the north. To the west of town is a valley divide that allows passage through Hodges Gap, southwest of town, and a small notch northwest of town near the Oak Grove community. To the south of town, Pine Ridge, Deck Hill, and Yarnell Knob create another difficult barrier leading to the more distant peaks of Flat Top Mountain and yet another Rich Mountain. The area to the east of town, meanwhile, is dominated by a series of hills leading to Wilson Ridge to the southeast.

As a sleepy, county seat for the second half of the nineteenth century and the early years of the twentieth century, Boone relied primarily on local agrarian interests, timber harvesting, some attempts at mining, and court traffic to sustain its economy. Two changes in the early twentieth century, however, dramatically altered Boone's economy and its settlement patterns. The first was the growth of the Watauga Academy (1899) from a small, teacher's school into the four-year college known as Appalachian State Teachers College in 1929. Thereafter, enrollments continued to increase exponentially, so that today, the school is known as Appalachian State University and is home to more than 19,000 students as of 2018—matching the local population of approximately 19,200 people.

¹ As seen on several early maps prior to the 1830s, the village of Boone may also have been known as "Howard," probably in honor of Benjamin Howard, who had a hunting cabin near the present downtown and for whom Howard's Knob was named. For an early map reference to Boone as "Councill's Store," see *Map of North and South Carolina Exhibiting the post offices, post roads, canals, railroads, etc., by David H. Burr...entered according to Act of Congress, July 10th 1839*, National Archives II, College Park, MD, RG 28, Burr Atlas, 6. This map is stored as four map sections. Later maps showed the community under the "Boone" name as early as 1865. See Captain William Kossak and John B. Muller, *Military Map Showing the Marches of the United States Forces Under Command of Maj. Genl. W. T. Sherman USA During the Years 1863, 1864, 1865*, St. Louis, 1865, National Archives II, College Park, MD, RG 77, US 254 ½.

² *Private Laws of the State of North Carolina, Passed by the General Assembly at Its Session 1871-72*, (Raleigh: Theo N. Ramsay, 1872), Chapter 50, 81-82.

The second change was the extension of the Linville River Railway from Shull's Mills to Boone in October 1918. While the line served both freight and passenger traffic, its primary significance lay in the introduction of mass quantities of building materials—brick, concrete, limestone, lumber, and sand—into an area that was virtually unreachable by heavy truck traffic in the first quarter of the twentieth century. Not surprisingly, Boone's commercial center was transformed over the next 25 years from a near-equal mix of domestic architecture and frame commercial establishments into an impressive array of brick and steel-frame, commercial block buildings. Once the train stopped running in 1940 as a result of a major flood, improved highways into the area continued to bring new industry and diversity in the downtown area's commercial architecture. By the 1950s, Boone was running out of space in its original downtown area, in part because the growth of the university from the southeast was also beginning to crowd the downtown area. As a result, urban sprawl moved to the east and south of town along US 321 and US 421 in particular, where agricultural lands were ripe for development along the two principal highways leading to larger, distant population centers.

While the town is often reported to have an elevation of 3,333 feet, a geodetic benchmark in the heart of downtown near the corner of Depot and West King Streets reports the elevation as 3,323.602 feet. The original downtown area is located primarily to the north of Boone (Kraut) Creek, which flows downstream to its intersection with Winkler's Creek on the southeast side of town. Winkler's Creek then merges with the East and Middle Forks of the New River to form the South Fork of the New River, which flows away to the northeast on the east side of the current town boundaries. Because of the abundance of drainage from the hills and mountains surrounding Boone, both the original downtown and the lower areas to the southeast are prone to frequent flooding.

The downtown area is dominated by its principal artery, West King Street, running southeast to northwest through the center of town, with Queen Street to the north and Howard Street to the south as important secondary routes in the town's history. Another major thoroughfare, Rivers Street, dates to about 1968 and runs along the old Linville River Railway rail bed but now serves as a major boundary between Boone's downtown and Appalachian State University. Primary cross streets in the downtown area, running southwest to northeast, are (west to east) Water/Burrell Street, Depot Street, and Appalachian Street.

This comprehensive architectural survey of the historic downtown section of Boone, North Carolina, documents the surviving architectural resources associated with the transformation of this community as outlined above. Indeed, Boone's downtown area contains an impressive array of surviving late nineteenth- and early twentieth-century buildings that serve as silent witnesses to and evidence of Boone's historical development patterns.

Purpose

The North Carolina State Historic Preservation Office (SHPO) has facilitated a statewide architectural survey program for nearly 50 years. As stated by the SHPO, the mission of this program is to “identify, record, and encourage the preservation of North Carolina’s rich and varied historic and architectural heritage.” Central to this program is the participation of local communities and counties in the architectural survey process. Specifically, communities are encouraged—either on their own or through the hiring of qualified consultants—to create “a photographic and written record of historic places” as a critical first step in “recognizing, valuing, and preserving the heritage of the past for the benefit of the present and the future.”³

While numerous attempts have been made since the 1980s to document the architectural history of downtown Boone—either individually or as part of larger survey efforts—no one has previously conducted a comprehensive architectural survey of downtown Boone as a distinct district in a manner that meets the architectural survey standards of the SHPO. Past surveys included an informal survey of sixteen buildings in the Boone vicinity completed by Lynne Johnson in 1982; a more formal survey of approximately 100 buildings within the city limits of Boone completed by Elizabeth Stevens and Deborah Thompson in 1988; a Multiple Property Documentation Form entitled “Historic and Architectural Resources of Watauga County, North Carolina, ca. 1763-1952,” completed by Tony VanWinkle with the NC SHPO in 2003, which updated many of the survey entries from the Stevens and Thompson survey; the “Town of Boone 2008 Pictorial Study for the Historic Preservation Commission,” completed by an unidentified individual; and an architectural survey of the Junaluska neighborhood (located just north of downtown Boone), completed in 2012 as an Appalachian State University class project under the direction of Trent Margrif.⁴ Portions of VanWinkle’s survey work were critical to the Watauga County Historical Society’s publication of *The Architectural History of Watauga County, North Carolina* in 2009.⁵ Approximately one third of this volume is dedicated to resources located within Boone’s town limits.

³ Quoted material appears on the website for “The Statewide Architectural Survey,” North Carolina State Historic Preservation Office, Department of Natural and Cultural Resources, Office of Archives and History, accessed November 10, 2018, <http://www.hpo.ncdcr.gov/bldgsurv.htm>.

⁴ Surveys from this list stored at the NC SHPO Western Office include Lynne Johnson, “Historic Preservation,” July 19, 1982, typescript; Elizabeth C. Stevens, “Town of Boone Historic Sites Survey,” typescript, 1989; and Tony VanWinkle, “Historic and Architectural Resources of Watauga County, North Carolina, ca. 1763-1952,” MPDF Form, typescript, September 9, 2003. Materials from the Town of Boone Planning and Inspections Office include a series of Property Information Sheets prepared by an unknown individual in 2008 and kept in the archives of the Planning and Inspections Office, which may have been prepared in conjunction with “Town of Boone 2008 Pictorial Study for the Historic Preservation Commission—Research Notes,” typescript, 2008, also held by the Town of Boone Planning and Inspections Office. Photographs, notes, and a slideshow presentation prepared by Trent Margrif’s class for “Architectural Survey, Junaluska Neighborhood, Boone, North Carolina,” 2012, were provided from the private records of Trent Margrif.

⁵ J. Daniel Pezzoni, ed., *The Architectural History of Watauga County, North Carolina*, (Boone, NC: Watauga County Historical Society, 2009).

Given the paucity and dated nature of the existing survey materials on the buildings of downtown Boone, the Boone Historic Preservation Commission obtained authorization from the Boone Town Council in 2015 to proceed with 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”). Eight other properties lying outside the MSD were also included in this authorization, four of which are not covered by this survey report because of their distance from the downtown area.

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 this 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.

This report 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. Because this report is focused primarily on the MSD (or downtown area), it does not provide historic context for the development of the several historic, residential areas that abut the downtown area, nor does it attempt to explore in detail the urban sprawl that saw expansion of town limits to the south and east that began in the 1950s and continues today. Furthermore, this report focuses primarily on detailed accounts of extant resources at the time of the survey, rather than providing exhaustive descriptions of important resources that have disappeared from Boone’s landscape. Some of these, like the 1875 and 1905 courthouses, Boone’s several nineteenth- and early twentieth-century, downtown hotels (Blair, Blackburn, Coffey/Critcher, Daniel Boone, and the Greene Inn), and prominent examples of domestic architecture interspersed with commercial buildings, are critical to the history of Boone’s development. Having disappeared decades ago, however, their mentions are brief, and usually only in the context of the new architecture for which they were demolished.

This survey report also breaks with the standard protocol for survey reports of this type in North Carolina by providing unusually detailed entries on each of the

examined resources; these detailed entries are contained in Appendix A. These entries go beyond the usual brief summaries of history and architecture to provide detailed accounts of each building's construction, their tenancies (where known), and both past and present architectural configurations. The purpose in providing this level of detail is two-fold. First, we found in our research that a great deal of misinformation and myth exists about a number of the resources in downtown Boone, some of it even memorialized in past survey attempts, and our hope was to squelch some of those wild and unfounded stories while simultaneously gathering as much reliable information as possible about each resource in a single place. Second, rigorously detailed, architectural snapshots of a building help future property owners and historic preservation commissioners to better understand the architectural history of a building and which extant elements actually contribute to the significance of a property, as opposed to elements that are less essential or, more often, non-historic and therefore ripe for removal and rehabilitation.

Ultimately, the purpose of this report is to provide the Town of Boone and its Historic Preservation Commission with a well-researched history of its individual buildings in downtown Boone and the contexts that connect those buildings to one another. This study should be used as a long-term planning resource for understanding and interpreting the Town of Boone's history, revising and enforcing its community appearance standards, UDO, and other planning documents, and establishing strategies and protocols for preservation of its significant architectural resources in the downtown area. As with all documents of this type, there is a shelf life. The survey team recommends that this document should be updated at least every 20 years to reflect the changes in downtown Boone's architectural landscape that are already in progress and sure to continue in the years ahead.

Methodology

Throughout the survey process, the survey team has followed the standards and procedures set forth in the NC SHPO's *Architectural Survey Manual: Practical Advice for Recording Historic Resources* (2008), although at times the team's contact at the Western Office of the SHPO has asked that the team modify aspects of its process to comply with shifting elements of these standards and procedures as currently recommended by the SHPO.

In keeping with these standards and procedures, the Comprehensive Architectural Survey of Downtown Boone, North Carolina, was divided into three stages. The first stage focused on planning for the survey itself. This planning took a number of forms. To start, the HPC and the Town of Boone worked with the SHPO, the Town of Boone Planning and Inspections Office, and local residents to gather all examples of past efforts to survey properties located in downtown Boone. As part of this effort, the Town of Boone also employed a staff intern, Beau Lockard, to assist with gathering these survey materials and provide a summary report on these items. Annie McDonald, Preservation Specialist in the Survey and National Register Branch of the Western Office of the NC SHPO, was especially helpful in providing digital copies of most of the previous survey files on properties in Boone. She also photocopied and mailed to the survey team a handful of survey files that were too large for scanning and digital delivery. Lu Ann Welter, previously with the City of Hendersonville's Planning Department, provided invaluable guidance throughout the early stages of the survey planning process.

Once the HPC determined what past survey materials were available, it turned its attention to determining the boundaries for the survey. While the primary survey boundary was essentially an overlay with the existing Boone Municipal Service District (MSD) in the downtown area, the HPC nevertheless included a list of additional properties outside of the survey area that were perceived as being particularly at risk. Four of these properties—the Boone Cemetery (WT0055), the Watauga Handicrafts Building (WT0527), the Frank A. Linney House (WT0582), and the John W. Hodges, Sr., House (WT0624)—are included in this report because of their close proximity to the downtown survey area. Four other resources—Daniel Boone Native Gardens, Hickory Ridge, and the Horn in the West Complex (previously linked inexplicably under a single survey number, WT0518), and the William Wallace Edmisten House (WT0571)—were also surveyed, but these properties are at a considerable distance from the downtown Boone MSD and will be addressed in separate survey reports in the future.

The HPC briefly considered the hiring of an outside consultant with credentials as a qualified preservation professional to serve as the principal investigator for the project and supervisor for the survey team. Because of the considerable cost associated with hiring an outside consultant, the chairperson of the HPC, Dr. Eric Plaag, volunteered to serve as the principal investigator through his consulting firm, Carolina Historical Consulting, LLC. Dr. Plaag offered these services on a pro bono

basis to the Town, with the understanding that the Town would cover the cost of hiring field survey technicians to do much of the initial field survey work, as well as the cost of supplies and equipment that the survey team might need. To be clear, Dr. Plaag has received absolutely no compensation whatsoever for his considerable field research, archival research, and writing work on this survey project and report, which is estimated at well over 500 hours.

In 2015, the HPC asked Town Council for funding to cover the hiring of up to four temporary employees who would work for the Town of Boone as field survey technicians. Preferred credentials for these temporary employees included either a graduate degree in historic preservation or extensive graduate work in history or historic preservation. Minimum credentials included extensive undergraduate work toward completion of a baccalaureate degree in history or historic preservation. Ultimately, the Town hired a total of three field survey technicians—Paul Fuller, Nicole Holladay, and Carson Hamilton. Dr. Plaag and Annie McDonald then met with the team to train them on architectural nomenclature, proper field survey techniques and protocols, and completion of the survey forms and architectural descriptions. In addition, Dr. Plaag shared the NC SHPO Survey Manual, and three National Register Bulletins—NRB 39 *Researching a Historic Property*, NRB 24 *Guidelines for Local Surveys*, and NRB 15 *How to Apply the National Register Criteria for Evaluation*—with the survey team and encouraged the team to review these documents closely before beginning the field survey work.

While survey technician training was taking place, the HPC, on authorization from Town Council, began a public information campaign to inform property owners and tenants in the survey area about the upcoming survey project. Several efforts were made to convey information about the survey to the public, including a press release on September 10, 2015, to local media; the printing of a brochure about the survey process, which was hand delivered to all properties in the survey area and mailed to all absentee property owners in September 2015; and a public information session held at the Watauga County Public Library (WCPL) on September 23, 2015. This latter effort was particularly helpful in educating the public about the survey process, as an estimated 50 individuals attended the session. A robust but entirely positive and cooperative, question-and-answer session followed a brief presentation by Dr. Plaag, members of the Town of Boone staff, Annie McDonald, and Lu Ann Welter.

In late September 2015, the project shifted into its second stage, consisting primarily of field survey work with some ancillary research focused primarily on the gathering of historic images to assist with building identification and interpretation. By early October, the survey technicians completed the initial stage of fieldwork, consisting of a windshield survey to rule out buildings that were of relatively recent construction and therefore not regarded as significant resources in the architectural period of significance. Specifically, Dr. Plaag instructed the technicians to rule in those properties that appeared to be built before 1980 and rule out those properties that appeared to be more recent additions. This strategy is a deviation from

standard survey protocols that are often focused solely on properties that are at least 50 years of age. Dr. Plaag's reasoning in selecting this methodology is that the survey report itself will likely have a shelf life of 15 to 20 years, so including properties at least 35 years of age is more helpful in what will ultimately be a preservation planning document over that period.

As a result of this strategy, several buildings were eliminated from consideration. These include the multi-story law office building at 890 West King Street, the multi-story law office building at 756 West King Street, the Watauga County Library at 140 Depot Street, a 2014 building at 494 West King Street, ASU's Beasley Media Complex on Rivers Street, the Casey and Casey Law Office at 891 West King Street, and a number of empty lots scattered throughout downtown that are listed as separate parcels but contain no structures or buildings. Otherwise, all other buildings and structures in the downtown area were surveyed for this report. This sometimes resulted in outliers being surveyed. One example is the Appletree Apartments (WT0884), which appeared to be quite a bit older to the survey technicians than its actual age (circa 2000), in part because of its poor condition. Other outliers, like the Stacy Eggers Annex (WT0814, built in 1988) and the Jamie Leigh Building (WT0800, built circa 1982) were included because their designs mimicked older architecture, and their ages were discovered only after rigorous research outside the field survey period.

In addition, the survey team spent time in the Special Collections of Appalachian State University to review and in some cases photograph various past survey materials that were deposited there following past architectural survey efforts. While there, the survey team also hunted for historic photographs in the ASU Special Collections that might assist the survey team when reviewing changes in architecture for downtown buildings. Of special note was a circa 1963 aerial image taken from the east. The survey team also reviewed hundreds of photographs in ASU's Digital Collections and Digital NC's *Rhododendron* yearbook collection online in an effort to locate similar images.

Simultaneous to these efforts, the Digital Watauga Project—a joint effort of the Watauga County Historical Society (WCHS) and the Watauga County Public Library (WCPL)—was just getting underway. This project is an ongoing initiative to urge local residents, organizations, and repositories to share their images, documents, and other materials with the project so that they can be digitized and shared with the public. During the course of the survey project, the Digital Watauga Project (DWP) has digitized more than 6,300 items, many of which have provided the team with crucial, historic views of buildings in downtown Boone. Of particular value has been the Palmer Blair Collection, shot primarily between 1946 and 1957, when the downtown area was undergoing rapid transition, and many historic facades were being changed. The Palmer Blair Collection contains several aerial images of downtown Boone taken in 1950, which offer a unique view that helps to articulate Boone's construction history, particularly when combined with the Sanborn Fire Insurance Company maps for Boone from 1928 and 1947.

In addition, during 2015 to 2017, representatives from the DWP and the WCPL were fierce advocates for the digitization of the *Watauga Democrat* for the years 1923-1963 by the North Carolina Digital Heritage Center (Digital NC). This additional, forty-year run of OCR-searchable, local newspaper coverage, on top of the 1888-1922 run digitized by the Library of Congress several years ago, offered access to construction details about Boone's buildings that had otherwise been lost. Indeed, had it not been for the images in the DWP and the digitization of the *Watauga Democrat* occurring simultaneous to the downtown survey work, it is doubtful that the present survey report would contain the level of detail that it does.

Several other collections provided key photographs for the interpretation of Boone's history. Among them are the Cy Crumley Scrapbook, particularly a 1939 image of Boone taken from the southwest; several images in the possession of the Town of Boone Cultural Resources Department; the Bobby Brendell Postcard Collection, the Blue Ridge Stemwinder Collection, the Paul and Ruby Weston Collection, the Von and Mickey Hagaman Collection, the Linda Miller Collection, the Glenn Thomas Collection, the Downtown Boone Development Association Collection, the David Wyke Collection, the Clarence A. Price Home Movies Collection, the George Flowers Collection, the Historic Boone Collection, the Watauga County Agricultural Extension Aerial Images Collection, the Appalachian Theatre of the High Country Collection, the Alfred and Daisy Adams Collection, and the Paul Armfield Coffey Collection, all in Digital Watauga; and the 1936 H. Lee Waters film of Boone and surrounding areas. In addition, several local residents provided occasional leads as they conducted their own research on other historical topics. Particularly helpful in this regard were Terry Harmon, Frank Mohler, Michael Hardy, and Gary Boye, who not only tracked down images but also shared newspaper articles about specific buildings before the survey research shifted full-time into that phase. In addition, a number of property owners are called out in the individual property narratives for their volunteered insights about their buildings. The survey team is immensely grateful for their assistance.

Following the windshield survey, the survey team shifted its focus to detailed field survey of the remaining 131 resources within the survey boundary (including the four nearby properties). This fieldwork took an unusually long period of time, in part because survey technicians were learning as they completed their work. Initially, technicians were sent out to work individually, but the team quickly realized that the survey work was more successful if they worked in teams of two, despite the apparent loss in efficiency. This meant that the principal investigator had to be present, also, to provide the third team member with a partner in the field. Weather was also sometimes a factor, as the bulk of this fieldwork was completed between October 2015 and May 2016, when snow, ice, cold temperatures, and very gusty winds are common to Boone. The survey team was also limited by the schedules of the technicians themselves, two of whom were enrolled full-time at Appalachian State University, and all three of whom held other jobs. Further complicating matters was Carson Hamilton's withdrawal from the project in

February 2016. Nicole Holladay's graduation in early May 2016 left Dr. Plaag and Paul Fuller to work on completing the remaining survey and architectural description work over the ensuing couple of months until Paul ran out of budgeted hours.

While physically in the field, survey technicians completed field notes on SHPO Historic Property Field Data Forms (April 2008, rev. 2012), took numerous digital photographs, and in some cases completed sketch maps to assist with later interpretation of the resources. These forms also included the site survey numbers that were initially assigned to the properties based either on past survey number assignments (for previously surveyed properties) or assumptions made during the windshield survey about building boundaries. In several cases, the survey team or the principal investigator later realized that multiple resources had sometimes been grouped together as a single resource when in fact the architectural history demanded that components of those resources be considered separately. Good examples of this are the J. Walter Jones Building and the W. R. Winkler Building (split from WT0591 to include WT0891); the Cook-Nichols Motor Company Building and the Winkler Motor Company Showroom (split from WT0603 to include WT0893); Brendell's Garage Building #1, the Duncan Motor Company Building, and the Rogers Radiator Shop (split from WT0604 to include WT0887 and WT0888); the Wilcox Drug Company Complex and the Boone Tire and Bargain Store Warehouse (split from WT0602 to include WT0892); and the Boone Garage and the W. R. Winkler Tire Company Building (split from WT0819 to include WT0894).

In addition to completing fieldwork during this time, the survey team also began the third stage, which essentially consisted of organizing the field data and conducting detailed historical research on the individual properties. At the beginning of this stage, the technicians set up the initial shell database for the properties, entered the field notes from the field data forms, organized and named the survey photographs, and began crafting detailed architectural descriptions for the individual buildings. This last part presented perhaps the steepest learning curve for the survey technicians, none of whom had ever completed detailed architectural descriptions and all of whom were often unfamiliar with the nomenclature. This process involved many long hours of the principal investigator and one or more of the technicians sitting in a room together and reworking the field notes into viable architectural descriptions. In many cases, past survey files were found to contain inadequate or incorrect architectural descriptions of the resources as they existed at those earlier survey dates, necessitating complete rewrites of the architectural descriptions rather than a mere brief update on changes. After the field technicians departed the project in 2016, the principal investigator discovered that the Town laptop on which the shell database had been stored (including the initial wave of field data) had been disposed of, requiring a complete reconstruction of the shell database and its associated data. To complete the field survey files, the principal investigator has also worked alone to properly label and format the digital photographs onto proof sheets and compile all of the relevant background information, including historic photographs, maps, deeds, and newspaper articles.

Tracking down the historical information and photographs for this last stage has consumed most of the principal investigator's time on this project for the past three years. The vast majority of the relevant historic images found in the Digital Watauga Project were not available until after the budget-driven departure of the survey technicians in mid-2016. As photographic discoveries have been made, the principal investigator has often returned to the individual building narratives he has completed in order to update the narrative with more accurate information. In addition, the principal investigator has completed a deep dive into the digitized *Watauga Democrat* (1888-1963) and the records of the Watauga County Register of Deeds to construct as detailed a history as possible of the architectural and tenant changes in all of the surveyed buildings that were extant during that window. The result is a set of survey entries that provide a fairly exhaustive account of the history of most of the buildings within the survey area. One frustrating element of this project has been the demolition of several historic properties that were covered by this survey. In other cases, successful rehabilitation projects have also resulted in dramatic changes to buildings since they were initially surveyed. In both cases, survey entries have been updated through early 2020 to discuss these changes, even if the base description begins with the appearance as surveyed in 2015-16.

Taken together with the Historic Context narrative that follows this section, along with the Survey Results and Recommendations that follow the Historic Context, the Town of Boone and its Historic Preservation Commission now possess a vibrant, highly detailed description of its surviving historic resources in downtown Boone. This document should serve as a vital planning document for framing decisions about the evaluation, registration, and designation of historic properties at both the National Register and Local Landmark and District levels. In addition, this survey report should serve as the basis for preservation and community appearance decisions, policies, and legislation for the Town of Boone for many years to come.

Historic Context

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.⁶ 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 hid 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.⁷

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.⁸ 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.⁹ The following year, the commemoration of "Daniel Boone's Trail" with a

⁶ 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.

⁷ 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.

⁸ 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.

⁹ 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 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

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.¹⁰ 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).¹¹ 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 1823.¹² 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.¹³ 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.¹⁴

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."

¹⁰ 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.

¹¹ *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.

¹² 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.

¹³ *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.

¹⁴ 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 McCain, 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.¹⁵

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.¹⁶

¹⁵ Arthur, *Watauga County*, 147-48.

¹⁶ 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 1865.¹⁷ 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.¹⁸ 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.¹⁹

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.²⁰ 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).²¹ 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

¹⁷ 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.

¹⁸ 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.

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

²⁰ For an account of damage to Boone's buildings and records, see Arthur, *Watauga County*, 127-28, 177-80.

²¹ 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.²² W. R. Winkler later purchased the 1875 Courthouse and demolished it in October 1962.²³



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.²⁴

²² See Boye, "Second (1875)" for an extensive discussion of these changes.

²³ *Watauga Democrat*, October 4, 1962: B1.

²⁴ 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 1908.²⁵

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.

²⁵ *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.²⁶ 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.”²⁷



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.

²⁶ *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.

²⁷ 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 construction, 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*.²⁸



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

²⁸ 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 to 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.²⁹ 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 Council, Jr., in the 1850s), the aforementioned brick (first) *Watauga Democrat* office (built before the Civil War by Joseph C. Council), the wood-frame W. L. Bryan Home, the wood-log W. L. Bryan

²⁹ 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.³⁰

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.³¹ 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.³²

³⁰ 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.

³¹ Arthur, *Watauga County*, 151, and *Watauga Democrat*, March 18, 1954: 1.

³² 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 1874 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 1905.³³ 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.³⁴



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.

³³ *Watauga Democrat*, November 21, 1895: 3.

³⁴ 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 exhibits 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. Council (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 1895.³⁵ 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 1923.³⁶



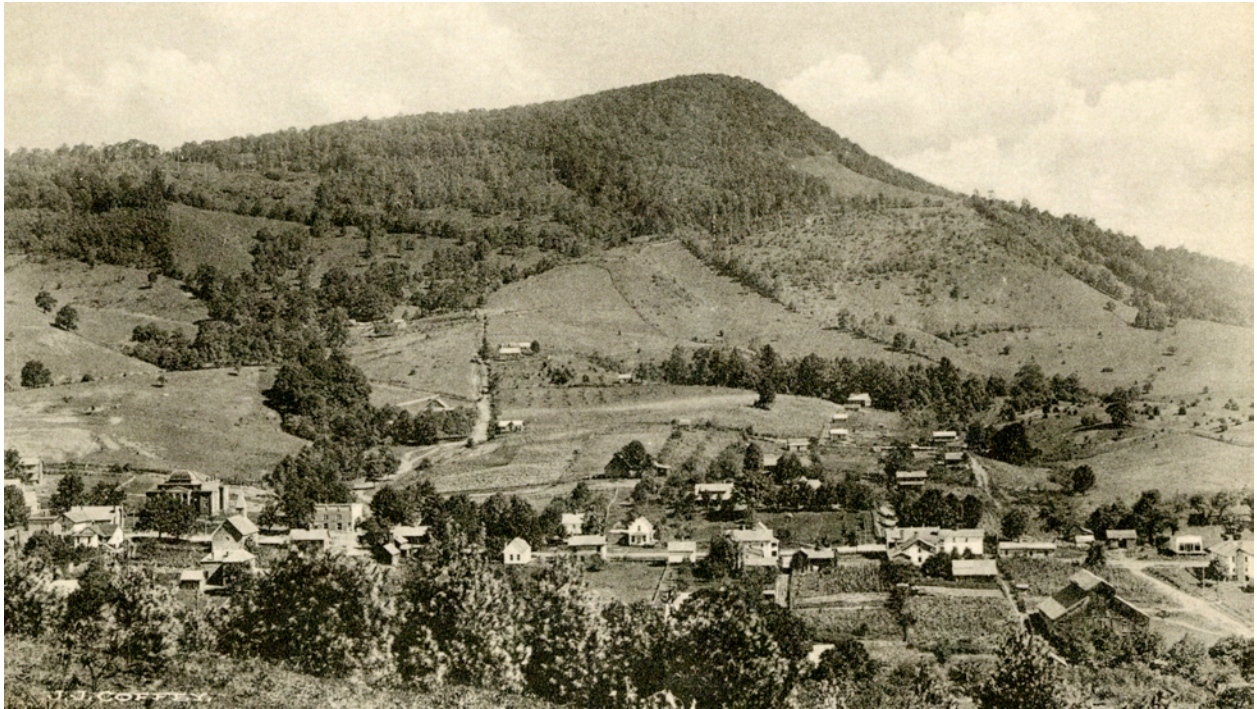
The J. Walter Jones House (WT0008) as it appeared in November 2015. Image by Eric Plaag.

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

³⁵ *Watauga Democrat*, April 18, 1895: 3.

³⁶ 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 1908.³⁷ 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.³⁸



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

³⁷ *Watauga Democrat*, January 11, 1906: 3; *Watauga Democrat*, October 22, 1908: 3.

³⁸ *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.³⁹ 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, 1919.⁴⁰ 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 1919.⁴¹

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.

³⁹ See, for example, *Watauga Democrat*, September 19, 1907: 3.

⁴⁰ *Watauga Democrat*, October 10, 1918: 3; *Watauga Democrat*, October 24, 1918: 1; *Watauga Democrat*, January 2, 1919: 3.

⁴¹ *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.”⁴²

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.⁴³

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).⁴⁴ 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.

⁴² Reprinted in *Watauga Democrat*, December 9, 1920: 2.

⁴³ 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.

⁴⁴ *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.⁴⁵ 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.⁴⁶ 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.⁴⁷ Centered between two first-floor

⁴⁵ *Watauga Democrat*, September 4, 1919: 3.

⁴⁶ *Watauga Democrat*, November 20, 1919: 3.

⁴⁷ *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.⁴⁸ 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 center entrance set off by pilasters.⁴⁹ Meanwhile, the same contractor began work on the Boone Garage (part of which survives at WT0819).⁵⁰ 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 1981.⁵¹

⁴⁸ *Watauga Democrat*, March 2, 1922.

⁴⁹ *Watauga Democrat*, July 20, 1922.

⁵⁰ *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.

⁵¹ 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.⁵² 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/>.

⁵² *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.⁵³ Other Boone businessmen built new buildings for their own businesses. 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.⁵⁴ The Town of Boone listed the law office as a Local Historic Landmark in 2017.

⁵³ For the opening of the Watauga Kraut Factory, see *Watauga Democrat*, September 27, 1923: 1.

⁵⁴ *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 1870.⁵⁵ 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

⁵⁵ *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.⁵⁶ 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 1925.⁵⁷ 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

⁵⁶ *Watauga Democrat*, May 15, 1924: 1.

⁵⁷ *Watauga Democrat*, May 7, 1925: 1.

Places in November 1982 and demolished shortly thereafter for a condominium complex.⁵⁸

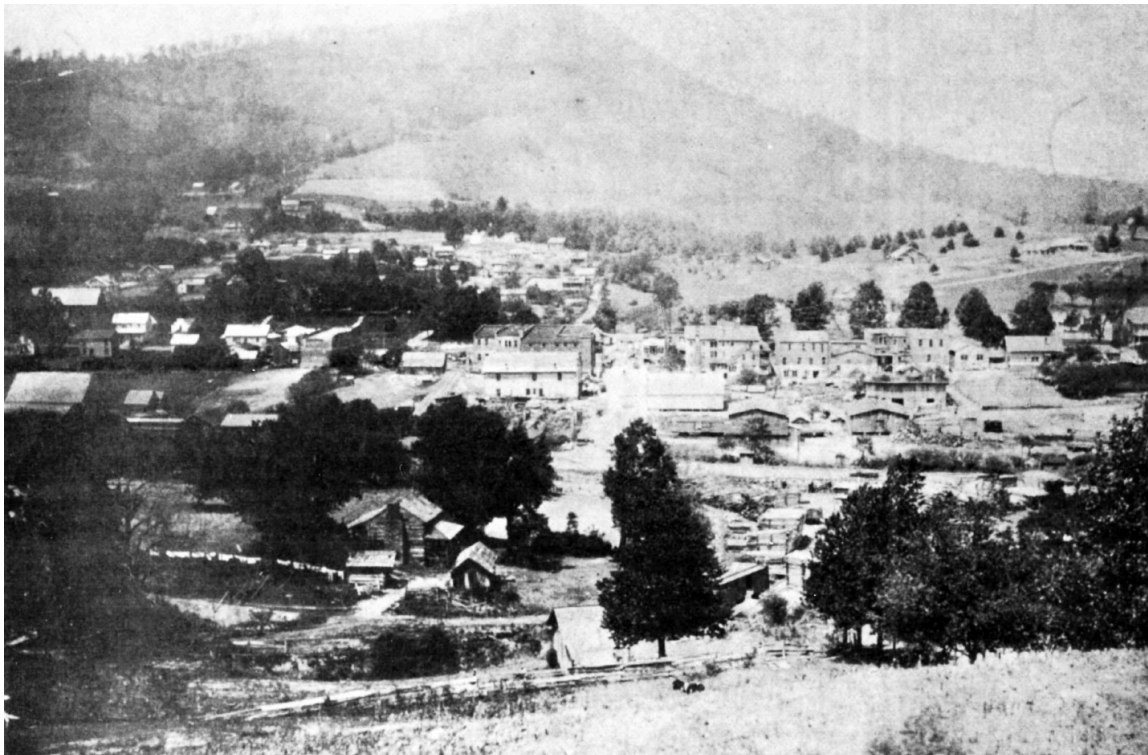


The Pastime Theatre at left, as seen in 1952, added a marquee sometime after 1940. The Boone Electric Company Building and the W. S. Goodnight Building are visible to the right of the Pastime. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.

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.⁵⁹ 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.

⁵⁸ 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>.

⁵⁹ *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.⁶⁰ 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.⁶¹ Like many of the other two-

⁶⁰ *Watauga Democrat*, October 20, 1927: 4.

⁶¹ *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.

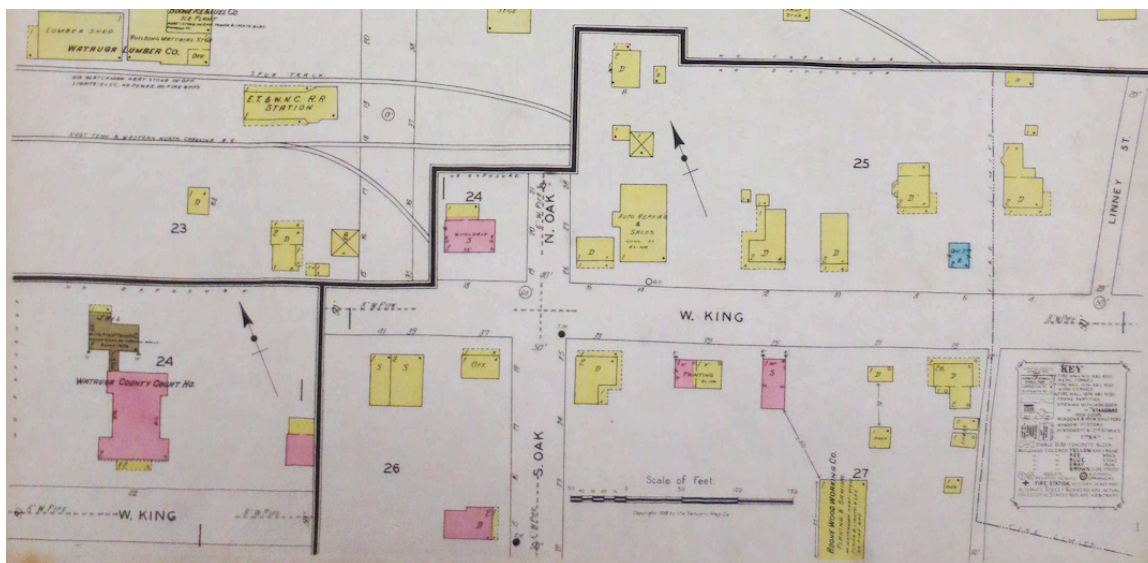


Seen here is the top half of Sheet 1 of the 1928 Sanborn Fire Insurance Company map of Boone, as photographed by the author at the Library of Congress in Washington, DC, showing the east portion of the downtown area. The thick, black boundary at lower right indicates the border of the western portion 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.⁶² 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.

⁶² *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.⁶³ The building's current owners have 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.

⁶³ *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.⁶⁴

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.”⁶⁵



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

⁶⁴ *Watauga Democrat*, December 12, 1935.

⁶⁵ 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.⁶⁶ The Hardin House, sometimes referred

⁶⁶ 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.⁶⁷ 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.⁶⁸ 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.⁶⁹ By 1933, though, both banks were closed.⁷⁰ 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.⁷¹

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.⁷²

⁶⁷ “Ground Broken for New Church,” *Watauga Democrat*, April 4, 1929: 1.

⁶⁸ On the founding of the Watauga Building and Loan, see “Attention, Stock Holders,” *Watauga Democrat*, May 5, 1921: 2.

⁶⁹ “Depositors in Watauga Banks Sign Agreement,” *Watauga Democrat*, January 8, 1931: 1.

⁷⁰ “No Objectors to Bank Opening,” *Watauga Democrat*, August 24, 1933: 1.

⁷¹ 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.

⁷² “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 store front 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.⁷³ 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.

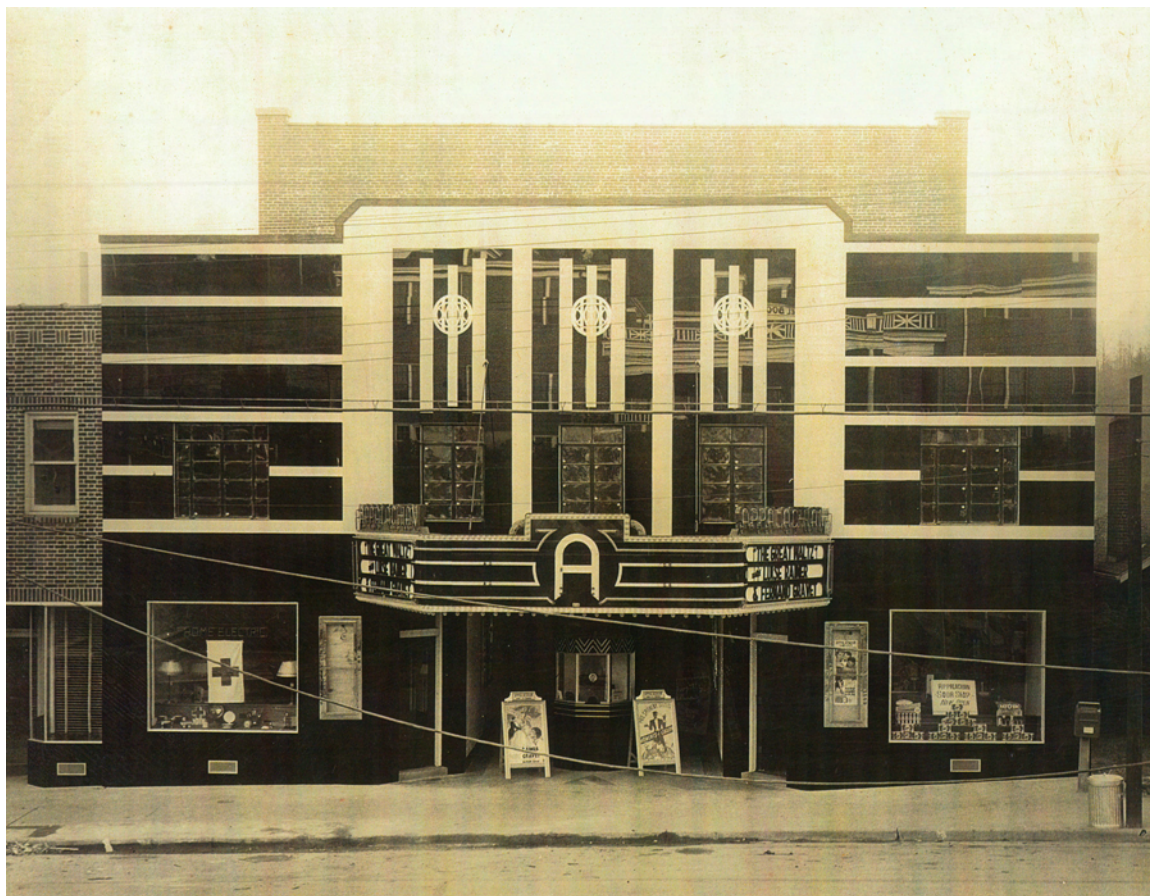


The Rivers Printing Company Building (WT0585) as it appeared in November 2015. Image by Paul Fuller.

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

⁷³ “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.⁷⁴



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

⁷⁴ *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 2016.⁷⁵



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

⁷⁵ 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.⁷⁶ 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

⁷⁶ *Watauga Democrat*, October 5, 1939.

thereafter, J. L. Qualls filled in the gap between the Hodge 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 served 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.⁷⁷

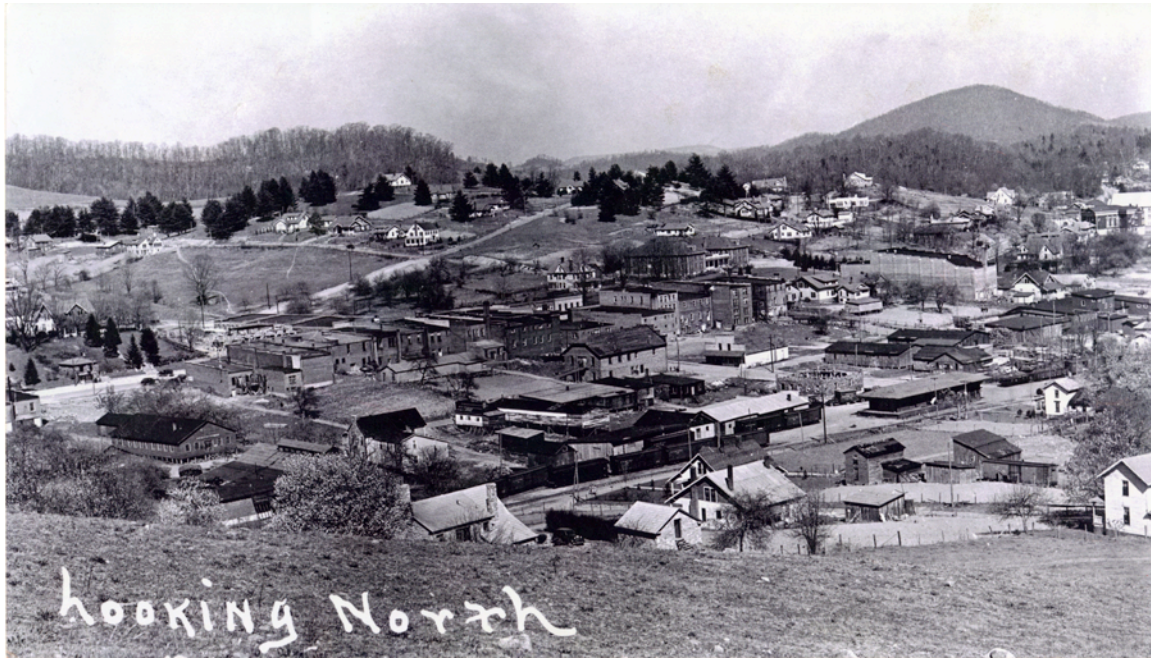
⁷⁷ "Newest Unit of Baptist Church Now Being Built," *Watauga Democrat*, July 30, 1936: 1.



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, 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.⁷⁸ 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.

⁷⁸ *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.⁷⁹ 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.

⁷⁹ 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.⁸⁰

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.⁸¹



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

⁸⁰ *Watauga Democrat*, September 9, 1943; December 30, 1943; and February 10, 1944.

⁸¹ *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.⁸²

⁸² *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.⁸³ 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.

⁸³ *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.⁸⁴ 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

⁸⁴ See, for example, *Watauga Democrat*, September 3, 1953: 1.

the north side of King Street, which dated back to 1899.⁸⁵ 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 Council, 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.

⁸⁵ *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.

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 the 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, the survey team has identified several additional properties as potentially 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 130 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. 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.

Throughout the survey area, many buildings are ripe for façade restoration and rehabilitation, and the Town of Boone—through the Downtown Boone Development Association—presently offers an Historic Façade Incentive Grant program to encourage owners to undertake such work in consideration of a matching grant up to \$5,000. Several properties in recent years have participated in this grant program, including one portion of the Frank Linney Block, part of the Boone Hardware/Farmer’s Hardware Block, the Appalachian Theatre, and the Horton Building. When completed in an historically sensitive manner, such rehabilitations are often an opportunity to uncover and preserve long-hidden architectural details and treatments. Such efforts are key to preserving the overall historic character and integrity of the Downtown Boone area.

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/Burrell 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 contributing resources in a National Register District listing, at the very least, this area should be considered for Local Historic 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. The survey team strongly recommends the latter approach.

In addition, the cluster of residential properties found on what is traditionally known as “Hippie Hill,” in the east part of the study area, is worthy of further study for evaluation of potential landmark and district designations and engagement with property owners based on the area’s history and residential characteristics.⁸⁶ This

⁸⁶ Hippie Hill includes the properties lying between (but not including) 494 West King Street and 352 West King Street, located on the north side of West King Street and south of Wallace Circle. Historically, this land was part of the Daniel Boone Park (Plat Book 1, Page 7) and Ward View Heights

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.

(Plat Book 1, Page 33) subdivisions, both of which extended far to the north into what is now known as the Grand Boulevard neighborhood.

Regarding Historical Images Noted in Appendix A

Numerous historical images—the vast majority of them originating in the Digital Watauga Project—were of great assistance in completing the survey work and historical analysis of the properties. Excluding past survey images, which may be found in the survey files retained by the NC SHPO, the following list is a compilation of the historical images most frequently referenced in the narrative descriptions that follow, along with links to where these images can be studied more closely.

Certain materials are not linked to or included below, including the historic Sanborn Fire Insurance Company maps (which are not easily accessible online and possibly under copyright protection) and images from the non-digital collections at Appalachian State University's Special Collections (which require a permission fee for reproduction). In addition, reference is made to several images in the Digital Watauga Project that are not yet online, so no link is provided here for those images at this time. This includes several images in the Watauga County Agricultural Extension Aerial Photographs Collection that contain sensitive private data and thus cannot be displayed online.

Newspaper references throughout the narrative can be found at two locations: Chronicling America (1886-1921): <https://chroniclingamerica.loc.gov/> and Digital NC (1922-1963): <https://www.digitalnc.org/collections/newspapers/>.

Rhododendron yearbook images (Appalachian Training School, Appalachian State Normal School, Appalachian State Teachers College, and Appalachian State University) can be found here: <https://lib.digitalnc.org/search?ln=en&p=691%3A%22Appalachian%20State%20University%22+AND+collectioninformation%3A%22North+Carolina+College+and+University+Yearbooks%22&sf=year&so=a>.

Alfred and Daisy Adams Collection

Alf-Dai-01-001: <http://digitalwatauga.org/items/show/1990>

Appalachian Theatre of the High Country Collection

App-The-04-001: <http://digitalwatauga.org/items/show/924>

App-The-04-002: <http://digitalwatauga.org/items/show/925>

App-The-04-006: <http://digitalwatauga.org/items/show/929>

App-The-04-007: <http://digitalwatauga.org/items/show/930>

Bobby Brendell Postcard Collection

Bob-Bre-02-98: <http://digitalwatauga.org/items/show/20569>

Bob-Bre-02-110: <http://digitalwatauga.org/items/show/20581>

Bob-Bre-02-114: <http://digitalwatauga.org/items/show/20585>

Bob-Bre-02-115: <http://digitalwatauga.org/items/show/20586>

Bob-Bre-02-117: <http://digitalwatauga.org/items/show/20588>

Bob-Bre-02-134: <http://digitalwatauga.org/items/show/20605>

Bob-Bre-02-136: <http://digitalwatauga.org/items/show/20607>

Bob-Bre-02-142: <http://digitalwatauga.org/items/show/20613>

Bob-Bre-02-148: <http://digitalwatauga.org/items/show/20619>

Cecil Greene Collection

Cec-Gre-01-001: <https://youtu.be/iO2TdG5M8Nw>

Clarence A. Price Home Movies Collection

Cla-Pri-01-001: <https://youtu.be/jelt5r-Ns4g>

Cla-Pri-01-006: <https://youtu.be/CbS83Wun7ss>

Cla-Pri-01-015: <https://youtu.be/1hFx6Fqh6N4>

Cla-Pri-01-016: <https://youtu.be/OC3i8S7IQ2w>

Cla-Pri-02-001: <https://youtu.be/0EHMgBbFcAM>

David Wyke Collection

Dav-Wyk-01-002: <http://digitalwatauga.org/items/show/6174>

Dav-Wyk-01-004: <http://digitalwatauga.org/items/show/6176>

Dav-Wyk-01-007: <http://digitalwatauga.org/items/show/6179>

Dav-Wyk-01-008: <http://digitalwatauga.org/items/show/6180>

Dav-Wyk-01-010: <http://digitalwatauga.org/items/show/6182>

Downtown Boone Development Association Collection

Dow-Boo-01-047: <http://digitalwatauga.org/items/show/7011>

Dow-Boo-01-131: <http://digitalwatauga.org/items/show/7095>

Glenn Thomas Collection

Gle-Tho-01-004: <http://digitalwatauga.org/items/show/5579>

Gle-Tho-01-006: <http://digitalwatauga.org/items/show/5581>

Gle-Tho-01-015: <http://digitalwatauga.org/items/show/5590>

Henry DeWolf Aerial Surveys of Watauga County Collection

Hen-Dew-01-003: <http://digitalwatauga.org/items/show/3131>

Hen-Dew-01-005: <http://digitalwatauga.org/items/show/3133>

Historic Boone Collection

His-Boo-1.14.4:

<https://lib.digitalnc.org/record/6254?ln=en&p=esso+AND+collectioninformation%3A%22Historic+Boone%22#?c=0&m=0&s=0&cv=0&r=0&xywh=-795%2C0%2C6677%2C3580>

His-Boo-1.19.1 (misabeled as 1903-04):

<https://lib.digitalnc.org/record/5940#?c=0&m=0&s=0&cv=0&r=0&xywh=-1228%2C0%2C7527%2C4036>

His-Boo-1.19.6:

<https://lib.digitalnc.org/record/6200?ln=en&p=1.19.6#?c=0&m=0&s=0&cv=0&r=0&xywh=-728%2C0%2C7535%2C4040>

His-Boo-1.43.5:

<https://lib.digitalnc.org/record/5919?ln=en&p=wagon+train+AND+collectioninformation%3A%22Historic+Boone%22#?c=0&m=0&s=0&cv=0&r=0&xywh=-1080%2C-1%2C6408%2C3437>

His-Boo-1.54.2:

<https://lib.digitalnc.org/record/6234?ln=en&p=band+AND+collectioninformation%3A%22Historic+Boone%22#?c=0&m=0&s=0&cv=0&r=0&xywh=-1727%2C0%2C7896%2C4234>

His-Boo-1.59.10:

<https://lib.digitalnc.org/record/6281?ln=en&p=joe+todd+AND+collectioninformation%3A%22Historic+Boone%22#?c=0&m=0&s=0&cv=0&r=0&xywh=-786%2C0%2C6201%2C3325>

His-Boo-2.69.1:

<https://lib.digitalnc.org/record/5997?ln=en&p=2.69.1+AND+collectioninformation%3A%22Images+of+North+Carolina%22#?c=0&m=0&s=0&cv=0&r=0&xywh=-579%2C-1%2C5368%2C2879>

His-Boo-04-010: <http://digitalwatauga.org/items/show/21435>

John Waite Stemwinder Collection

Ste-Win-01-002: <http://digitalwatauga.org/items/show/5267>

Linda Miller Collection

Lin-Mil-01-016: <http://digitalwatauga.org/items/show/7132>

Palmer Blair Collection

Pal-Bla-01-994: <http://digitalwatauga.org/items/show/2984>

Pal-Bla-02-002: <http://digitalwatauga.org/items/show/6030>

Pal-Bla-02-003: <http://digitalwatauga.org/items/show/6031>

Pal-Bla-02-004: <http://digitalwatauga.org/items/show/6032>

Pal-Bla-02-091: <http://digitalwatauga.org/items/show/6119>

Pal-Bla-03-573: <http://digitalwatauga.org/items/show/4971>

Pal-Bla-03-691: <http://digitalwatauga.org/items/show/5089>

Pal-Bla-03-692: <http://digitalwatauga.org/items/show/5090>

Pal-Bla-03-694: <http://digitalwatauga.org/items/show/5092>

Pal-Bla-04-062: <http://digitalwatauga.org/items/show/3597>

Pal-Bla-04-103: <http://digitalwatauga.org/items/show/3638>

Pal-Bla-04-104: <http://digitalwatauga.org/items/show/3639>

Pal-Bla-04-108: <http://digitalwatauga.org/items/show/3643>

Pal-Bla-04-109: <http://digitalwatauga.org/items/show/3646>

Pal-Bla-04-179: <http://digitalwatauga.org/items/show/3716>

Pal-Bla-04-236: <http://digitalwatauga.org/items/show/3803>

Pal-Bla-07-004: <http://digitalwatauga.org/items/show/6630>

Pal-Bla-09-004: <https://youtu.be/l1nm2iQ-1ts>

Pal-Bla-10-001: <http://digitalwatauga.org/items/show/6543>

Paul and Ruby Weston Collection

Par-Wes-02-021: <http://digitalwatauga.org/items/show/6247>

Par-Wes-02-039: <http://digitalwatauga.org/items/show/6265>

Par-Wes-03-043: <http://digitalwatauga.org/items/show/6344>

Par-Wes-03-044: <http://digitalwatauga.org/items/show/6345>

Von and Mickey Hagaman Collection

Von-Hag-01-006: <http://digitalwatauga.org/items/show/5817>

Appalachian State University Digital Collections

1958 Homecoming:

<https://omeka.library.appstate.edu/files/original/f8ee9f2de67983b20f4791eba69d4471>

1965 Homecoming:

<https://omeka.library.appstate.edu/files/original/9260fa2c6e7316f80b66f1c64d924b7c>

1965 Homecoming:

<https://omeka.library.appstate.edu/files/original/33b7583bac6b41dd0adf506da51f0ccf>

1965 Homecoming:

<https://omeka.library.appstate.edu/files/original/97b363551f5aaaab09476b18c9093c04>

1965 Homecoming:

<https://omeka.library.appstate.edu/files/original/a3ee7785d5c299649dc14c6499b3423a>

1967 Homecoming:

<https://omeka.library.appstate.edu/files/original/ed6bffa8bc10da9fb144a03a3f534a66>

1967 Homecoming:

<https://omeka.library.appstate.edu/files/original/8c5cf2d331b244e18b0fd1adb787e260>

1969 Homecoming:

<https://omeka.library.appstate.edu/files/original/f91e6835cecb3138bae0e96548a70f3b>

1970 Homecoming:

<https://omeka.library.appstate.edu/files/original/f6e5da6f5b1424f265b2f278ce59ad75>

1971 Homecoming:

<https://omeka.library.appstate.edu/files/original/a8a9c814e4189ae65e41dee7e2337f6f>

1971 Homecoming:

<https://omeka.library.appstate.edu/files/original/bb5467a7af84acba13694718049b1df2>

1972 Homecoming:

<https://omeka.library.appstate.edu/files/original/43cba8c44cc0f60ea7b444a8df8141f5>

1975 Homecoming:

<https://omeka.library.appstate.edu/files/original/e50efb006b44902e9a207bef36dee689>

Cy Crumley Scrapbook

Boone, 1939:

<http://www.stateoffranklin.net/johnsons/crumley/images/tour7/boone1939.jpg>

Also referenced are several images reproduced in Donna Akers Warmuth, *Images of America: Boone*, (Charleston, SC: Arcadia Publishing, 2003).

A Brief Note on Building Names

Whenever possible, the survey team has assigned a name corresponding to either the original owner of the building or the business that originally occupied the building. In some cases, the name attributed to the building in media accounts at the time of construction has been used. Occasionally, where an initial tenant had a short tenure in the building, followed by a lengthy tenure by a subsequent tenant, the longer-tenured business name has been used. Where no historic name was discovered (a small number of cases), the name of the business occupying the building at the time of the survey was used.

APPENDIX A
Individual Property Descriptions
Town of Boone, North Carolina, Architectural Survey¹

WT0008 John Walter Jones House (1908)

604 West King Street

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 it remains largely unchanged on its exterior. A *Watauga Democrat* article from March 19, 1908, referenced Dr. Jones's desire to "get into his new home very soon," while an article from October 22, 1908, made explicit reference to the completion of painting at the home. The Jones family continued to own this building until 1983, when Mazie Jones Levenson donated the property to the Town of Boone for use as a community center (Deed Book 241, Page 660). The Town of Boone currently owns the building, which continues to function as a community center and performance venue, as well as home to the Town of Boone Cultural Resources Department. This property was listed on the National Register of Historic Places in 1987. This property was previously surveyed in 1983 and 2002; this entry serves as a detailed update to the previous surveys.

The house is positioned at the center of a large lot overlooking West King Street from the north, with Grand Boulevard located a short distance to the east of the house. Roofing material for the upper (main) roof is of asphalt shingle but is not original. The south (main) elevation features a large, two-story, projecting bay on its west half, capped by an overhanging, front-facing gable that is off-center from the bay. The area under this gable is clad in wood shake that slopes to a drip line at its lower edge and features a single, one-over-one, double-hung sash window with a simple wooden surround. The second-floor projecting bay has three single, one-over-one, double-hung sash wooden windows with aluminum storm windows installed on the interior. To the east of the bay is a double set of one-over-one, double-hung sash, wooden windows with aluminum storm windows installed on the interior. Aside from wooden shakes under the gables, the entire house is clad in weatherboard.

The first floor of the south elevation features a prominent colonnaded porch with a double staircase descending at the east end to the main concrete walk in the yard. Steps here are of wood, with wooden side railings and a center wooden railing; there is some photo documentation from mid-century that suggests these railings are not original to the house, although the steps and porch do appear to be original to the design. The porch area in front of the gable, meanwhile, is bowed out in a semi-circle and features a semi-circular balustrade with elaborately turned spindles. Town of Boone staff members have cut this railing to facilitate its removal for outdoor concerts, although the railing normally remains in position. The porch roof is supported by six elaborately turned column posts, while the

¹ All content in this Appendix A is © Carolina Historical Consulting, LLC, 2015-2021, and may not be reproduced or redistributed without written permission from Carolina Historical Consulting, LLC.

porch itself rests on brick piers, with a modern wooden lattice filling the gaps between piers. The porch roof features a south-facing gable on the west end, also off-center from the bay, which includes a similar wood shake treatment under the gable that slopes to a drip line at the bottom edge. The first floor bay, meanwhile, consists of a large, one-over-one, double-hung sash, wooden window with a mullion pattern that divides the sash into a one-third/two-thirds orientation from top to bottom, presumably to allow for greater visibility through the lower sash while seated inside. The upper sash has been fixed by hardware that appears to lock it into place. Two flanking, single, one-over-one, double-hung sash windows complete this lower bay. The main entrance is located just east of this lower bay and under the porch roof, and it includes a wooden door with an upper fixed light and decorative panels at top and bottom; door hardware and a mail slot may be original. To the east of this doorway is another single, one-over-one, double-hung sash wooden window.

The west elevation from south to north includes two single, one-over-one, double-hung sash wooden windows—one on each floor—with a large gap in openings before reaching another projecting, triple window bay with an off-center gable roof above. As with the previous bay, the area under the gable includes a wood shake treatment that slopes to a drip line at bottom and includes a single, one-over-one, double-hung sash window. The first and second floor windows of this projecting bay are roughly equivalent and are single, one-over-one, double-hung sash wooden windows. The first floor portion has been boarded over on the interior to facilitate the use of the interior space as an art gallery, although this boarding over is not visible from the exterior and does not affect the appearance of these windows from outside. To the north of this bay, the second floor has a single, one-over-one, double-hung sash window centered on the remaining distance between the bay and the northwest corner, while the first floor has four side-by-side, one-over-one, double-hung sash wooden windows (boarded over from the interior, as with the first floor bay) that take up almost the entirety of the distance from the bay to the northwest corner. An intriguing lintel feature above these windows suggests the possibility that the first floor portion of this space may have been a screened or three-season porch area; Cultural Resources staff (Pilar Fotta) indicated that these four windows originally aligned with a mudroom that was accessed from a doorway at the northwest corner on the north elevation. This entrance no longer exists.

Instead, the north elevation now consists of a single, twelve-light, wooden door entrance, capped by a horizontal transom, at the center of the first floor. This entrance has a shed roof portico supported by columns that is a recent addition to the house. A concrete accessibility ramp extends away from this portico to the east and up to the parking lot and is flanked by metal railings. To the west of this entrance are a wooden screen and a small wooden storage area with a shed roof over it. The second floor includes two single, one-over-one, double-hung sash, wooden windows that are off-center to the rear-facing gable above. As elsewhere, this projecting gable contains a wood shake treatment that slopes to a drip line at bottom, with a single, one-over-one, double-hung sash at center.

The east elevation in some ways resembles the west elevation, with a two-story triple window bay at center, capped by a slightly off center projecting gable with the usual wood shake treatment and a single, one-over-one, double-hung sash, wooden window under the

eaves. The primary differences include a single, one-over-one, double-hung sash, wooden window at the south edge of this elevation on the first floor; a single, one-over-one, double-hung sash wooden window between the first and second floors and south of the bay that functions as a stairwell window; as well as a similar stairwell window at the north edge of this east façade. Between this north stairwell window and the bay are single, one-over-one, double-hung sash, wooden windows on the first and second floors that are slightly out of vertical alignment to one another for reasons that are not clear.

While the interior of the house retains many original features, particularly in the front (south) parlor and entryway, much of the interior has been altered to suit modern community uses for this property. Recently, Town staff identified the original appearance of one of the second floor bedrooms after removing decades of subsequent wall and floor coverings, which will prove useful in better understanding the history of the house. Similarly, the landscape of this property has been altered slightly to facilitate egress from the front walkway to the large north parking lot at rear via a brick paver path. A modern memorial wooden arbor and trellis has been erected immediately east of the brick paver path (1996), while the front yard (south elevation) contains a wrought iron fence with built-in metal benches, several free-standing wood and iron park benches, and a recent (2014) patio with a fixed checkerboard table and benches. Two large, historic trees occupy the extreme south end of the lot, between which runs a concrete set of steps with stone cheek walls and a center iron railing that descend to West King Street. A natural stone retaining wall abuts the sidewalk along West King Street and wraps the corner to Grand Boulevard, although this transitions to weathered stone or concrete block halfway up Grand Boulevard. A small wooden sign is located on the hill above West King Street, while a large metal sign with faux stone treatment is located on the corner of West King Street and Grand Boulevard. A large parking lot is located north of the house and provides parking for events and the community at large. It is surrounded to the east and north by a concrete retaining wall, while a wooden fence (2015) divides the Jones House parking lot from properties to the west.

The lawn of the property is also noteworthy for having briefly served as the home of a miniature golf course known at the “Tom Thumb Golf Course,” operated by Mr. and Mrs. T. Hill Farthing, in 1930 (*Watauga Democrat*, May 1, 1930, and May 8, 1930).

WT0049 Boone Post Office (1939) 680 West King Street

Built between 1938 and 1939, the United States Post Office in Boone, NC, is an outstanding example of the one-story with basement, Colonial Revival-style, New Deal-era post office facilities constructed by the federal government in hundreds of small and medium-sized towns between 1933 and 1940. Completed in late July 1939 (*Watauga Democrat*, July 20, 1939), the building was designed by Louis A. Simon (1867-1958), the Supervising Architect of the US Treasury, and was funded through the Works Progress Administration. After purchasing the land from Emma Councill (a descendant of noted Boone pioneer Jordan Councill, Sr.) and reducing the elevation of the hill on which the property sat by removing

several thousand cubic yards of dirt (*Watauga Democrat*, March 10, 1938), the federal government employed local stonemasons Leslie (1900-1957), Clarence (1903-1981), and Earl Lyons (1912-1984) to complete the exterior stonework (*Watauga Democrat*, March 9, 1939, and July 20, 1939). Dedication of the building occurred on April 10, 1940 (*Watauga Democrat*, April 11, 1940). The building was listed in the National Register of Historic Places in 1996 and remains an operational post office, although the Town of Boone—which bought the property in 2008 (Book of Record 1400, Page 633)—also maintains offices in the building. The Town of Boone completed a meticulous restoration in 2012 and officially declared the Boone Post Office a Local Historic Landmark in 2016. This property was previously surveyed in 1995 and 2002; this entry serves as a detailed update to the previous surveys.

Located on a rectangular lot that spans the full block between West King Street and Queen Street to the north, the Boone Post Office is situated on a low bluff above West King Street and is reached via a three-flight series of steps that rise from West King Street to the main south elevation. The main block of the side-gabled building is five bays wide and two bays deep and composed of dressed, ashlar stone that rests on a concrete foundation within which is a finished basement presently used for Town offices. The first two flights of steps are of concrete flanked by simple metal handrails, while the third flight of steps at the building façade is composed of cut granite flanked by Adams-inspired, wrought iron balustrades with terminating sweeps that encircle the large metal lamps on each end. The main entry, which occupies the central bay, has been meticulously restored to resemble its original appearance. Single Doric pilasters with a square base flank each side of the entry and support a three-tier entablature consisting of a frieze with the letters spelling out “Boone, North Carolina,” a dentiled corona, and a simple cornice. The double door entry features nine-light wooden doors that mimic the originals, with a gorgeous, rectangular fanlight with spider web tracery over the doors. Symmetrically spaced, slightly recessed pairs of twelve-over-twelve, double hung sash, wooden windows with wooden sills and architraves sit on either side of the main south entry, each window opening in turn supported by a deep limestone sill. The entablature of the main entry is repeated at the south elevation roofline, with the words “United States Post Office” visible on the frieze just below the roofline. The standing seam copper roof and gutters have been restored as well. At the center of the roof beam is a dominant, octagonal lantern with paired Tuscan columns supporting a repetition of the entablature above and weatherboarding cladding the surface below the lantern openings, which are filled with louvered vents. Above the entablature of the lantern is a cap clad in chevroned weatherboard and an octagonal dome adorned by an arrow-shaped weathervane. A cornerstone from 1938 is visible at the southwest corner of the south elevation, with flanking pairs of windows similar to but slightly smaller than those on the first floor visible in the window wells that flank either side of the main entry staircase. Iron balustrades surround these window wells.

The west elevation of the main block continues the entablature of the south elevation around the entirety of the tympanum of the west gable. This tympanum also includes a centered lunette with fanlight tracery and is clad in weatherboard. As part of renovations in 2012, one of the paired window openings on the west elevation was converted to a single door entry, thus allowing ADA egress from Linney Street via a concrete patio to the

west. A concrete path also descends north toward the parking lot at the rear of the property. Iron balustrades run along the east side of the concrete path to the north and the concrete patio at the west elevation, with a stone retaining wall visible on the west side of the path to the north. This west entry contains a wooden door with multiple glass lights and six-paneled transom, with a portion of the original architrave still visible. To the north of this door entry is the original window opening identical to those found on the first floor, south elevation. Two slightly smaller versions of the first floor windows are located at the basement level within the window well created by the concrete path to the north.

The west elevation of the building continues to the north of the main block with a large, rectangular service block that spans nearly the full width of the main block with only a slight setback at each end. This service block is three bays deep and five bays wide. The west elevation's first floor contains three symmetrically spaced windows identical to those found elsewhere on the building, with three slightly smaller versions of these windows found at the basement level within the window well. The entablature found on the gable end of the main block continues along the service block portion of the west elevation, creating a collar appearance against the low parapet that rises above the entablature. Coping along this parapet appears to be of concrete slabs.

The north elevation of the service block, meanwhile, is five bays wide and contains a covered, projecting loading dock extension at the middle bay. A large, rectangular, stone boiler stack rises from the west edge of this center bay, terminating in a raised chimney cap supported by stone piers at each corner. Spacing of windows along the south elevation is slightly tighter, with two large windows identical to those elsewhere found at the west edge and two symmetrically positioned, identical windows on the east end. Just to the east of the east grouping of large windows on the north elevation is a small, four-over-four, double-hung sash, wooden window whose upper sash has been replaced by a vent panel. At the center of the north elevation, meanwhile, is a three-light, rectangular transom that sits just above the roofline of the loading dock roof. This loading dock roof is supported at its northeast corner by a stone column and its west side by a large, stone wall with a narrow window visible at the southeast junction of the loading dock with the service block. This narrow window provides natural light to a boxed-out entry vestibule on the loading dock, which is accessed via double wooden and glass doors on the north face and a single, nine-light, wooden and glass door on the east face of the loading dock. This latter loading dock doorway is reached by a simple concrete stoop with a metal railing. To the east of the loading dock is a staircase descending along the north elevation of the service block to another entry to the service block near the center of the north elevation basement level. The north elevation of the main block, meanwhile, is nearly entirely obscured, aside from a wide dormer with an impressive run of six symmetrically spaced, nine-light, hopper windows controlled by an elaborate, interior, chain-operated mechanism within the service block area (now a conference room).

The east elevation, meanwhile, contains the usual symmetrical pair of window openings on the main block. The southerly one of these retains its twelve-over-twelve, double-hung sash, wooden window, but the northerly one has been partially filled in with stone (retaining the architrave) and reduced to a much smaller, narrower, one-over-one window

with ventilation duct. Below these two openings are two small, fixed-light, wooden windows at the basement level. Immediately to the south of the two basement level windows is a single door entry with a four-light transom above; this entry leads to the Town offices. The east elevation of the service block breaks the pattern found elsewhere by featuring a single, twelve-over-twelve, double-hung sash, wooden window like those found elsewhere on the first floor, flanked by smaller, symmetrically spaced, eight-over-eight, double-hung sash, wooden windows. On the basement level, below the central, large window of the first floor, is a small, fixed, three-light, wooden window. The tympanum area of the east elevation under the gable, meanwhile, repeats the details of the west elevation.

One of the most impressive aspects of this building is that many of the interior features of the first floor's postal service design remain intact. The interior of the lobby is highlighted by the presence of a large wood and glass airlock around the main entrance and the presence of a massive, oil-on-canvas mural that measures eleven feet wide by four feet tall. Painted by Alan Tompkins in 1940 as a replacement for the original (and unpopular) mural design Tompkins originally created for the building, the mural features a young Daniel Boone, without his customary coon skin cap, leading two hunting companions on a hunting trip through western North Carolina. One of dozens of such New Deal post office murals painted in North Carolina, this mural is the only surviving one found in the northwestern part of the state. The mural was fully restored in 2015. Other original and intact details of the interior include the postmaster's office (accessed through a door beneath the mural); the original service counters, accoutrements, and signage; wood-framed bulletin boards near the postmaster's office; the post office safe; a bank of post office boxes at the west end of the lobby; the postal patron service tables; the brass ceiling fixtures; the wainscoting of Tennessee Tavernelle Clair marble; and the terrazzo floor designed to match the wainscoting.

WT0055 Boone Cemetery (1860s)

678 Howard Street

This is an update to the original survey of this site completed in 1988. Several substantial changes have occurred at this property regarding ownership since the survey. At the time of the survey in 1988, the described portion was the traditionally "white" part of this cemetery complex, bounded at that time by a chain link fence around most of its perimeter with a more ornate rock column and iron gate entrance from a driveway off the south side of Howard Street (installed 1982, based on a design by T. K. Pease). The "Trustees of the Boone City Cemetery" were the owners of the parcel at that time. This described parcel did not include either the driveway portion or the traditionally "black" cemetery located to the east of the "white" cemetery.

In 1999, shortly before her accidental death while horseback riding, Rachel Rivers-Coffey discovered that construction by Appalachian State University along the south boundary of the cemetery was placing graves in both the white and black sections of the cemetery in peril. Eager to preserve the cemetery, Rivers-Coffey—who at that time was one of the "Trustees of the Boone City Cemetery"—sought to consolidate ownership of both cemetery

sections by establishing a new organization known as the “Jordan Council Memorial Cemetery, Inc.” The Trustees of this new organization claimed ownership of the driveway parcel and black portion of the cemetery without a clear chain of title. In her haste, Rivers-Coffey also failed to convey the white portion of the cemetery to the new group, while the old organization officially dissolved.

In 2015, the surviving trustees of the Jordan Council group and the Town of Boone—which had been maintaining the cemetery voluntarily for decades—came to an agreement for the clearing of title and transferred ownership of the entire cemetery tract, including the white and black sections and the driveway parcel, to the Town of Boone. Recent research on the black section of the cemetery has documented at least 70 burials, most before 1950, even though only a handful of stones survive. Ground-penetrating radar surveys completed in 2017 documented a total of 165 unmarked burials in the black section. In addition, recent research has documented the burial in the traditionally black section of the cemetery (believed to have originally served as a burial ground for the Council family’s slaves) of at least three white Union soldiers who died from disease shortly after Stoneman’s Raid on Boone, during Colonel George Kirk’s occupation of the town in April 1865. These three graves and their associated headstones were originally located near a gate in a chain link fence between the two sections (this chain link fence was removed in 2017). At some point prior to 2014, these three gravestones were moved to the southwest corner of the black section, but vandals removed all three stones from the ground and made off with two of them. The Town has since ordered replacement stones and, using ground-penetrating radar, has relocated the three gravesites. These graves were rededicated and marked with the replacement stones in April 2018.

The historically black section of the graveyard located to the east end of the parcel did not have a fence surrounding it at the time of the survey, although a new, black aluminum perimeter fence was installed for the entire cemetery (both sections) in early 2018. A double chain-link gate on the east end of the chain link-fenced white section provided access between the white and black sections at the time of the survey, although this fencing was removed as part of the recent renovations. The hill of the black section slopes off to the south and east, and the east edge of the black section was severely eroded along Brown Street. In 2017, the Town of Boone installed an attractive retaining wall of textured concrete block along the west edge of Brown Street in order to control erosion of this hillside. Six markers in total were documented in the black section at the time of the survey. It was thought that a large area of thick overgrowth at the northern edge of the black section of the cemetery might contain additional stones, but clearing in 2017 did not reveal any additional markers.

The historically white section of the cemetery, meanwhile, retains its modern, rock column and iron gate entrance off Howard Street, even though the chain link perimeter fence that surrounded the entire section was removed in 2017. The cemetery itself continues to retain a number of historic grave markers representing many of the old families of Boone. Most historic stones are of the tab and socket or die on base type, although a handful of obelisks and more unusual types are present. Simpler historic stones are typically tablets flush to the ground. Ground-level curbing or corner blocks demarcate several family plots.

With a handful of exceptions, most nineteenth century and early twentieth century stones lack ornate funerary symbols, reflecting the economic circumstances of most local families and the practical limitations on monument design in Boone during the cemetery's historic period, although Masonic symbols are quite common.

Occupying land once owned by the Councill family, who were intimately associated with the establishment of the community that became Boone, the cemetery is the only known surviving resource in town with a direct connection to Stoneman's Raid on Boone in 1865. One of the earliest known burials in the white section is that of Jacob Mast Councill, a civilian shot by Stoneman's men in March 1865 and the son of Benjamin Councill, Sr. (1795-1877), who is believed to have owned the land at the time of Jacob Mast Councill's death. While graves of several children in the Councill and related families have stones with dates of decease that pre-date Jacob Mast Councill's grave, all of these "earlier" stones have been ruled out as later additions to the cemetery commemorating much earlier deaths. Nevertheless, local tradition holds that the cemetery was already in use as a family plot prior to the Civil War. Subsequent burials included the three aforementioned Union soldiers who died from disease at Boone in April 1865, who were buried in what is believed to have been the burial ground for the Councill family slaves. By the 1890s, in spite of the lack of a deed transaction indicating a transfer of the graveyard to Town ownership, local residents routinely referred to the site as the "Town Cemetery," "City Cemetery," and "Boone Cemetery."

The Boone Historic Preservation Commission is in the middle stages of a comprehensive, geo-referenced inventory of the entire cemetery, while Town staff and the Boone Historic Preservation Commission are currently working on a variety of preservation initiatives to secure, improve, and interpret the cemetery in the years to come. These improvements include full survey documentation on the headstones within both cemetery sections and future interpretive panels to assist visitors in understanding the history of the cemetery. The cemetery remains active (averaging one burial per year), but it is believed to be nearly full.

WT0056 Oscar and Suma Hardin House (1926, demolished January 2021) 136 North Water Street

Originally built as a residence, this one and a half-story, Colonial Revival frame building was first surveyed in 1988 and again in 2002. The house has served in recent years as a law office, first for Judge Philip Ginn, then later as the Turner Law Office. Past surveys have reported that the house was built in 1927 in error. In fact, ground was broken for construction of the house in September 1925 (*Watauga Democrat*, September 17, 1925), with work completed on the house in June 1926 (*Watauga Democrat*, June 24, 1926). Defining features of this side-gabled house include a steeply pitched gable over the main (west) elevation entrance, an ornate, second-floor, Palladian window under this entrance gable, a front entrance that has a webbed transom window and is flanked by full-length sidelights with ornate tracery, four Tuscan columns on the porch that support the semi-circular balcony above this entrance, and stunted, scrolled brackets beneath the eaves. All of

these elements still survive. Indeed, the home displays an unusually high style of architecture among the domestic properties located within Boone's downtown area.

Oscar Hardin (1883-1927) was the grandson of Henry Hardin, a prominent and significant early Boone citizen. Oscar Hardin was engaged in business for many years at Hickory and Johnson City before returning to Boone to serve as a partner in the Henry J. Hardin & Co. firm at Boone, which was located at the old Blackburn Store site opposite the courthouse. He was also a leader in the Boone Methodist Church, serving on the church's board of stewards. Suma Bogle Little Hardin (1888-1931) was the daughter of Dr. H. McDuffie Little, a prominent Boone physician and a wealthy and significant landowner of property along the Boone side of Rich Mountain. She played a lead role in numerous civic ventures, including the Friday Afternoon Club and the Entre Nous Club. This house was also the boyhood home of Oscar and Suma Hardin's son, Robert Bogle "Bobby" Hardin (1910-1977), the longtime mayor of Blowing Rock from 1953 to 1971. Following Oscar Hardin's and Suma Hardin's untimely deaths, the home changed hands a couple of times before Walter and Clara Brown eventually purchased the home and resided there from 1952 into the early 1990s. Walter Brown was the postmaster of Todd, North Carolina, and his wife Clara was a teacher in Ashe County.

Judge Ginn made attempts in 1996 and 1997 to secure rehabilitation advice and Study List listing from the North Carolina Department of Cultural Resources, with a view toward obtaining rehabilitation tax credits and National Register listing. Unfortunately, North Carolina's National Register Advisory Council responded to Judge Ginn's Study List application by declining to Study List the property. The NRAC cited several areas of concern as the basis for their decision—the application of aluminum siding, enclosure of the porte cochere, shortening of a chimney stack, and "disturbance of the surrounding yard."

Unfortunately, additional alterations have occurred since 2002. The north porch described in the 1997 Study List Application has since been filled in and dramatically altered to a one-story addition with a flat roof, prominent cornice treatment, rows of six-over-six, double-hung sash windows on the west, north, and east elevations, and board and batten siding that is not appropriate to the Colonial Revival style. In addition, the two large Norwegian pines have been removed from the property for reasons that are unclear. Perhaps most distressing, the ornate, pressed tin shingles have been removed entirely from the house since 2002 and replaced with asphalt shingles.

A one-story outbuilding, with a low-pitch, side-gabled roof survives at the rear of the property. This building is likely original to the property, as it appears on the 1928 Sanborn Map of Boone, where it was labeled as a garage. It has since been converted to either an apartment or a light office use.

In early 2019, following their purchase of the property, the Watauga County Commissioners scheduled the house for demolition so that a parking garage could be built on the site. Following outcry from the Boone Historic Preservation Commission, the Boone Town Council, and many Boone residents, the Watauga County Commissioners briefly worked with the Town of Boone to determine appropriate solutions that will allow for the

preservation of the house while achieving parking solutions elsewhere in downtown Boone. By December 2019, however, the county abandoned these pursuits, secured a demolition permit, and scheduled the house for surplus in April 2020. 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.

WT0067 Watauga County Jail (1889)

142 Water Street (now Burrell Street)

This entry represents an update to previous survey efforts in 1988 and 2002. Completed in December 1889 by William Stephens (1870-1945) of Mayfield, Kentucky (*Watauga Democrat*, May 22, 1889, sometimes reported in error as William Stephenson of Mayesville, Kentucky), for \$5,000, 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.

Past surveys have stated, incorrectly, that the building continued in service as a jail until 1925, when a new jail building was opened behind the 1904 Watauga County Courthouse, then located about half a block to the north. In fact, calls for the immediate sale of the old jail surfaced in April 1925 (*Watauga Democrat*, April 2, 1925), with the intention that the funds from the sale would be applied to the construction of a new jail building. This might be the source of the errant date cited in the 1988 survey. An article later that same month indicated that the "new jail would be built this summer" (*Watauga Democrat*, April 23, 1925). The contract was not actually awarded, though, until November, with W. H. Gragg securing the contract (*Watauga Democrat*, November 5, 1925), and plans for work to begin in Spring 1926. Indeed, the county commissioners did not sell the jail property until December 4, 1926 (Deed Book 36, Page 263), when T. S. Watson purchased the property. Poley Wyke became the new deputy sheriff and jailer in December 1926 (*Watauga Democrat*, December 2, 1926), occupying what was described as "the old jail" the following week, on account of the new jail not yet being complete. Wyke finally moved into the new, functioning jail in March 1927 (*Watauga Democrat*, March 24, 1927), and by May, the old jail was being used as a boarding house (*Watauga Democrat*, May 19, 1927) after the "old jail equipment" was shipped to Blowing Rock for use as part of their town jail (*Watauga Democrat*, March 31, 1927). Thus, the correct date for the end of the old jail's "reign" would appear to be 1927.

Watson struggled to hold onto the property, however, and in September 1928, the county commissioners again put the property up for sale (advertisement, *Watauga Democrat*, September 9, 1928), conveying it to M. C. Cook (Deed Book 37, Page 188). Cook in turn sold the property to Rev. G. W. Sebastian in August 1929 (Deed Book 38, Page 527), who quickly

flipped just the jailhouse lot from the larger tract to George N. Cook (sometimes “Niley G. Cook” or “G. Niley Cook”) and Maude Cook (Deed Book 39, Page 12). After a short stint as an apartment house, the Cooks sold the former Watauga County Jail to Louise Wyke in 1937 (Deed Book 46, Page 432), when it was converted to a single-family residence. During the late twentieth century, owners again converted the building to apartments and rented it to ASU students, who inflicted a heavy toll on the interior. In more recent years, owners converted the building into a first-floor restaurant with an apartment upstairs, a configuration it maintains today.

The former Watauga County Jail is a classic example of a Folk Victorian style 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 (west) extension, the building is constructed of six-course, common bond, red brick that was kilned by Stephenson on site. Sturdy brick pilasters separate the three main bays of the front (east) façade and are present at the corners, with the 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 mostly obscured by the front porch. The roof is clad in small, metal shingles that may be original to the building.

A large, one-story porch runs three-quarters of the width of the first floor of the east elevation. Some past accounts of this house have suggested that the house did not originally have a front porch, but images from circa 1905 (Bob-Bre-02-117) and 1915 (Bob-Bre-02-114) clearly show a porch of this approximate massing was present relatively early in the building’s history. A wooden, one-story porch is also visible on this building on the 1928 Sanborn map of Boone. By 1940, this porch was supported by four tapered, wooden posts rising from square, brick piers with cement caps (Dav-Wyk-01-007). At that time, the roof of this porch was a stunted hip of metal shingles with a flat top, capped by a wooden balustrade on three sides. The area underneath the porch appears to have also been a wooden floor resting on a brick foundation with a centered, three-step, concrete stoop with low brick cheek walls. By the early 2000s, the wooden balustrade was removed and the flat portion of the porch roof built up and clad in standing seam metal. The area underneath the porch, meanwhile, was enclosed several years ago using salvaged material from a 1920s Blowing Rock home to create a three-season porch; as part of this change, the brick piers and wooden posts disappeared as supports for the porch roof, although the brick porch foundation, steps, and cheek walls remain. A cut-stone pathway trimmed by a cut-stone, low cheek wall extends to a small set of concrete stairs with concrete cheek walls and iron banisters that descend to the sidewalk on Water Street; this walkway and cheek wall feature dates at least to 1940.

The center bay of the first floor of the east elevation contains an entrance with a single, eight-light, wooden door with a transom above; this transom was originally divided into two horizontal lights but now is a single light. The north and south bays each contain a tall, narrow, four-over-four, wooden window with a brick rowlock sill. This general configuration is repeated on the second floor of the south elevation. The north and center

bays each contain a tall, narrow, four-over-four, double-hung sash, wooden window identical to the ones found on the first floor, each with a brick, rowlock lintel. The south bay, however, has a four-over-four, double-hung sash, wooden window that is substantially shorter than the other two on the second floor for reasons that are unclear. It possesses a brick header lintel and has been this size since at least 1940, but irregular brickwork in the area above the window suggests that this opening may have been changed at some point between 1889 and 1940.

The south elevation of the main block repeats many of the details of the east elevation, including the quadruple-tier, English bond, corbelled cornice and the six-course, common bond brick for the main masonry, and stunted brick brackets are found near each corner below the roofline. Window openings contain long and narrow, four-over-four, double-hung sash, wooden windows with aluminum storms and are arranged symmetrically with two openings on each floor. Here, though, lintels are an intriguing double-tier comprised of angled sailors capped by a band of brick rowlocks, while sills are brick rowlocks. A coal chute is visible at the lower end of the elevation. The corbelled cornice treatment wraps from the south elevation of the main block onto the south portion portion of the west elevation of the main block, but this wall is otherwise featureless.

The south elevation of the west extension, meanwhile, reveals two symmetrically spaced, four-over-four, double-hung sash, wooden windows with aluminum storms and brick rowlock lintels and sills on the second floor. The image from circa 1905, when this part of the building was still being used as a jail, shows no window openings on the second floor of the west extension, suggesting that these were added when the building was converted to a residence in the 1920s. The first floor of the south elevation of the west extension, meanwhile, has been almost entirely obscured by a wooden, enclosed porch addition clad in weatherboard and covered with a hipped, asphalt shingle roof. A large kitchen exhaust vent occupies a portion of the roof. This porch area was a relatively early addition to the building, as it is visible on the 1928 Sanborn map illustration of the property, but the present owner indicates that a restaurant tenant enclosed the once-open south porch several years ago. Two large door openings along the original brick wall of the south elevation of the west extension are still visible from the interior and provide access to this enclosed porch area. Meanwhile, a tall but narrow, brick boiler stack rises from the joint between the west face of the main block roof and the south face of the west extension roof. A third chimney visible in the 1905 photograph along the south face of the west extension roof—probably in service to the former kitchen—is no longer extant.

The west elevation of the west extension includes a single, modern, storm door entry to the south elevation wooden porch. The remainder of the west elevation of the west extension, however, is almost entirely featureless, consisting purely of the six-course, common bond brick with the same corbelled cornice treatment and thus preserving the original, completely windowless design of this west extension that served as jail space. The north elevation of the west extension continues the English bond and corbelled cornice treatments found elsewhere. At the north end of the west extension is a large, steel staircase rising to the north entrance to the second floor apartment. This north elevation entrance is intriguing, as it appears to contain an iron, cased opening within which sits a

modern doorframe and door. A defect in His-Boo-1-19-001 (1907), which offers the best pre-1927 view of this side of the building, obscures this part of the building, so it cannot be confirmed, but it appears that this opening may have been an early access point to the upper story of the jail area. To the east of this doorway is a tall, narrow, four-over-four, double-hung sash, wooden window with an aluminum storm and header lintel. The east end of the first floor of the west extension, meanwhile, features a tall, narrow, four-over-four, double-hung sash, wooden window with an odd, Adams-style, brick rowlock lintel and brick rowlock sill. The brick above this window has clearly been altered, as the original sailor lintel for the original opening here is still hanging out of place about two feet above the Adams-style lintel over the window. To the west of this is a former opening, even larger than the window but now bricked in, suggesting that it may have been a doorway at one time.

The north end of the west elevation of the main block, meanwhile, is featureless aside from the corbelled cornice, English bond, and brick stunted bracket treatments found elsewhere. The north elevation of the main block continues these features and includes one tall, narrow, four-over-four, double-hung sash, wooden window with brick rowlock sills and angled sailor lintels on both the first and second floor at the west end of the elevation. A rectangular, interior chimney stack with concrete cap rises above the center of this north elevation.

While the interior of the former Watauga County Jail has been much altered since its use as a jail ceased in 1927, a number of important design elements remain in the interior. Many of the original interior brick walls associated with the jail space are up to 18 inches thick, purportedly to make escape much more difficult, and these walls survive to this day. In addition, the steel doorjamb and lintel of the doorway leading into one of the jail cells on the first floor is still intact. During renovations in 1986, a new buyer removed stucco from the walls in the first-floor jail cell area and uncovered decades of graffiti from former inmates; while much of this original graffiti survives, uncovering these historic artifacts allowed the various college students who lived in the building over the next fifteen years to add their own graffiti to the mix.

The former Watauga County Jail was added to the North Carolina State Historic Preservation Office's Study List in 1984. It is currently under evaluation for nomination to the National Register of Historic Places and possible designation as a Local Historic Landmark. The property is at significant risk from planned, large-scale developments immediately to the south and east.

WT0527 Watauga Handicrafts Building (1938) 135 Hardin Street

This is a survey update to this property, which was previously surveyed in 1988 and updated in 2002. As described in the 2002 update, this property was moved from its original lot just to the northwest to allow for the widening of Hardin Street. This move resulted in a new foundation, although the chimneys—one exterior on the north end, and

one interior furnace flue on the west roof face—are original. The current owner, Dale Whisenant, has expressed to members of the Boone Historic Preservation Commission that he is concerned that the original chimneys will not survive another move. The entire parcel is currently for sale, and it is unlikely that most purchasers would preserve this building on site, given the great development potential of this land considering its proximity to ASU. The owner has expressed interest in discussing moving the building for preservation purposes as part of any sale, but no specifics have been discussed.

As described in the 1988 survey, this one-story, log cabin with a side-gabled roof and stone chimneys was originally built by the Works Progress Administration in 1938 as part of an effort to preserve the handicrafts/weaving culture of Watauga County and offer instruction in these weaving skills to residents and students of the region (*Watauga Democrat*, October 20, 1938). Original construction materials included a fieldstone foundation with saddle-notched, round logs with fieldstone and mortar infill. The fieldstone foundation was abandoned for a new concrete block foundation when the move occurred in 2002, but most other original construction materials survive. As noted in 1988, the original six-over-six, double-hung sash windows found on the front (west) elevation were abandoned at some point for one-over-one, double-hung sash windows with faux muntins. It is quite possible that the surviving stonework was the artistry of Midas Wheeler, who completed a number of stone buildings in the Boone vicinity during this period. A shed addition, now enclosed, is visible along the east elevation and is clad in wood shingles, as is the east shed dormer.

It is worth noting one bit of additional information to that listed in 1988. The surveyor at that time mentioned the new windows of the west porch elevation but did not note that the former double-door, central entry to the porch that is visible in an early 1970s postcard (Bob-Bre-02-98) was removed as part of the window alterations and replaced with a single door with vertical sidelights. Since 2002, several other notable changes have occurred. The asphalt shingle roof has been replaced with standing seam metal, and the new concrete block foundation installed that year has been covered with cultured stone along the front porch area and roughly parged on other portions of the building. In addition, a large, serpentine wooden handicap ramp and deck have been added to the west porch elevation, while two out-of-character, large, iron lampposts with glass globes have been installed on the grounds of the west elevation.

A large, one-story, stone garage originally accompanied the house on its original site to the northwest, as documented by a Palmer Blair photograph from the early 1950s (Pal-Bla-02-091), but this garage has been demolished, most likely during the 1970s.

WT0530 R. L. Clay House (1933) 150 Clay House Dr.

This is an update to the 1988 survey of this property and the 2002 survey update. Please note that the 2002 survey update incorrectly states that the house is no longer standing, and the 1988 survey incorrectly identified it as the Rob Rivers House (Rivers was a later

owner). Because the original architectural description is quite brief and lacking in essential details, this resurvey provides a more exhaustive account of the house and its significance.

According to past surveys, an African-American contractor, “Mr. Simpson,” built the house in the late 1930s for Robert Luther (R. L.) Clay (1889-1945), the former Linville River Railway station agent (early 1930s) and deputy tax collector (mid to late 1930s) at Boone. Clay had moved his prior home—a frame structure demolished in 2015—down the hill toward Moretz Drive to accommodate the new construction. Newspaper accounts actually confirm a construction date of 1933 for the R. L. Clay House, with the June 29, 1933, issue of the *Watauga Democrat* reporting that Clay “is engaged in the construction of a native stone house.” Frequent newspaper updates occurred throughout the year, with the *Democrat* reporting in December 1933 that the house was complete. Past attributions to Simpson have never been sourced, however, and African-American members of the local Junaluska community insist that John L. (“J. L.”) Hickerson (circa 1889-1938), who was listed in the 1930 Census as a brick mason working and living in Boone Township, completed the stonework at the R. L. Clay House. Indeed, Hickerson was credited in the June 14, 1934, issue of the *Watauga Democrat* with completing the masonry work on a stone dwelling being erected for Ed Luttrell in Shulls Mills, with W. G. Hartzog as the general contractor. Hickerson’s obituary indicated that he “had resided in Boone for the past 17 years, where he had the highest respect of the white population. He and his crew of workmen had erected the walls of almost all the newer brick structures of the town” (“John Hickerson Dies on Sunday,” *Watauga Democrat*, October 13, 1938, 1).

R. L. Clay sold the house in early 1945 to R. C. Rivers, the editor and publisher of the *Watauga Democrat* and owner of the Rivers Publishing Company. The house remained in the Rivers family until October 1998, when Rachel Rivers-Coffey and her husband Paul Armfield Coffey donated the house and related, adjacent family lands to the Town of Boone. A tenant, Jim Butler, remained in the house under a life estate until his death in November 2011, but the house has been vacant for the past several years. Deed restrictions limit future uses of the property and the house to “recreational purposes, green space, [underground utility line easements], flood mitigation, a wildlife sanctuary, and historical purposes.” The Boone Historic Preservation Commission has already identified the site for potential local historic landmark designation.

The R. L. Clay House is a one and a half-story, side-gabled, natural cut stone home that is three bays wide and built to face present-day Rivers Street. Access to the property is via a long, circuitous driveway, known as Clay House Drive, off of Moretz Drive to the southeast. The property retains a one and a half-story, two bay garage, also of natural cut stone, that is located at the end of Clay House Drive and just to the southeast of the house. Walkways, outside stairwells, retaining walls, and curbing throughout the property are also of natural cut stone and apparently part of the original landscaping plan. The roof of the house until recently was composed of asbestos shingles designed to resemble slate, but these were probably not original. They were removed in 2015 and replaced with more traditional asphalt shingles.

The house and garage are encircled in all directions by two parcels that are historically associated with the Rivers and Clay families. The smaller parcel located to the southeast (2900-78-3881-000) was donated to the Town of Boone by Paul Armfield Coffey in 2004. This parcel originally contained the small frame house that appears to have been the R. L. Clay house that previously stood on the 1933 R. L. Clay house site, but was moved in 1933 to make way for construction of the newer stone building (*Watauga Democrat*, June 1, 1933). This house was burned, then demolished by the Town of Boone on May 30, 2015, as part of a firefighting training exercise after attempts to sell or relocate the house failed.

The second, larger parcel (2900-69-9070-000) is located to the north, west, and south of the house and contains what was once the horse pasture (now overgrown) for Rachel Rivers-Coffey's horses. This land appears to have also been in the Clay family's ownership for a number of years. This parcel contains Baby, a gargantuan sugar maple that is on the North Carolina Register of Big Trees. There is a wrought iron fence surrounding the tree and a large plaque on the southwest fence that states that Baby is a North Carolina Champion Big Tree. Also on this parcel, at the northeast corner, is the Daniel Boone Monument (WT0567), which was reconstructed at this location in the early 2000s. The Town of Boone owns three additional, adjacent parcels to the northwest along Poplar Grove Road, two of which were also donated by Paul Armfield Coffey with similar deed restrictions as those attached to the main house property.

The north (front) façade of the R. L. Clay features an irregular, front-gabled porch entrance that is reached by stone steps with stone cheek walls. The entrance to the porch features a flat arch lintel with a gothic-style light above, and the interior of the porch includes a stone bench on the east side of the porch with two rectangular window openings on either side of the porch and wood weatherboard for the interior porch ceiling. The main entrance features a twelve-light, wooden door, which is covered by an aluminum screen door. Immediately to the east of the porch is a prominent, exterior, stone chimney with alternating steps that narrow the chimney as it rises. The chimney includes a pronounced concrete cap with brick piers at its four corners. Further to the east of the chimney and porch on the first floor is a double set of six-over-six, double-hung sash windows with a wooden surround, aluminum storm windows, and stone sills. Beyond this to the east, the first floor of the north elevation opens to a square, interior porch with stone flooring and walls and a wooden weatherboard ceiling, with all of it anchored to the footprint of the house by a stone column at the northeast corner of the porch. The porch includes one wooden doorway along the interior south wall at the southwest corner of the porch, with another similar door at the same corner along the west wall of the porch. Both are covered with aluminum screen doors. To the north of the second door, still on the west wall of the porch, is a single, six-over-six, double-hung sash, wooden window with a wooden surround, a stone sill, and an aluminum storm window covering it. Another gothic light fixture hangs at the center of this interior porch space. Two basement-level vents are visible under each window grouping of the north elevation.

The west side of the north elevation has a triple bay of six-over-six, double-hung sash, wooden windows with a wooden surround and a stone sill. All three are covered with aluminum storm windows. The second floor of the north elevation, meanwhile, features

two projecting, symmetrically spaced, gabled dormers, each clad in weatherboard on their sides and what appear to be shingles on the gable fronts; this shingle material may be of asbestos that has since been painted. The dormers themselves, meanwhile, include prominent cornice returns, with double sets of six-over-six, double-hung sash, wooden windows with wooden surrounds and aluminum storm windows over them. Small vents are visible just below the apexes of these dormer gables.

The first floor of the west elevation, reading from north to south, is primarily of native stone and includes a single, six-over-six, double-hung sash, wooden window with a wooden surround, a stone sill, and an aluminum storm window covering, followed a short distance to the south by an identical window. Near the center of the elevation, but offset slightly to the south, is a smaller, double window group of six-over-six, double-hung sash, wooden windows with a wooden surround, stone sill, and aluminum storm window coverings. A short distance to the south of this is a single window that is otherwise identical to those found in the double window grouping. Just above this window, the south end of the gable roofline abruptly evens out to accommodate an enclosed porch along the south elevation. The small, west portion of this porch includes another double set of windows identical to those at the center of the west elevation, with a small amount of the same asbestos shingle treatment visible between the tops of the windows and the roofline, while the bulkhead below the windows is parging over an unknown material (possibly concrete block). At ground level are three basement vents with stone lintels and stone window wells. The second floor of the west elevation, meanwhile, includes a double set of windows at an intermediate size between the small and large examples found elsewhere on the west elevation, but otherwise identical in their design and treatment. This set is centered underneath the west gable. The roofline of the west gable, meanwhile, includes an aluminum, boxed soffit that sports an oddly shaped cornice return only at the northwest corner of the house.

The south elevation of the house, meanwhile, is irregularly shaped. Reading from west to east, the first floor of the south elevation is dominated by the three-season porch that runs nearly to the center of the back of the house. This porch continues the parged bulkhead treatment, with a centered, four-light door with an aluminum storm door over it, flanked by double sets of windows like those found on the west elevation of this porch. For reasons that are not clear, the roofline of this porch steps down near its junction with a second floor window, perhaps in an effort to prevent blocking that window. The east return wall of this rear porch, meanwhile, repeats the asbestos shingling for a short distance below the roof slope, with the bulkhead treatment taking up the whole east return wall. At its base is a set of stone steps with a stone stairwell wall leading down to a basement door with an aluminum storm door. Above this, along the main body of the house is a double set of large, six-over-six, double-hung sash, wooden windows with a wooden surround, stone sill, and aluminum storm windows. Above this, the second floor of the main block of the house reads as a wide dormer. At its center is a medium-sized, double window grouping otherwise identical to those found elsewhere, with a single window of similar size just to the west, over the aforementioned, stepped-down porch roof. A much smaller window, also otherwise identical, is visible to the east of this centered, double window group. This wide dormer features wooden weatherboard on the west and east sides of the dormer. A stone,

interior chimney rises from a high point of the south-facing roof at a junction with the west side of the south dormer, while another interior chimney rises from the east side of the south-facing roof, separated by a short distance from the south dormer. Back at the first floor level is another projection at the southeast corner of the house, with a small, single, one-over-one, horizontal light, wooden window with a stone sill and aluminum storm window over it on the west elevation of this projection, while a large, single window like most of the others on the house is centered on the south elevation of this southeast projection. Along this south elevation of the house, about ten feet from the back of the house, is a long, stone retaining wall that runs parallel with the house to a set of stone steps with a stone cheek wall and an iron railing just beyond the southwest corner of the house. This retaining wall continues a short distance, parallel with the west elevation of the house.

The first floor of the east elevation, moving from south to north, includes a large window like those found elsewhere, followed a short distance to the north by a large, double window group like those found elsewhere. A short distance to the north of this is a set of stone steps with stone cheek walls on each side and an iron railing along the top of the north cheek wall. This set of steps leads to the aforementioned open, interior porch at the northeast corner of the house. The second floor of the east elevation, meanwhile, features a medium-sized, double set of windows identical to those on the west elevation, centered below the gable. A boxed, aluminum soffitt terminates in prominent cornice returns at both ends of the roofline. Leading away from the porch steps, meanwhile, is a cut stone pathway, with the iron railing continuing along its length. This terminates at a step down to the asphalt driveway, which is itself bounded on its west and south sides by a low, stone retaining wall.

At the southeast end of this driveway is a detached, front-gabled, one and a half-story, two-car garage of cut stone. Its north elevation includes the two symmetrically spaced, garage bay doors of vertical wood slats, with a large, six-over-six, double-hung sash, wooden window with wooden surround and stone lintel centered beneath the gable. The roofline includes an aluminum, boxed soffitt that terminates in prominent cornice returns. The west and east walls of the garage are essentially featureless stone, while the south elevation, which is built partially into the grade, includes a set of wooden steps rising to the upper level of the garage, which is accessed via a wooden door with a deep wooden surround. The roofline on this gable end also includes an aluminum, boxed soffitt that terminates in prominent cornice returns.

WT0567 Daniel Boone Monument (1912/1969/2005)

Adjacent to 150 Clay House Dr.

This is a resurvey of the 1982 original survey of this monument. Originally erected in October 1912 by W. L. Bryan to mark the alleged location of a cabin in which Daniel Boone may have stayed while hunting in the area, this monument has been disassembled and moved at least twice. The original location was near the present Daniel Boone and Dogs statue on the north side of the intersection of Stadium Drive and Rivers Street. The original version of the monument, as seen in a 1954 Palmer Blair image (Pal-Bla-04-062) was

composed of rough-cut, stone blocks with a pyramidal cap of concrete that tapered in a phallic, pyramidal spearpoint. In 1968, the monument was deconstructed and moved approximately 50 yards to the east to a point just northeast of the Justice Hall dormitory, where it was reconstructed in April 1969. This reconstruction (as shown in the 1982 survey) used entirely different materials—apparently cultured stone—and was proportioned differently in terms of overall height and the proportions of its cap. This version of the monument was demolished in 1994. After rescuing the original engraved tablets from the original monument (which had been placed in the 1969 reconstruction as well), the Town of Boone re-constructed the monument on Town-owned property adjoining the Rivers House property (WT0530) on September 16, 2005.

The current monument is composed of white, grey, and brown stone and concrete and takes on an obelisk shape that very much resembles the original version, with the exception that the phallic cap is not spearpointed as originally. The bottom two-thirds of the structure is square and is clad in stone while the top third is concrete and pyramidal. A marble plaque on the east side of the monument pays tribute to Daniel Boone, claiming that he “camped here 1760 to 1769,” while a marble plaque on the south side of the monument credits W. L. Bryan with its construction. It is believed that these are the original tablets from the first monument.

A circular wall encloses the monument with an opening to the east and is composed of the same stone as the monument and capped with a concrete top. The south half of the circle is tiered with the height of the bottom tier continuing throughout the rest of the wall. Three metal plaques are evenly spaced on the south half of the wall. The first of these plaques (from east to west) credits Gene Lewis Reese (1927-2001), the founder of the Historic Boone organization, for his efforts to see the monument reconstructed, while the second credits the “Daniel Boone Monuments Committee.” The last plaque honors Rachel Rivers Coffey (1943-1999) for her donation of the adjacent R. L. Clay House and the adjoining parcels as “Rivers Park.” On the outside of the north part of the wall, facing Rivers Street, is metal lettering spelling out “Rivers Park.”

WT0580 Chapell Wilson House (1926)

434 West King Street

This is an update to the previous survey entry completed in 1988 and updated in 2002 for this remarkably well-preserved, one and a half-story, Craftsman bungalow. This running bond, brick house is perhaps most noteworthy for its long association with Chapell Wilson (1891-1957), a prominent professor at Appalachian State Teacher’s College and the director of the graduate school there at the time of his death. Previous surveys described this house as being constructed circa 1925. In actuality, Chapell Wilson acquired this land in January 1926 (Deed Book 34, Page 56), with the intention of moving into his newly constructed house following his wedding later that year. The house appears to have been completed in September 1926 (*Watauga Democrat*, August 26, 1926). Indeed, Wilson and his spouse at one time owned much of the hillside on which the home is located, later

parceling out portions of that land for additional house sites that were utilized by Wilson's ASTC colleagues.

Today, the house appears largely unchanged from its appearance on the 1928 and 1947 Sanborn maps and in images from 1939 (Boone Cultural Resources Department), 1950 (Pal-Bla-02-004), and 1963 (Appalachian Collection, 5015_096_03). Of note is the fact that a second, ranch-style residence located immediately to the rear (north) of the house and visible in the 1950 and 1963 images appears to have been demolished in 1964, just prior to construction of the apartments facing Orchard Street on adjacent land. The most significant alteration to the Chapell Wilson House itself is the replacement of the asphalt shingle roof present at both previous survey visits with the standing seam metal roof presently found on the property. In addition, the windows on the south elevation of the first floor appear to have been replaced with six-over-six, double-hung sash, vinyl replacement windows. Furthermore, the east elevation chimney and the north elevation kitchen flue both now terminate below the roofline, suggesting that neither is functional.

The south elevation of this side-gabled Craftsman retains its impressive, front-gabled brick porch and open, stick work roof resting on two massive, brick posts. Brickwork on the house and the porch is running bond, and while the porch extends across the full length of the south (front) elevation, the gabled roof of the porch does not. The brick porch features a blind brick balustrade on its south and west faces, with reverse arches running up against the brick porch piers from either side. Stairs up to the porch are positioned at the east face of the porch. Behind this porch feature, the south elevation offers a single, nine-light, paneled door (possibly a replacement) flanked on either side by the aforementioned six-over-six, double-hung sash, vinyl replacement windows with fake muntins. These windows each have a rowlock sill. Instead of a conventional Craftsman dormer, the upper story roof presents as a monitor, with six original, six-over-one, double-hung sash, wooden windows with multi-colored panes in the upper sash. The east and west elevations of the monitor are clad in wood shake.

The east elevation offers an exterior chimney oriented slightly south of the gable peak, although as mentioned, this chimney no longer pierces the roofline of the prominent eaves. Flanking the chimney on the first floor are eight-over-one, double-hung sash, wooden windows with rowlock sills and soldier course lintels. Just north of the northernmost of these two windows is a gabled bump out, creating the appearance of a gable on gable roof. On the second floor, between the south slope of the lower gable roof and the main gable peak is a single, six-over-one, double-hung sash, wooden window with a rowlock sill and a soldier course lintel. The lower gable wall, meanwhile, offers a single, one-over-one, double-hung sash window just beneath its peak. Also, the east elevation features a basement entrance accessed via a concrete stairwell leading down the hill from the north; a wooden fence surrounds this basement well area. The west elevation offers an identical window on the second floor beneath the main gable peak. The first floor of the west elevation, meanwhile, offers two large, widely spaced, one-over-one, double-hung sash, wooden windows with rowlock sills and soldiers course lintels. Further to the north on the first floor of this elevation is a smaller, one-over-one, double-hung sash, wooden window with a soldier course lintel and a brick header sill. At grade, directly beneath the first two

windows, are two window piercings. The one near the center of the elevation appears to be an interior awning window with a soldier course lintel but no sill. The southernmost one has a soldier course lintel and a rowlock sill, although the piercing itself has been filled with a fan mounted to a board. A large, exterior oil tank is located against the west elevation near the northwest corner. Triple step brackets resembling inverted stair carriages support the prominent eaves of the east and west elevation rooflines.

Not mentioned in the original survey is a description of the rear elevation. Save for a single, vinyl replacement, casement window with rowlock sill at the west end of the first floor of the north elevation, much of the east portion of the north elevation has been obscured by the construction of a large, wooden, L-shaped deck, which leads to a rear-gabled entrance vestibule built out from the original north elevation of the monitor. Curiously, this feature is visible in the 1950 and 1963 aerial images, suggesting the configuration is quite old and possibly original to the house. The vestibule and the north elevation of the monitor are also clad in wood shake, with a single, wooden, six-panel door with screen door providing entrance to the upper floor of the house. Single, one-over-one, double-hung sash windows are located to either side of the vestibule feature, and a small chimney rises in the corner formed between the vestibule and the west window, although it no longer pierces the prominent eaves of the monitor and the vestibule, suggesting it is no longer functional. Meanwhile, a railroad tie retaining wall is located on the west side of the north elevation, while a concrete stairway rises at the northeast corner of the house to a patio and seating area in the backyard located on the site of the aforementioned house visible in the 1950s.

In addition, there should a slight correction to the surrounding context described in 1988. This hillside does not and did not possess four other bungalows. One other house on this hillside could potentially be described as a bungalow, but none of the other three (which still stand) fit this description.

WT0582 Frank A. Linney House (1894, Substantially Altered 1915)

219 Queen Street

This is an update to a previous survey of this property completed in 1988 and a survey update completed in 2002, both of which contain significant errors in fact. While no significant structural changes appear to have occurred since the 2002 survey update, a full description of the exterior has not been recorded. The Town of Boone designated this building as a Local Historic Landmark in 2017.²

The land on which the Frank A. Linney House and the former Linney Law Office sit was originally part of the 50 acres donated by Ransom Hayes and Jordan Councill, Jr., for the establishment of the first Watauga County Courthouse. This courthouse burned on March

² Much of the descriptive material that follows is taken nearly verbatim from the Local Historic Landmark application for this property. See Eric Plaag and Paul Fuller, *Frank A. Linney House and Former Linney Law Office, Local Landmark Designation Report*, (Boone: Boone Historic Preservation Commission, May 2017).

29, 1873, prompting the construction of a second courthouse on the northeast corner of West King and Water Streets, about one block to the west of the former Linney Law Office (WT0587). The well currently located on the Frank A. Linney House property is believed to be the original courthouse well, dating to the property's use by the county. Following the courthouse fire, the county commissioners sold the former courthouse property as two distinct parcels to Thomas J. Coffey and W. C. Coffey in 1877 (Deed Book F, Page 534). By February 1891, the Coffeys had reached an agreement with R. L. Council for the sale of the vast majority of the parcel on which the house sits (Deed Book F, Page 534).

The Frank A. Linney House is a two-story, side-gabled, L-shaped, wood frame residence with a fieldstone foundation, with additions to the front and in the corner of the L that make the house initially difficult to "read." The original portion of the house, completed in 1894 by its owner, Richard Lenoir (R. L.) Council (April 17, 1864-October 2, 1895), consisted of a one and a half-story, four-bay, front-gabled section facing Queen Street (see the circa 1907 image, His-Boo-1-19-001), with a one and a half-story L, perhaps with a complex roofline that may have included a south-facing dormer of some type, expanding to the east (*Watauga Democrat*, September 13, 1894). The original front door for this 1894 version was tucked in the corner of the L, facing north toward Queen Street, and still survives in the interior of the present house.

Linney purchased the house in 1902 (Deed Book Y, Page 192, and Deed Book 4, Page 259), and in 1915, Linney hired contractors Ed G. Farthing and Joe C. Hodges to substantially expand the house and thus create the main block of the present house, including the two front rooms and the center hall with its side-set staircase on the first floor, the four rooms on the second floor, as well as the wraparound porch facing West King St. and wrapping onto the east elevation (*Watauga Democrat*, October 14, 1915). Linney appears to have added the west bay configuration and its upper dormer that are currently extant at that time as well. This work was completed in early 1916 (*Watauga Democrat*, April 20, 1916). It was likely during the 1915-16 expansion that Linney incorporated the building's dominant Craftsman and Queen Anne elements in the end gables and prominent front dormer on the south elevation. In 1920, Linney added the landscape elements, including the long set of steps with cheek walls coming up from West King Street and the perimeter fence with its stout, stacked stone posts (see circa 1920 image of the Linney Homestead, ASU Digital Collections). It's likely that the east retaining wall and steps near the washhouse were added at that time as well (*Watauga Democrat*, July 29, 1920). The house remains in the ownership of Linney descendants in the Coffey family. Frank Coffey, who used the house as a second home in recent years, died in 2017.

Today, the imposing south elevation reads as the front of the house. A large wraparound porch with columns dominates the south and east elevations of the house. Two brick chimneys rise from the ridge of the roof on the main (1915) block of the house, while a third brick chimney rises from the ridge of the original 1894 kitchen section of the home. Nearly the entire roof of the house is clad in green, asphalt shingles, save for the roof of the circa 1926 addition on the south elevation, which is clad in rubber. The south or front elevation, added 1915, presents a grand appearance to those approaching up the steps from West King Street, and the large wraparound porch supported by columns dominates

the first floor of the house. This porch features a wide, hip-roofed covering that wraps around to the east elevation. This porch is reached from the front concrete path by a concrete stoop with stone cheek walls capped with concrete, and this pathway extends all the way down the south lawn to the public sidewalk on the north side of West King Street. The porch offers five Doric order columns along its southern perimeter, while the wall under the porch is covered with tongue-and-groove weatherboard. The porch ceiling is also clad in tongue-and-groove weatherboard and surrounded by a pronounced curtain also composed of tongue-and-groove weatherboard, which rests on the aforementioned columns. The porch roof overhang features exposed rafters under the eaves, although an exposed fascia board encloses the otherwise open porch rafter tails. The porch floor is composed of simple wooden planks painted green, some of which have been replaced over the years due to deterioration. The area under the porch is enclosed with a board and batten pattern of tongue-and-groove weatherboard resting on a concrete foundation.

The main entrance on the south elevation is a single, one light, three-paneled door with a transom and a simple wooden surround. The entrance and its transom are covered by an aluminum storm door and aluminum storm window, respectively. The entrance is flanked by single, one-over-one, double-hung sash windows with simple wooden surrounds evenly spaced between the entrance and the building's east and west ends. The second floor of the south elevation, meanwhile, offers a stunning Craftsman-style dormer consisting of two bays of double, thirteen-over-one, single-hung sashes with simple wooden surrounds, in which the smaller, fixed, upper sash displays a Queen Anne glazing pattern. The dormer is clad on all three sides in Queen Anne-style wooden shingles and has three exposed brackets, while under its eaves on the east and west sides are exposed rafters. As previously mentioned, this dormer, the hip-roofed porch, and the main roof of the house are all clad in green asphalt shingles.

The east elevation continues the wraparound porch with its above-mentioned features, displaying three Doric order columns. The porch terminates halfway around the 1915 expansion of the house, directly under the midpoint of the second-story gable end. A small set of wooden stairs descends from the north end of the porch to the lawn. The southeast end of the porch has an unusual gable end, differentiating it from the rest of the hip-style roof, with the area under the gable clad in wooden shingles. The first floor of the east elevation has two window bays in the 1915 portion of the house. The southern bay is a single, one-over-one, double-hung sash window with a simple wooden surround, while the northern bay is a double window set of one-over-one, double-hung sash, wooden windows with a simple wooden surround. The second floor offers two single, centrally located, nineteen-over-one, single-hung sash windows in the aforementioned Queen Anne style. Five exposed brackets are under the eaves, and roof decking for the eaves is exposed from underneath. At the rear, or north side, of the 1915 portion of the house is an addition that was reportedly added circa 1926 and is visible in the 1928 Sanborn map of Boone. The east elevation of this addition features a small, boarded-over, one-over-one window that was probably added as in-fill to close up the original open porch between the L of the original house and the 1926 addition, followed by a double set of one-over-one, double-hung sash windows, all with simple wooden surrounds. The double set of windows is covered with

storm windows. Both portions are clad in tongue-and-groove weatherboard of differing widths.

The north elevation of the 1915 expansion includes a large, shed roof dormer on the second story, with two thirteen-over-one, single-hung sash windows in the aforementioned Queen Anne style. Above this dormer, the two chimney stacks are clearly visible as they rise above the apex of the 1915 roof, revealing that each chimney is quite different from the other. The east chimney is rectangular and composed of an orange brick with a three-course corbel collar just below its cap. The west chimney is a more stunted rectangle of reddish, multi-colored brick with a three-course corbel collar just below its cap. The north elevation of the eastern, circa 1926, shed-roof addition is clad in tongue-and-groove weatherboard with a single, one-over-one, double-hung sash window covered by a storm window and framed by a simple wooden surround at the center of the addition. Immediately right of the window is a single, wooden door entry with an aluminum storm door. This addition then transitions into another small addition (pantry) of unknown date that runs along the east wall of the original 1894 kitchen. The east wall of this small addition contains two small, two-light sashes that actually lift into the exterior wall. The north elevation of this pantry addition is featureless, other than the tongue-and-groove weatherboard with which the entire pantry addition is clad.

The original, one and a half-story, front-gabled kitchen section of the 1894 house dominates the remainder of the north elevation, while a small, shed-roofed sunroom addition of unknown date projects to the north from the original kitchen area, occupying what was originally a small porch area added at an unknown date to the 1894 house (and not visible in the 1907 Historic Boone image taken from the northwest). The east elevation of this sunroom addition has a double bay of one-over-one, double-hung sash windows with a simple wooden surround and aluminum storm windows. Its north elevation, meanwhile has a single, six-light, paneled door covered by an aluminum storm door, with three evenly spaced, one-over-one, double-hung sash windows with aluminum storm windows to the right of the door. The roof of this sunroom addition is clad in green, asphalt shingles like those found elsewhere on most of the house. Above the sunroom roof, the gable end of the 1894 kitchen is clad in tongue-and-groove weatherboard with a single, four-over-four, double-hung sash, wooden window with a simple wooden surround located under the apex of the gable. The gable features somewhat prominent cornice returns.

The west elevation of the house, reading from north to south along the first floor, features a single, boarded-over window on the sunroom extension. Moving onto the kitchen and dining room sections of the 1894 house, there is a single, one-over-one, double-hung sash, wooden window with an aluminum storm window and simple wooden surround located at the center of the original kitchen section of the house, which is otherwise clad in tongue-and-groove weatherboard. The dining room section features a triple projecting bay, with each face of the bay containing a single, one-over-one, double hung sash, wooden window with an aluminum storm window and a simple wooden surround. The rest of the bay is clad in tongue-and-groove weatherboard with a decorative trim band dividing the bay from its projecting side gable above. A single, one-over-one, double-hung sash, wooden window with a simple wooden surround is located in the area beneath the gable, which is also clad

with tongue-and-groove weatherboard. This window is unusual in that it extends below the gable base, interrupting the decorative trim band and extending onto the face of the center portion of the bay below. Linney likely added these features—the bay and its dormer above—in 1915. Meanwhile, a chimney rises from the apex of the 1894 section of the house and displays an unusual collared base with another three-course corbel collar just below the chimney cap. The remainder of the west elevation, consisting of the 1915 expansion of the house, is essentially identical to what is found on the east elevation, minus the porch wraparound. What appears to be a crawlspace access point is located along the west elevation of the 1915 expansion, although the access point could not be entered.

Adjacent to the Frank A. Linney House are several structures, at least four of which contribute to the significance of the property. The first is a small, three-sided fire pit composed of natural stone, date unknown, located on the west side of the house. The second structure is what is believed to be the original, first Watauga County Courthouse well (circa 1849), which does not extend above grade but remains uncapped and accessible with the owner's permission. The well is still functioning and is capped by a square, wooden well stand, winch, and bucket mechanism (1978). A long, rectangular, concrete slab has been erected around the well area as a picnic spot, and a side-gabled, wooden pavilion has been erected on top of the slab (1978) using timbers from the old spring house that used to stand on the site around the well.

The third contributing structure is the long, native stone, retaining wall of undulating height that runs nearly the full length of the east side of the property alongside Linney Street. A set of native stone steps with native stone cheek walls interrupts this retaining wall and rises from Linney Street to the yard of the property just to the south of a two-story, native stone outbuilding (referred to by the present owner as the washhouse) located near the northeast corner of the property. At its southeast corner, this retaining wall wraps onto West King Street, continuing as a very low, curb-like wall along the West King Street sidewalk. It, too, is interrupted by a set of natural stone and concrete steps with natural stone cheek walls that rise from West King Street to the concrete pathway to the main south entrance to the house. At the top of these steps, the cheek walls connect to a fence of metal rails with stout, stacked stone posts placed approximately every ten feet along the south edge of the property. As a result, this set of landscaping features reads as one continuous structure along the east and south edges of the property.

The last significant structure is the stone washhouse building located at the northeast end of the property. Family tradition holds that it was built circa 1902, although verification of this date is nearly impossible. A building that appears to resemble the washhouse is visible in the circa 1907 Historic Boone Collection image taken from the northwest, offset behind the spring house, but the structure was not shown on the 1928 Sanborn Fire Insurance Co. map. In any case, the washhouse for many years was a gathering site for the significant male citizens of Boone and their male guests (as well as a handful of women), many of whom wrote their names on the plaster ceiling of the upper floor of the washhouse. Signatures date back at least to 1947. While a roof leak did damage a portion of this ceiling a number of years ago, necessitating partial replacement of the plaster ceiling with drywall, the vast majority of the signatures nevertheless survive on the remaining portions of the

ceiling located under the west roof slope. The lower level of the washhouse, meanwhile, was used for many years as a root cellar, then later as a makeshift residence for workers Conrad Cox and George Horton during the mid-twentieth century, but it is not currently in use.

The washhouse is a small, rectangular, side-gabled structure made of stacked native stone and capped with an asphalt shingle roof. The west elevation provides access via three concrete block steps to the upper floor through a wooden door that is shielded by a small, shed-roof overhang. An interior chimney penetrates the roof at the north end of the structure, with a single corbel collar band about halfway up the stack. The north, gabled end of the washhouse features a small, wooden awning window that lifts into the root cellar. The rest of this elevation is the bare, stacked, native stone up to the gable section, with tongue-and-groove weatherboard under the gable. The east elevation is entirely of stacked, native stone with a small, two-over-two, double-hung sash, wooden window at the center of the upper floor. Small slats of scrap iron have been attached over the window opening as a security measure. The south end of the washhouse is quite similar to the north end, except that the door to the root cellar occupies the space where the window is on the north end. A slatted shed door that has been badly damaged covers the wooden door to the root cellar.

WT0584 Smithey's Department Store (1941)

877 West King Street

This is an update to a previous survey of this property completed in 1988 and a survey update completed in 2002. Built for N. B. Smithey (1880-1953) and completed in January 1941, this was not the first Smithey's location in Boone. During the 1930s, Smithey's, a regional chain based out of Wilkesboro, had a store in a frame building located on the lot just east of the Daniel Boone Hotel site, presently occupied by WT0820. The new, one-story building with basement was described as being "the city's largest mercantile building, its frontage on King Street being more than twice that of any other retail establishment" (*Watauga Democrat*, July 25, 1940). Walls of the store were composed of "a new and improved type of concrete block, which has a glazed face, and which at a distance strongly resembles white marble." This façade treatment is visible in a late 1960s George Flowers image in the Paul Armfield Coffey Collection (not yet online), where a metal, cable-hung awning with the lighted name "Smithey's" attached to the top is also visible. N. B. Smithey personally supervised the construction, which also included a service station just to the west of the main store building (no longer extant). The store opened for business on January 23, 1941 (*Watauga Democrat*, January 23, 1941). It is noteworthy, however, that the 1947 Sanborn Map shows this building as a concrete block building with a frame front porch, the latter element not surviving. Smithey's continued to operate long after N. B. Smithey's death, presumably under the direction of G. M. Kirkpatrick and his wife Rose Marie Smithey Kirkpatrick, who owned the property until 1983. The Kirkpatricks sold the building and surrounding property to Margaret and Kyle Hayes in 1983 (Deed Book 237, Page 669), whose executors sold it to Suzanne and Herbert Miller in 1994 (Book of Record 327, Page 756). The Millers sold the building in 1998 to Resort Area Ministries (Book of

Record 454, Page 405), which has operated RAM's Rack, a thrift store, in the building since that time.

Today, this is a one-story, trapezoidal, high-ceilinged concrete block building with basement that is clad in running bond brick veneer added around 1980. This veneer treatment covered over at least nine window piercings that were visible on the east elevation of the building in 1950, seven of them at the mezzanine level (Pal-Bla-02-004). The current, aluminum-frame, storefront window and door configuration of the north elevation was also established sometime during the 1980s, although it may occupy the original alignment; indeed, this configuration is visible in the late 1960s George Flowers image referenced above. Running from west to east, this aluminum-frame storefront configuration consists of three plate glass windows, followed by a double aluminum and glass door with a single-light transom, followed after a short span of brick wall by three complexes of four plate glass windows, each divided from one another by another short span of brick wall. The doorway and three-section plate glass window of the east part of the elevation is then repeated in reverse at the west end. Not noted in previous survey reports are the yellow vertical panels—possibly of asbestos—extending from the parapet wall metal coping down to the top of the windows underneath the metal-frame, vinyl awning on the north elevation. These panels were visible in the 1988 survey images, but it is not known when they were installed. While the interior was not officially surveyed as part of this survey visit, survey team members familiar with the interior noted that the interior remains similar to that described in the 1988 survey report, except that the floors have been carpeted.

The Casey and Casey law office building erected recently on the site of the old Smithey's gas station largely obscures the west elevation, aside from the upper portion of the running bond brick wall beneath the stepped parapet roofline coped in metal. The east wall is essentially featureless, running bond brick, aside from the stepped parapet clad in metal coping and the brick pilaster feature at the northeast corner of the building. An interior, concrete block boiler stack rises above the roofline near the southeast corner of the building. The south elevation has a uniform roofline coped in metal, below which, on the mezzanine level of the first floor, are six widely spaced, one-over-one, double-hung sash windows, two of which have rowlock sills. The four without rowlock sills appear to be additions completed since the 2002 survey. The first floor level offers a single, one-over-one, double-hung sash window with rowlock sill at the extreme west end, as well as four larger, irregularly spaced, one-over-one, double-hung sash windows with rowlock sills near the east end. Three other smaller window openings have been bricked in since 2002. A single, metal door is present at the far west end of the basement level, and a roll-up garage door occupies the garage bay opening at the basement level near the east end of the elevation. Just east of the garage door, a new, metal door has been added near the southeast corner of the basement level since 2002, with a low, concrete cheek wall protecting this entrance.

WT0585 Rivers Printing Company Building (1937)
747 West King Street

This is an update to the previous 1988 survey and 2002 survey update to this property. The original survey failed to provide a full description of the building, omitting essential details. For example, the interiors of this building and the one to the east (WT0865) have been connected for several decades now, thus facilitating the current use of both buildings as a restaurant, until recently known as Murphy's (now known as Ransom). Since the initial survey photos were taken in 2015, the current owners have opened several bricked-in windows on the west elevation and removed the plantings from the front (north) elevation.

This unusual, two-story building with basement has a complex deed and use history. Numerous sources, including past surveys, suggest that the main building was built in 1933, which is false. Located on Lots 4 and 5 of the R. C. Rivers Addition to Boone, the property was the site of the original *Watauga Democrat* building, which was a similar-sized, two-story, brick building. When the *Democrat* moved a few dozen yards to the west into a mixed frame and brick, one-story building in 1922, the original building was demolished for a one-story, brick building built on the site in 1925 for the Carolina Wholesale Company, colloquially known as the Carolina Store (*Watauga Democrat*, October 8, 1925). This building appears to have been demolished in early 1937, when a news item reported that construction of the present building on the site was underway, and that the new building would "include the site of the 'Carolina store'" (*Watauga Democrat*, June 3, 1937).

E. A. Poe, an architect from Lenoir, designed the current building, employing what was called at the time "a distinctive type of architecture." The building employed a combination of granite, brick, and steel construction, and the basement and first-floor spaces were designed specifically for the use of the Rivers Printing Company, publishers of the *Watauga Democrat*, while the second floor was reserved as apartments. The principal contractor was B. G. Teams, while Wilfred Davis served as the construction foreman. As reported and advertised by the November 25, 1937, issue of the *Watauga Democrat* on the completion of the building, subcontractors included Noland Company from Winston-Salem (boiler and plumbing equipment), Ira S. Ayers (electrical wiring), James B. Winkler (plumbing and heating installation), R. F. Green Lumber Company (windows, doors, Celotex, finish lumber, and trim), Barger-Ashe Roofing Company from Lenoir (roofing and sheet metal work), Dave Steel Company from Asheville (structural steel), Whiting Lumber Company of Butler, Tennessee (wood flooring), and Farmers Hardware and Supply Company (brick, lime, cement, hardware, and paint).

The north elevation of the building in 1937 appeared largely as it does today, except that the original wooden windows have been replaced with metal ones. The north (front) elevation and north portions of the east and west elevations were clearly intended to evoke a Georgian Revival style, particularly as seen in the north slope of the roof (which retains terracotta tile, as originally configured), with its parapeted east and west roofline (coped with terracotta tiles) and the prominent, faux, end chimney stacks with adjoining parapets located at the peak of the north sloping roofline and at the north ends of the east and west elevations. These faux chimney stacks are capped with concrete. The north elevation of the main building features an irregularly cut stone veneer on the first floor. This stone veneer

extends at the corners beyond the second floor (most of which is clad in running bond brick) to the roofline on the east and west ends of the elevation, creating the appearance of quoins at the northeast and northwest corners of the building. These quoin elements are capped with square stones. A large stone planter with wooden seat tops extends into the sidewalk in the center of the first floor; this feature was not present in 1937, but an outline of another defined space of similar size was present in the 1937 photo that ran in the newspaper. Plantings were present in this area in 2015 but have been removed to create a seating area in 2019. The roofline features a boxed gutter that projects slightly over the north elevation. The deceit of the Georgian Revival details of the north elevation is revealed by the flat, rubber roof that is hidden by the stepped parapets that descend from the faux chimneys to the rear (south).

The first floor of the main building, reading from east to west, has five bays consisting of metal framed doors and windows that are replacements of wood frame doors and windows visible in the 1937 newspaper image and a circa 1949 parade image from the Appalachian Collection (5015_131_06), but all of the original piercings of this elevation remain. Originally, the two outer bays included double door entries with leaded glass transoms of elongated, overlapping, hexagonal designs. Today, these outer bays consist of a single, metal door set to the right, a plate glass window set to the left, and spanning, narrow, transom between the entrance and the original leaded glass transom that now functions as a clerestory window. Originally, the window piercings included a one-over-one, double-hung sash, wooden window at center, flanked by double sets of one-over-one, double-hung sash windows, each with a leaded glass transom with elongated, overlapping, hexagonal designs. Today, a single light, plate glass window has replaced each of the original, double-hung sash windows, although the original, leaded glass transoms survive intact. Each window piercing has a natural stone sill, as originally.

The second floor of the north elevation features running bond brickwork with a course of rowlock brick just above the irregular stonework of the first floor and another spanning the space under the windows (doubling as a sill), effectively creating a frieze plate between the two rowlock bands. The window bays are set between the rowlock course below and a soldier course above (doubling as a lintel). Originally, these windows were all double-hung sash, wooden windows, but today they are all metal framed. The five window bays mimic the bays of the first floor, although the two outer bays consist of one plate glass window centered above the first floor entrance bays. The center window is a one-over-one, double-hung sash window, while the two double window bays that flank this central window each consist of one plate glass window for the inner window and a one-over-one, double-hung sash window for the outer window.

The west elevation of the building features six-course, common bond brick. At the time of the 2015 survey, the first floor of the elevation contained one single and three double window bays with soldier course lintels that had been filled in with brick. In late 2018, the three double bays were opened up and filled with single, metal-framed, plate glass windows. The second floor contains two double, one-over-one, double-hung sash window bays in wooden frames with screens, rowlock sills, and soldier course lintels. The east elevation is partially obscured by the building (WT0865) to the east on the first floor. The

visible second floor is painted, six-course, common bond brick that mimics the west elevation. There appear to be four single, one-over-one, windows visible on the second floor level, at least one of which features upper and lower awning sashes; the remainder of the windows are difficult to define because of obstructing trees and the fact that the rear portion of the elevation was blocked from view.

The south elevation of the building contains a large wooden deck with a metal-framed roof clad in corrugated metal. A patio seating area is located at the southwest corner of the property with a wooden fence surrounding the area entirely on the west and partially on the south. Wooden stairs descend from the patio to the southern parking lot at the southwest edge of the property. The first floor contains three one-over-one, double-hung sash windows and two window openings that have been filled in with bricks, all of which have soldier course lintels. Between the two filled-in window openings is a wooden door. A metal fire escape ladder extends through the deck roof just east of the center of the building, and connects to a metal platform around a second floor window. The second floor contains four one-over-one, double-hung sash windows with screens, rowlock sills, and soldier course lintels. The basement level, partially visible under the wooden deck and behind the partial lattice covering, contains two twelve-light windows at the east end with wood covering a possible doorway between the two windows.

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

766 West King Street

This is an update to the previous 1988 survey and the 2002 survey update for this property.

This unusual, one and a half-story, front-gabled, brick and native stone building was completed in July 1938 as the home of the law offices of local attorney and future mayor Wade E. Brown (*Watauga Democrat*, July 28, 1938). Past surveys have credited (without citation) construction of the building to Frank McGhee and Claude Norris, although no independent verification of this has been found. Shortly after the building was occupied, a fire that began in the basement caused significant damage to the basement, first floor, and second floor apartment portions of the building, necessitating substantial renovations that were completed in December 1938 (*Watauga Democrat*, November 10, 1938, and December 15, 1938). At times, Brown rented out portions of the building to tenants; local photographer Palmer Blair, for example, is known to have started his photo shop business in the basement in 1946 before moving to the Linney Law Office (WT0587) a few years later. Brown eventually built a new law office (WT0812) a couple of lots to the east in 1957, at which point he sold this building to the Boone National Farm Loan Association (Deed Book 79, Page 146). The building went through a couple of additional transactions in the early 1980s before being purchased by the Professional Office Group in 1982, which continues to lease out a law office in the building (Deed Book 221, Page 276).

The building was depicted in the 1947 Sanborn map of Boone as a one-story, brick building with a one-story frame porch located along the east side of the building. This porch was

visible in a 1950 low aerial image of Boone taken by Palmer Blair (Pal-Bla-02-002), but much of the east elevation is obscured in the 1963 low aerial image of Boone (Appalachian Collection, 5015_096_03), so it is not known if the porch remained at that time. A rear addition was completed sometime after 1964. The porch was not extant when surveyed in 1988, although the rear addition was in place by that time.

Today, the south elevation serves as the main entrance to the building, is composed of running bond brick, and features two widely separated, one-over-one, double-hung sash, vinyl replacement windows on the upper story, each with a rowlock sill. A soldier course lintel spans the entire space over the windows, including the gap in between them. The first floor offers a gabled, native stone veneer surrounding the single, central, aluminum framed entry door, with occasional spurs along the vertical sides of the veneer, suggesting quoins. Previous surveys have credited the stonework (without citation) to Leslie (1900-1957), Clarence (1903-1981), and Earl Lyons (1912-1984), who began work on the nearby Boone Post Office (WT0049) shortly after completing this project. Concrete steps rise to this entrance from the north side of West King Street, with iron railings on either side of the staircase and stoop in front of the door. Flanking the entrance are two one-over-one, double-hung sash, vinyl replacement windows with rowlock sills and soldier course lintels. Elaborate bulkhead plates of brick lie beneath each window and are arranged with a rowlock and header border with running bond in the center of the plate. A low, concrete block planter wall leads from the entrance to the east, eventually tying back into a native stone wall with stone cap and railing that hides the steps leading down to the basement entrance beneath the first floor entrance stoop. The entire main building sits on a concrete foundation.

The east elevation offers a single, one-over-one, double-hung sash, vinyl replacement window with rowlock sill and soldier course lintel near the southeast corner. Immediately north of this is the former piercing that served as the porch entrance; this has since been bricked in but retains its original concrete sill and soldier course lintel. Immediately north of this is a double bay of one-over-one, double-hung sash windows with a rowlock sill and soldier course lintel. The roof face of the upper story, which is clad in asphalt shingles, offers a single, gabled dormer clad in asphalt shingles on its roof and what appears to be asbestos tile on its wall surfaces. A single, one-over-one, double-hung sash, vinyl replacement window is located beneath the dormer gable. North of the main building is the running bond brick, flat-roofed addition that dates to sometime between 1964 and 1988. A double bay of one-over-one, double-hung sash, vinyl replacement windows is visible on the east elevation of this addition, but the rest is obscured. The north and west elevations of the rear addition are also largely obscured by WT0808 to the west. The west elevation of the main building has been parged to match the appearance of WT0808. A narrow but tall, interior, brick chimney with a corbel collar and a terracotta cap rises high above the west roofline.

WT0587 Linney Law Office (1923)

718 West King Street

This is an update to the previous 1988 survey and the 2002 survey update for this property. While no significant structural changes appear to have occurred since the 2002 survey update, a full description of the exterior was not previously recorded. The Town of Boone designated this building as a Local Historic Landmark in 2017.³

The former Linney Law Office, located on the north side of West King Street to the southwest of the Frank A. Linney House (WT0582), is a square, two-story, hip-roofed, fieldstone building with hidden mortar that was completed in December 1923. Linney began work on “a more stately and modern building” at the southwest corner of his property to replace the law office he had been using in May 1923 (*Watauga Democrat*, May 17, 1923). A local news item described the building as “one of the most unique and splendidly constructed buildings yet erected in our growing town. The walls are of solid stone masonry—surface rock—while the floors of the first story are of concrete and used as a private garage. The offices on the second floor are plastered throughout, save the gum ceiling. Truly the ‘Little Rock House’ is a thing of beauty.” Following Linney’s death in 1928, the building held numerous occupants throughout the twentieth century and up to the present day, with the first floor of the building being converted to a shop space sometime before 1950, when Palmer Blair’s photo studio occupied the first floor for several years. Other than a presumed modification of the south elevation of the first floor from a garage bay to the storefront configuration seen at Palmer’s Photo Shop sometime before 1950, and a change from the French door entrance seen circa 1950 to the single door entrance seen today, the building is otherwise nearly unchanged since its construction in 1923.

Today, the south (front) elevation features a central entrance with large, plate glass windows on either side, an arrangement that was added at least by the late 1940s, when Palmer Blair had his photo studio shop in this space. All windows feature a simple wooden trim. An aluminum, shed roof awning, added sometime after 1950, covers this front façade. The second story features two five-over-one, single-hung sash windows with fixed, Craftsman style, upper sashes. An unusual fieldstone pilaster directly above the first floor entrance separates these windows, while broader pilasters frame the southwest and southeast corners. A concrete stairwell with a concrete cheek wall on the west side and a natural stone cheek wall on the east rise with the grade on the east side of the building to the second floor entrance, terminating in a concrete patio. The second floor of the east elevation is also of stacked native stone and continues the wide pilaster treatment at its corners, offering a centrally located, single, wooden door with three lights. A scar in the asphalt shingle roofing material on the east side (near the southeast corner) and a stack of concrete blocks on the patio suggest that some sort of object was once attached in this location, although it was almost certainly not original to the building. A prominent,

³ Much of the descriptive material that follows is taken nearly verbatim from the Local Historic Landmark application for this property. See Eric Plaag and Paul Fuller, *Frank A. Linney House and Former Linney Law Office, Local Landmark Designation Report*, (Boone: Boone Historic Preservation Commission, May 2017).

rectangular, native stacked stone chimney rises from the east roof face near the northeast corner and is capped with metal flashing. An additional ventilation stack rises near the apex of the hipped roof on the east face.

The north elevation is of native stacked stone and repeats the corner pilaster treatment. It also features two additional, Craftsman-style windows at the second floor level that are like those found on the south elevation. The first floor is built into the grade and is thus unobservable. A late 1980s building to the west (WT0814) obscures the west elevation, but images from the 1988 survey of the property, when this building to the west was just beginning construction, show native stacked stone resting on a concrete foundation between the northwest and southwest native stacked stone pilasters. A small window opening was visible near the center of the elevation at the lower level, perhaps containing an air conditioner. An air conditioning unit fills that space today, as seen from the inside of the ground-floor shop.

WT0588 Frank A. Linney Block (1925)

681-697 West King Street

This two-story, brick, commercial block has a complex history that is directly tied to WT0858 immediately to the west. Located on the site of the old Blair Hotel and a portion of W. L. Bryan's lands, this property was conceived by Frank A. Linney, a prominent district attorney, in 1923, when he purchased an acre of land on the old Blair Hotel site (Deed Book 30, Page 326), then spoke with A. E. Hamby about consolidating this lot with the 50 feet of King Street frontage that Hamby had purchased in 1921 (Deed Book 28, Page 325) for the construction of a massive block of buildings. The result, from west to east, was 30 feet of frontage dedicated to the Dixie Theater (later Pastime Theatre—WT0858), which is architecturally distinct from the remainder of the block—and four building segments making up the Frank A. Linney Block. Section A of the Linney Block was the western section containing the remaining 20 feet of Hamby's lot to the east. Section B was the western portion of Frank A. Linney's original purchase completed in 1923 (Deed Book 30, Page 326), and often referred to later as one of the two "Linney Heirs lots," which included two storefronts. Section C was known at first as the "Smith Hagaman Building" and later as the "Albert Bingham Building," reflecting the names of the section's owners at various times; this section occupied the space between the two Linney Heirs lots and was built by the requirements of the deed (Deed Book 25, Page 315) to include a bricked-in, interior staircase that would provide access to the second floor of both the Smith Hagaman Building and the eastern Linney Heirs lot. While not mentioned in the original deeds, a similar arrangement must have existed between the Linney Heirs and Hamby, as a similar staircase was included between their respective building sections near the west end of the block. Section D was the easternmost section and eastern Linney Heirs lot; it was home for many years to the Boone Trail Café.

Construction on the Linney Block began shortly after demolition of the last section of the Blair Hotel was completed in January 1924 and just as excavation for the Pastime Theatre (WT0858) was underway. At that time, a news item reported that the new construction

would be “some business buildings that will be built the coming summer. The block of buildings, including the theatre building, will extend from Mr. W. L. Bryan’s line to the alley west of the post office, and will comprise another big addition to the town” (*Watauga Democrat*, January 17, 1924). A March 6, 1924, article in the *Democrat* offered additional details, noting that Frank A. Linney, Smith Hagaman, and “the Dixie Theater Management” (consisting of W. R. Winkler and A. E. Hamby) were “preparing to erect just as early in the year as possible another brick block extending from the Bryan property to the alley way west of the Watauga County Bank Building. This edifice save the theatre building will be two stories high with business houses below and offices above.” The Boone Clothing Store was listed as a prospective tenant. By April, work was underway in earnest on the complex, with contractor Will Hodges (W. B. Hodges) noted as having poured the foundation for the theater (*Watauga Democrat*, April 24, 1924). On June 5, 1924, the *Democrat* reported that brickwork on the theater was complete, “while the concrete is being poured for the foundation of the 3 brick structures between the theater and post office buildings.” On June 26, the *Democrat* announced that work was being completed on the walls of the new block.

Oddly enough, no major article appears to have announced the completion of the Linney Block. Instead, notices appeared for the opening of individual businesses within the building. In January 1925, for example, notice appeared that “the handsome store room owned by the Boone Clothing Store has been completed and will be occupied in the next few days” (*Watauga Democrat*, January 8, 1925). The Boone Trail Café, located at the east end of the block adjacent to the alley, announced its opening in late February (*Watauga Democrat*, February 26, 1925). A week later, Will C. Walker moved into his space at the west end of the block, where Walker’s Jewelry would be located for decades (*Watauga Democrat*, March 5, 1925). This division of space apparently turned into a change in how the space was described and considered thereafter. Walker’s shop, for example, was described as being “in the Hamby building, adjoining the Dixie Theater,” a clear reference to A. E. Hamby, who would also start construction on a building west of the theater, but not until very late 1925 (WT0859). Similarly, Dr. J. M. Hodges “moved his drugs and office equipment from his residence into his new apartments on the second floor of the Hamby building” in May 1925 (*Watauga Democrat*, May 14, 1925). This reference to Hamby appears to be a reflection of ownership of this Section A of the building.

Similar changes came to other sections. Section C, for example, saw an intriguing change shortly after Albert Bingham’s purchase of that building in June 1937. Not only was the building routinely described as the Albert Bingham Building thereafter, but Bingham later divided the first floor space into two shops, replacing the original shop front entrance with diagonally positioned doorways opening into each shop. While shop names are not discernible, this configuration is visible in a 1938 image in the Historic Boone Collection (online as 2.69.1 at Digitalnc.org); the western half appears to have been a barbershop. All four sections of the building have also seen their north elevation brick painted over the years. Curiously, the first section to be painted—Section C—is the only section that is today unpainted.

An exhaustive account of all tenants in the four sections of the Frank Linney Block is beyond the scope of this project, but some key tenants are worth mentioning. Section A was

for many years home to Walker's Jewelry Store, which appears to have occupied the space perhaps as late as 2001. It has been home to another jewelry store over at least the past nine years. The building's original tin ceiling in the first floor shop space survives and has been beautifully restored. The original storefront configuration, as seen in the 1938 Historic Boone image, probably consisted of two large, plate glass windows in a wooden frame, each with a low, brick bulkhead. These windows flanked a central, wooden door, with a wide, undivided, leaded glass, clerestory window spanning the full storefront. To the east of the storefront was a single, wooden door providing access to the second floor staircase shared by Section A and Section B. The second floor offered two, widely spaced, one-over-one, double-hung sash, wooden windows. This configuration appears to have still been in place in 1952 (Pal-Bla-04-103). By the time of the 1988 survey, the leaded glass, clerestory window had been divided into thirds and its original leaded glass replaced.

At the time Section B's two storefronts opened in 1925, Moretz Furniture Store appears to have occupied the east part (*Watauga Democrat*, January 22, 1925), with the offices of Dr. J. C. Farthing located on the second floor until 1932 (*Watauga Democrat*, December 10, 1925, and November 24, 1932). Indeed, as depicted on the 1928 Sanborn map, Moretz Furniture may have occupied both spaces as a single store. Pearson's Store moved into the east part of Section B in 1934 (*Watauga Democrat*, July 12, 1934), remaining there until 1941. During Pearson's tenancy, the 1938 Historic Boone image depicted the west storefront as a pair of large, plate glass windows, likely in a wooden frame, with low, brick bulkheads, the windows flanking a single, central entrance. A wide, undivided, leaded glass, clerestory window spanned the storefront. Unfortunately, much of the west storefront of Section B was obscured by a temporary building on the north side of West King Street in the 1938 photo, making it difficult to discern details, but what is visible suggests that this storefront was similar to the east storefront. The second floor of the north elevation, meanwhile, included four evenly spaced, one-over-one, double-hung sash, wooden windows with brick sills.

In 1941, Parkway Company, a hardware concern, moved into the east part of Section B (*Watauga Democrat*, April 17, 1941), and the building was accordingly sometimes referred to as the Parkway Building over the next two decades. Parkway remained in business there at least through 1965, when it was visible in a Homecoming parade image held by the Appalachian Digital Collection at ASU. Its original, leaded glass, clerestory window—painted with the word "Hardware"—is still visible when viewed from inside the shop. A west tenant of Section B has not been identified until 1946, when the Western Auto Associate Store occupied the west part of Section B (*Watauga Democrat*, April 25, 1946). This change in division of space is visible in the 1947 Sanborn map, although it is not known when the physical division actually occurred. By 1952 (Pal-Bla-04-103), essentially the same storefront configuration was still in place, although a wooden sign was affixed over the Western Auto clerestory window. This same general configuration appears to have been in place in 1965 in the Homecoming parade image taken that year. Sometime between 1965 and the 1988 survey, however, the original storefronts were removed and the storefront plane for each space inverted from the outer walls of the building at angles toward the center, with aluminum-frame, plate glass windows, taller bulkheads, and single, aluminum-frame doors installed. The brick wall that previously divided the two

storefronts, however, was left in place as a structural member, while a hipped, wood-shingled awning was installed to span the entire building façade and cover the clerestory windows. Later tenants of the east part of Section B included Bare Essentials, a natural food store, at the time of the 1988 survey, and more recently, 641 RPM, a new and vintage record store. Later tenants of the west part are more difficult to identify, as signage is not visible in either the 1988 or 2002 survey images. Lucky Penny and Shear Shakti have shared the space since 2009.

Section C appears to have started as the home to the Boone Clothing Store in 1925. By 1932, Dr. R. G. Stone had an optical office on the second floor of Section C (*Watauga Democrat*, September 29, 1932). The Watauga Hardware Company briefly occupied the space from 1934 to 1936 (*Watauga Democrat*, July 26, 1934), when it was bought out by nearby Farmer's Hardware (*Watauga Democrat*, April 16, 1936). Albert Bingham then purchased the building and divided the space for the Lillian Mae Beauty Shoppe to the east side and the Ideal Barber Shop operated by Bingham to the west side (*Watauga Democrat*, May 27, 1937, and April 7, 1938). The Moretz Brothers Electrical Company, an appliance store, then moved into the Lillian Mae space in 1938 (*Watauga Democrat*, November 24, 1938). In 1938, the façade was photographed and showed two large, plate glass, shop windows with low bulkheads on either side of a recessed shop entrance with angled plate glass windows on either side. By this point, Bingham appears to have altered what must have been a single entry into the space by placing angled doorways into each half of the partitioned space. A wide, stout, undivided, clerestory window, probably of leaded glass, spanned the entire storefront. The second floor of the north elevation featured two symmetrically spaced, double bays of one-over-one, double-hung sash, wooden windows with brick sills. By 1944, the partition within the building was removed, and Bare's Fair Store opened in the space (*Watauga Democrat*, September 7, 1944) shortly after D. L. Wilcox purchased the building (Deed Book 57, Page 564).

Sometime between 1940 (Ag-Ex-1940-9B-76) and 1947 (Boone Sanborn), a concrete block and brick extension was added to the south elevation of Section C, possibly as part of Bare's occupancy. By the late 1940s, the name had changed to Bare's Department Store, which remained in the space until the Carole & Jane Shop opened there in 1955 (*Watauga Democrat*, May 5, 1955). By 1952, a large, fabric awning had been erected over the storefront, obscuring the clerestory window entirely (Pal-Bla-04-103). That change to Carole & Jane was short-lived, however, as Gilbert T. Bare reopened Bare's Department Store in the same space a year later (*Watauga Democrat*, May 3, 1956), but by late 1957, Bare's was again on its way out of business (*Watauga Democrat*, December 26, 1957). Church's, Inc., then took up residency in Section C (*Watauga Democrat*, February 13, 1958), remaining in business there at least through 1965, when it was visible in a Homecoming parade image held by the Appalachian Digital Collection at ASU. Between 1965 and the 1988 survey, a stout, hipped, wood-shingled awning with a scalloped trim edge was added as an awning that obscured the transom, and the storefront appears to have been altered around this same time to add an aluminum-frame entrance with a narrow transom light above. Later tenants included Sharpe's at the time of the 1988 survey and a wedding shop, Did Someone Say Party, which opened there in 1989 and remained as the tenant until early

2019. The shop is currently vacant. A façade renovation circa 2013 removed the wood-shingled awning and restored the original, leaded glass, clerestory window.

Section D began as the home to the Boone Trail Café, which occupied the space for decades. As seen in the 1939 image taken from the north side of West King Street, the first floor storefront consisted of two large, plate glass windows with low bulkheads flanking a recessed, double-door entrance in a wood frame. A wide, stout, undivided, clerestory window, similar to the one over the Section C storefront and probably of leaded glass, spanned the entire Section D storefront. The second floor of the north elevation offered two widely spaced, one-over-one, double-hung sash, wooden windows with brick sills. Sometime between 1940 (Ag-Ex-1940-9B-76) and 1947 (Boone Sanborn), the footprint of the building was extended substantially with a brick addition to the south elevation, possibly to create a private banquet room space. A July 1956 image of Section D by Palmer Blair (Pal-Bla-04-179) shows this configuration largely intact, with the word “Restaurant” painted onto the leaded glass, clerestory window. Later tenants included NCNB, a bank, at the time of the 1988 survey; the Dragon’s Den at the time of the 2002 survey; Loretta’s Vendetta during the early 2010s; and the Art Mart over the past few years. By 1988, the original, recessed storefront configuration had been replaced by an aluminum frame, window wall system with low bulkheads that was entirely flush with the façade plane. A large, half-gable porch roof supported by wooden posts and clad in wooden shingles had been erected over the first floor storefront to cover the sidewalk space and contribute to a “mountain village” appearance that was en vogue at the time. Previous brick elements on the first floor of the north elevation were also covered in wood shake. A bank depository had also been installed in the west window along the north elevation. It is believed that the original tin ceiling survives inside the shop underneath an acoustic tile, drop ceiling and that the original leaded glass, clerestory window may also still be intact, although the exterior porch roof presently obscures this area.

Today, the north elevation at street level has five storefronts. The Section D storefront retains its large, 1980s, wood frame porch roof with exposed rafter tails and rafters, resting on three wood posts at the outer edge of the sidewalk. Wood shake covers all brick at the first floor level. The entrance still consists of its 1980s, aluminum-framed double doors with a narrow, spanning transom, flanked by a large plate glass window in aluminum frame to the east and two half-size lights to the west. The lower light retains the 1980s, metal bank depository. Between the storefront of Section D and the storefront of Section C is a wood frame, three-horizontal-light, paneled door leading to the second floor apartments. This may be the original door to this space, although the porch roof obscures its large transom. The second floor of the north elevation of Section D features two widely separated, one-over-one, double-hung sash, wooden windows with brick rowlock sills, soldier course lintels, and covering aluminum storm windows. The 1980s porch roof is clad in raised seam metal and has decorative sawn brackets and a decorative sawn fascia board. The posts for this porch roof sit on steel bases. Original, quadruple-tiered corbel bands run continuously along the north elevation of the entire, four-section block, with an original, basketweave band running the full width just below the corbel band. A continuous, soldier course band also runs along the top of each of the storefronts for the entire span of the north elevation, although portions are now covered by modern façade additions. Brick

along all four sections of the north elevation of the block is otherwise Flemish cross bond in a 7:1 ratio of stretcher courses to Flemish bond courses. Concrete coping runs along the entire length of the low parapet roof of the north elevation.

The Section C storefront has a central, recessed entrance with a single, aluminum frame door with a narrow transom light, flanked by angled, two-light, plate glass windows with low, brick bulkheads that join the original, plate glass windows flanking either side of the recessed entrance. These flanking plate glass windows retain their original brick bulkheads. Two vents punctuate each of the bulkheads below the flanking plate glass windows, while a single vent pierces each of the angled bulkheads of the recessed entrance. A wide, three-light, divided, clerestory window covers the original, leaded-glass, clerestory window located immediately behind this covering; this outer covering was installed during a circa 2013 façade renovation apparently in an effort to protect the original clerestory glass. The second floor offers two symmetrically spaced, double bays of one-over-one, double-hung sash, wooden windows with brick rowlock sills and soldier course lintels. These window bays and all associated details appear to be original.

As previously mentioned, the first floor storefronts of the north elevation of Section B are much changed from their original appearance. Instead of storefronts that are flush with the façade plane, today the storefront walls are angled from the outer edges of the building section and inverted toward the center of the elevation, positioned behind the surviving brick column that originally divided the two storefronts. Both storefronts are clad in paneled wood treatments with three aluminum-frame, plate glass windows and an aluminum-frame, single door for the east storefront. The west storefront possesses two plate glass windows in wood frames with a wooden replacement door. Bracketed shelves serve as a treatment between the plate glass windows and the bulkhead panels on both storefronts. Immediately to the west of the west storefront is a single, paneled, wooden, replacement door providing egress to the second floor apartments above Sections A and B, with a stout wooden frame application over the brick separating the door from Section A to the west. A hipped, wooden awning clad in wood shingles spans both storefronts and this entrance. Curiously, the original, leaded glass, clerestory windows of both storefronts still survive, despite being covered, and are visible from the interior of both shops. The original tin ceiling also survives in the west storefront and possibly in the east storefront as well. The second floor of the north elevation offers four, symmetrically spaced, one-over-one, double-hung sash, metal, replacement windows that are poorly fitted into the original piercings; a wood insert is visible at the top of each piercing to fill the space between the new windows and the original soldier course lintels. All windows of this section also have brick, rowlock sills. Three of the windows also feature faux muntin arrangements in a twelve-over-twelve pattern.

The first floor storefront of Section A appears to retain its original wooden frame around the central, wooden door entrance and its flanking, plate glass windows with low, brick bulkheads. The current door appears to be an early replacement with a large, single light occupying most of its surface area. Above the storefront is a three-light, clerestory window that appears to have been installed sometime between the early 1950s and the 1988 survey, replacing the original, leaded glass, clerestory window but retaining its frame. An

aluminum-frame, fabric awning spans the entire storefront. The second floor offers two symmetrically spaced, one-over-one, double-hung sash, vinyl replacement windows with brick, rowlock sills and soldier course lintels. These windows are also ill-fitted to the piercings, with wood spacers visible at the top and bottom of the replacement window to seal the piercing.

The east elevation of Section D, fully visible in the alleyway to the east, shows a visible concrete foundation and that the main building is two stories high with a one-story addition in the rear. Brick along this east elevation of the main building is seven-course, common bond. The first floor of the main building has two original window openings replaced with glass blocks; both feature soldier course lintels and new, brick, rowlock sills, with what appears to be one course of replacement brick below the new sills, perhaps to close the piercing slightly to conform to the glass block size. Small, one-light openings with screens occupy the middle of the glass block windows. The second story of the east elevation offers five one-over-one, double-hung sash, wooden windows with covering storm windows, each with a brick, rowlock sill and soldier course lintel. Above these windows, the low, parapet roofline capped in concrete steps down toward the rear (south) side of the building. A narrow, brick, interior chimney with a single-band, corbel collar rises behind the southernmost parapet step. Spalling damage to the brick is clearly visible at several places on this east elevation. A basement level piercing on the main building has been bricked in, while two other small piercings—a small, one-over-one window of unknown material with a rowlock sill and a soldier course lintel, and a very small, one-light window—are visible at the extreme southern end of the first floor of the east elevation of the main building. The east elevation of the rear (south) addition of Section D is clad in a different, common bond, brick stock arranged in a 6:1 ratio of stretchers to headers. What appears to have been a doorway is visible near the seam with the main building but has been entirely bricked in with multi-colored brick. Two other windows are visible on the east elevation of this rear addition, both consisting of three-light, metal-frame casements with brick, header sills. Curiously, both of these windows appear to be either roughed-in replacements for slightly larger piercings or simply set in a manner that caused the brick mason to poorly execute the brickwork around them. The east roofline of this rear addition offers a low, stepped parapet with terracotta coping.

The south elevation of the one-story rear addition to Section D is clad in six-course, common bond brick. A single, wooden doorway is positioned just east of center, with loose, concrete blocks serving as steps down to a large, concrete pad that covers most of the ground immediately behind the building. Flanking both sides of this doorway is a set of three-light, metal-frame, folding casements with brick, header sills; both of these windows are set in much larger piercings that have been bricked in. To the far left (west) side of the south elevation of the rear addition is yet another piercing with a brick, rowlock sill that has been entirely bricked in. The roof of this one-story rear addition is flat. Above this, the second floor of the south elevation of the main building of Section D is visible and reveals three symmetrically spaced window piercings. The center and east piercings were originally large windows. The east piercing retains what appears to be its original, one-over-one, double-hung sash wooden window, while the center piercing has been filled with a small, single light window with wood filler above and below this window to complete the

piercing. The west piercing is a small, one-over-one, double-hung sash, wooden window with a brick, rowlock sill.

Section D obscures the vast majority of the east elevation of Section C, save for a stepped parapet firewall that extends slightly above the roofline. Along this firewall are three chimney stacks with simple, metal caps; the last of these appears in the southeast corner where the rear of Section D meets the rear of the main building of Section C. The rear (south) addition to Section C is also two stories in height, and thus obscures the entirety of the rear (south) wall of the original Section C building. The east elevation of this rear addition to Section C is clad in six-course, common bond brick. The roofline consists of low, barely stepped parapets coped in terracotta. Spalling damage is evident in places along this east elevation. This addition extends approximately four feet beyond the south elevation of Section D, with an odd step back visible in the bricklaying between the first and second floors of this addition, suggesting that the second floor may have been added sometime well after the first floor addition was added. The entire south elevation of this rear addition to Section C is clad in six-course, common bond brick, and the arrangement of piercings causes the south elevation to be read as being three stories in height. The first level, which is slightly below West King Street grade, offers a single, paneled, wooden door near the center of the elevation. This doorway has a deep brick and wood surround with a concrete sill and a covering, three-light, wooden screen door. A rough, wooden deck serves as a stoop between this doorway and the ground, with small, metal, crawlspace vents visible to either side of this. Flanking the doorway are two, irregularly spaced, double bays of one-over-one, double-hung sash, vinyl replacement windows with brick, rowlock sills. A single, one-over-one, double-hung sash, vinyl replacement window with brick, rowlock sill is visible at the extreme east end of the elevation. Between the first and second levels, the same brick step back is visible along the south elevation, making brick, rowlock sills of the second level windows unusually deep. These windows, which are identical in description to the first level windows, replicate the piercing pattern found on the first floor. The third level windows are also identical to the others below, save for the absence of the small window at the far, east end of the elevation. Aluminum gutters and downspouts drain the flat, rubber roof of this addition. The west elevation of this rear addition to Section C is mostly featureless, save for signs of dramatic spalling and efforts to patch this spalling with concrete or mortar. Numerous propane tanks and an HVAC component are visible on the ground immediately adjacent to this west elevation. The roofline here is identical to that on the east elevation.

Sections A and C entirely obscure the east and west elevations of Section B. The south elevation of Section B is two stories and clad entirely in seven-course, common bond brick. A large, double-door entry with a soldier course lintel and a concrete sill is visible at the center of the elevation, although the present door configuration appears slightly larger than the original piercing at this location. To the east of this doorway is a large window piercing that has been boarded over and is obscured by overgrowth. Below this window is a rough, wooden platform that appears to cover an old basement entrance. Another smaller window piercing is barely visible just east of the larger one, but details could not be discerned. To the west of the doors and elevated slightly are two single-light, fixed, metal windows with brick, rowlock sills. The second floor offers two widely spaced, one-over-

one, double-hung sash, metal, replacement windows with brick, rowlock sills. These windows are ill fitted to the piercings, with wood spacers closing the gaps between the windows and the original piercing boundaries. The east window of these two also features fake muntins in a twelve-over-twelve pattern. An aluminum gutter with steel downspouts spans the roofline of the flat, rubber roof. A stepped parapet firewall is visible between Sections A and B.

A large, wooden, second-story deck, accessed via a large, steel-frame, spiral staircase and in service to the Section A second-floor apartment, obscures much of the south elevation of Section A, although this section continues the brick bonding of Section B without interruption. The west side of the first floor offers a one-over-one, double-hung sash of unknown material with a brick, rowlock sill and soldier course lintel, with a set of bars over the window. At the center of the first floor is a modern, paneled door in a deep surround with a soldier course lintel. To the east of this doorway is a small, single-light, fixed window with a brick, rowlock sill and bars over the window. Section A appears to rest on a concrete foundation with a boarded-over basement entrance. The second floor offers a large, sliding glass door accessible from the deck, with a two-light, horizontal transom and vinyl awning over the doorway. A small, one-over-one, vinyl replacement window is ill fitted into the original piercing with a brick, rowlock sill located just to the east of the deck. The east and west elevations of Section A are obscured by Section B to the east and WT0858 to the west.

WT0589 Boone Hardware/Farmer's Hardware Block (1923) 661 West King Street

This is an update to the 1988 survey and the 2002 survey update. A full description of the exterior was never recorded in prior surveys. In addition, a massive rehabilitation of the west end of the building was completed in 2019.

This large, brick, two-story commercial block, consisting of three separately deeded buildings, fronts predominantly on West King Street and dominates the downtown cityscape. It has an architectural history that is inextricably linked to WT0590, which is located to the east, around which the easternmost part of the building wraps to the south, creating fronting space on Depot Street as well. Built on land purchased by George P. Hagaman from Watauga Supply Company in 1921 (Deed Book 27, Page 215), this commercial block was nevertheless part of a singular construction project completed in conjunction with the construction of WT0590 to the east. Articles describing the completion of both WT0590 and this commercial block as a single project in 1923 highlight the use of Johnson City shale brick and Indian limestone on the exterior. Clarence B. Kearfott of Bristol, Tennessee, designed the commercial block, which wrapped WT0590 on the west and south (*Watauga Democrat*, June 21, 1923). The north elevation fronting on West King Street originally presented three large storefronts, with a single entrance splitting the space between the second and third storefronts from the east and providing access to the second floor. Reading from east to west, original tenants included Boone Hardware Company in the first storefront (Section C), T. Hill Farthing Department Store in the second storefront (Section B), and the US Post Office for Boone in the third storefront

(Section A). 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, the Secretary of the Watauga Building and Loan Association, over the post office. Hagaman appears to have retained ownership of the first floor of the middle section, renting this space out to the Farthing Department Store, while the second floor was separately deeded to the Masonic Hall (Deed Book 38, Page 532). Hagaman also sold off three quarters of his interest in the post office section (Deed Book 29, Page 112), although the post office was there on a lease basis. The Boone Hardware Company owned the east section outright (Deed Book 29, Page 394). In 1931, Boone Hardware Company elected to merge with Farmer's Hardware and Supply Company, and the latter company bought out the former's interest in the eastern section of the block and relocated there that year (*Watauga Democrat*, February 5, 1931; Deed Book 40, Page 183). The east section of the block (Section C) has remained under the ownership of Farmer's Hardware since.

The tenant and deed histories of Sections A and B are quite complex, but an overview may help to understand the use of these two storefronts over the years. As mentioned previously, interest in Section A was initially divided between a three-quarter interest owned by one group of investors and the one-quarter interest owned by G. P. Hagaman. Complicating matters was Hagaman's decision to further divide his remaining interest in the entire block with B. B. Dougherty (Deed Book 41, Page 38), thus creating two one-eighth interests in Section A. These interests changed hands numerous times over the next three decades, culminating in J. S. and Lillie Lyons eventually consolidating full interest over Section A and selling it to the Watauga Building and Loan Association in 1950 (Deed Book 66, Page 401). As for tenants, following the completion of the new post office across the street (WT0049) in late 1939, the space was briefly occupied by The Secondhand Store (*Watauga Democrat*, November 6, 1941), followed by the offices of the Blue Ridge Electric Membership Corporation in early 1942 (*Watauga Democrat*, January 8, 1942). In 1935 and again in 1946, as separate tenancies, the Lillian Mae Beauty Shop occupied the second floor over the post office space (*Watauga Democrat*, July 4, 1935; lease agreement, Deed Book 62, Page 225). The Lyons Thrift Shop appears to have occupied the old post office space for an unknown period of time in the late 1940s (*Watauga Democrat*, June 29, 1950). In 1950, the Watauga Building and Loan Association occupied both floors of the building following its purchase (*Watauga Democrat*, September 21, 1950).

Regarding Section B, T. Hill Farthing appears to have gone bankrupt in 1925, prompting Lloyd S. Isaacs to buy out Farthing's stock and take over his space in the middle storefront (*Watauga Democrat*, May 14, 1925). Farthing, it should be noted, was also operating the nearby Boone Trail Café in WT0588 about the same time (*Watauga Democrat*, August 1, 1929). A massive fire that originated in the Masonic Hall on December 16, 1931, caused substantial damage to the commercial block. News reports indicated that the "Isaacs dry goods establishment" and the Masonic hall were completely destroyed, while Farmer's Hardware was badly damaged (*Watauga Democrat*, December 17, 1931). Isaacs apparently did not return to the building, choosing instead to relocate in the Hahn Building (WT0597) before selling his business in May 1932 (*Watauga Democrat*, May 12, 1932). Instead, the Harris-Gaither Store moved into the space in June 1932 (*Watauga Democrat*, June 16, 1932) while in the midst of trying to close out the old Harris Brothers stock. The stay was

short-lived, as a new business, Boone Department Store, opened in the building in late 1932 (*Watauga Democrat*, September 1, 1932), which later gave way to the Crest 5 and 10 Cent Store in early 1937 (lease agreement, Deed Book 53, Page 237). Meanwhile, the Masons sold their interest in the second floor of Section B, over the Boone Department Store, in 1935 to the Daniel Boone Council, No. 129 Junior Order of United American Mechanics, who held onto the space for the next three decades (Deed Book 44, Page 339).

Crest remained on the first floor of Section B until its new building opened on the southeast corner of Depot and West King Street (WT0851) in 1940. Thereafter, beginning in 1941, Quality Shoe Shop occupied the middle storefront (*Watauga Democrat*, June 5, 1941). Home Electric Supply Company appears to have occupied the storefront in 1945 (*Watauga Democrat*, November 8, 1945), remaining there for a couple of years. In 1947, C & E Auto Supply Co., colloquially known as the “Firestone Store,” opened in the space, remaining there until 1951 (*Watauga Democrat*, November 6, 1947). That year, Mast Supply Company, operated by Ralph Mast, took over the space (*Watauga Democrat*, November 15, 1951), but within months, Southern Sales Company bought out Mast, occupied the space, and signed a long-term lease with G. P. Hagaman and B. B. Dougherty, the co-owners of the space (*Watauga Democrat*, January 17, 1952, Deed Book 69, Page 374, and Deed Book 74, Page 127). Western Auto Supply Company, which—like Southern Sales Company—was also owned by J. C. Cline, appears to have moved into the space from WT0588 perhaps as early as 1956 (Deed Book 90, Page 311). Ultimately, in 1965, the Watauga Savings and Loan Association bought out the entirety of Section B, merging it with their holdings in Section A (Deed Book 94, Page 633, and Deed Book 94, Page 634) and completing a massive façade renovation of the center and west sections shortly thereafter. Watauga Savings and Loan Association eventually merged with Centura Bank in 1991 (*Rocky Mount Telegram*, March 4, 1991). Centura became part of RBC Bank USA in 2001, which in turn was sold to PNC Bank in 2012. In late 2017, PNC Bank sold the center and west sections of the commercial block to BOP King Street, LLC, which completed a massive rehabilitation of Sections A and B in 2019. As part of this work, the new owner completed a façade reconstruction that closely mimics the original façade of the two sections while also appearing distinct (*Watauga Democrat*, online, November 30, 2017, and February 15, 2018).

When it was first built, the north elevation of the entire block presented a uniform appearance with three distinct storefronts visible on the first floor. The Section C storefront featured a double-door, recessed entrance with a single light transom, flanked on either side by large, plate glass, shop windows with low, wooden bulkheads, both of which had recessing features angled from the façade plane toward the entrance doors in addition to those elements that were aligned with the façade plane. The entire storefront was spanned by a stout, leaded glass, three-part, clerestory window with square, pivoting lights at the center of each section, presumably to provide additional ventilation. The second floor of Section C offered three, double bays of one-over-one, double-hung sash, wooden windows with soldier course lintels. The entire façade of the block along all three sections featured a soldier course lintel band between the first and second floor, capped immediately by a limestone band that served as a sill for all second-floor windows along the north elevation. Above the windows was a complex cornice treatment, beginning with a band of rowlock

bricks in relief, separated from a second band of rowlock bricks in relief by three rows of stretchers. Above the second rowlock band was a basketweave pattern of three stretchers to three soldiers in repetition. Immediately above this was an inverted sawtooth, “drip,” corbel band of bricks in relief, all of which supported the limestone cornice cap. The wide parapet above this was coped with another band of limestone. Today, all of these brick and limestone elements survive on Section C of the building. The first floor shop entrance, however, was drastically altered in 1953 as a “sign of progress,” when Farmers Hardware installed a “modernistic slanting front” (*Watauga Democrat*, July 16, 1953). This configuration essentially survives today. The main, double-door entrance is slightly recessed from the façade plane and slightly off center to the east, with the angled front beginning at the far west end of the façade and inverting toward the east. The entrance consists of aluminum doors in an aluminum frame with a large, aluminum-framed transom overhead. Two large, plate glass windows in aluminum frames with aluminum bulkheads are located to the west of the entrance, while a single, narrow, plate glass window with aluminum frame and bulkhead is to the east of the entrance. From there, the shop windows return perpendicularly to the façade plane, with a narrow, plate glass, aluminum-framed window with an aluminum bulkhead at the far east end of the façade. The entire storefront is then framed on the façade plane with a treatment of black, structural glass, covering entirely the original, large, spanning, clerestory window of the storefront, although it is believed that this element may survive underneath.

Section B repeated many of the elements described for Section C when first built, although its entrance was a single door rather than double doors. Nevertheless, the conventional, recessed entrance with flanking, angled, plate glass shop windows with low, brick bulkheads rejoining the façade plane and additional flanking, plate glass windows with low, brick bulkheads was present at least into the 1960s. Above the entire storefront was another stout, spanning, clerestory window identical to that found above Section C’s storefront, although later tenants, beginning with Crest in 1938, often covered this clerestory window with signage. The second floor, from east to west, offered a single, one-over-one, double-hung sash, wooden window, followed by a slightly separated, double bay of identical windows, followed by a slightly separated, single window identical in design. All had soldier course lintels. Just to the west of this, between Sections A and B, was a single, one-over-one, double-hung sash, wooden window with a soldier course lintel, directly above the first floor, with a single, wooden door with large transom that provided access to the second floor. For many years, an unusual, wooden structure was visible on the roof of Section B. Some have speculated that this may have been a lookout tower of some sort, but a circa 1938 image suggests that it may have been a covering for some sort of object—perhaps a bell associated with the fraternal activities on the second floor of Section B. This feature is no longer present. Sometime between 1928 (Boone Sanborn) and 1939 (Cultural Resources Department image), a one-story heating plant was added to the rear (south elevation) of the building. Sometime after 1963 (Appalachian Collection, 5015_096_03), a two-story addition along the south elevation brought the south elevation façade plane even with the south elevation of Section C.

The original entrance to the post office in Section A, meanwhile, was a double-door entry that was flush with the façade plane, not recessed, with a wide transom over the two doors.

Large, plate glass windows in wooden frames with low, brick bulkheads flanked the entrance, and a large, spanning, clerestory window was located over the entire storefront. Three single, one-over-one, double-hung sash, wooden windows were present on the north elevation of the second floor, although the middle window may have been slightly larger than the other two. In 1950, however, The Watauga Building and Loan Association purchased Section A and drastically altered the north elevation from the brick area between Section B and the doorway to the second floor all the way to the west corner of the façade, installing a Permastone application over the entire first floor of Section C up to the limestone sill band below the second floor windows and altering the entrance so that it was a modern, aluminum-framed, plate glass window door with flanking, plate glass sidelights, over which was a wide transom. Permastone separated this entrance from flanking, narrow, single, fixed-light, plate glass windows in aluminum frames. This configuration is visible in two images by Palmer Blair from 1954 (Pal-Bla-03-691 and Pal-Bla-03-692). About ten years later, when the Watauga Savings and Loan Association (as it was then known) acquired Section B in 1965, another alteration dramatically changed the appearance of the entirety of the north elevations of Sections A and B, as well as the northwest portion of the west elevation of Section B. Rather than applying a new treatment, Watauga Savings and Loan actually removed the entire north elevation façade of Sections A and B about 20 feet deep into the building, resulting in the appearance of these two sections at the time of the initial survey. Sometime after 1963 (Appalachian Collection, 5015_096_03), a two-story addition along the south elevation also brought the south elevation façade plane even with the south elevation of Section C. These façade elements were removed as part of the renovations completed in 2019.

Today, Section C is the only portion of the building that retains the bulk of its original brickwork, which is in Flemish cross bond in a ratio of four courses of running bond to each course of Flemish bond. The rest of the north elevation retains its appearance from 1953, as previously described, save for the addition of a metal-frame, quarter-round, vinyl awning that obscures the structural glass covering the original clerestory window space over the first floor storefront. At the second floor window, the original windows in the double window bays have been removed and replaced with metal-frame, vertical, two-light windows. This awning had been temporarily removed for repairs to the parapet wall that were underway at the time of the original survey photos, but it is now back in place. As previously mentioned, the north elevations of Sections A and B, however, were removed entirely circa 1965 and replaced with the façade visible in 2015, which no longer allows these sections to be read as two distinct storefronts.

In 2015, the north elevation was clad in a mishmash of tan, multicolored brick and structural panels. The west third of the north elevation was dominated by a large, aluminum frame, plate glass, and structural panel window wall set between two brick columns that created the appearance of stunted towers. This window wall was divided into three parts, consisting of a wide center section flanked by two narrow sections. At the ground floor level, a single, aluminum-frame and plate glass door with narrow sidelights served as the entrance into the building, with a large, rectangular transom overhead. Flanking this entrance were two of the narrow sections, each divided to create the appearance of smaller transoms in the narrow, upper lights. Two additional sections above

this maintained the general, tripartite division of the first floor. This window wall feature allowed passersby to view the large, wood-paneled, open foyer with its curving staircase rising to the second floor. To the east of this entrance tower, the space was more traditionally divided into what appeared to be a first and second floor. At the first floor level, reading east to west, was a slightly recessed, brick wall with an area that once housed an ATM machine. To the west of this was an area with a brick, rowlock sill that appeared to have been a window at some time but had been filled with four vertical, metal-framed, structural panels. A brick bulkhead undergirded this former window space. Between the first and second floors was a narrow band of parging over an unknown material, probably concrete. Above this, five brick, tower-like features with concrete caps alternated with four narrow sections of structural panels and windows. Each section was arranged with a vertical, structural panel at the base, a three-light window, aluminum-framed complex near center, with a large, fixed middle light, a hopper window at bottom, and an awning window at top. The westernmost window complex had been removed and replaced with a structural panel. These structural panel and window combinations were also capped with concrete.

Following the renovations completed in 2019, sections A and B still read as distinct from Section C, although together they now present a more uniform appearance. In an effort to show the connection with Section C, Bill Dixon, the architect for the project, reintroduced the limestone corbel band with the sawtooth, “drip” treatment below, as well as a low, parapeted roofline similar to the original, although it now stands slightly higher than Section C to the east. Second floor windows are somewhat irregularly spaced and do not match the original placements. All second floor windows are one-over-one, double-hung sash, metal windows. A spanning limestone band serves as a sill for the windows, with a soldier course brick band below dividing the first and second floor spaces. Many other aspects of the original brick design seen on Section C are also present on the north elevation, although the Flemish cross bond pattern was abandoned for running bond. The first floor storefront configuration is distinctly modern, however, abandoning any hint of clerestory windows for a two brick, basketweave frieze panels between the first and second floors. Show entrances are recessed in a rectilinear fashion, with modern, metal-frame windows with rowlock sills providing visual access to the shop spaces. A recessed entrance at the center of the new configuration leads to an elevator that goes to modern, loft apartments on the second floor. Flat, cable-hung awnings—never a prior feature at the building—overhang the storefront entrances.

The west elevation of the commercial block fronts on an alley that divides WT0589 from WT0588. The north quarter of this west elevation was marked by the running bond, multicolored, tan brick that comprised the 1965 façade replacement, within which was set an aluminum-framed, twelve-light, window wall feature comprised of four sections of a large plate glass light over a smaller plate glass light with a large, structural panel above. In completing the 2018-19 renovations, Dixon wrapped many of the features from the north elevation onto the north quarter of the west elevation. Two one-over-one, double-hung sash, metal windows with rowlock sills are new features on the second floor at the north end of the west elevation, with a quadruple bay of metal windows with a rowlock sill, not unlike those on the north elevation, visible at the first floor shop level.

Immediately south of 2018-19 reconstruction is a narrow section of red replacement brick featuring at least two different brick stocks arranged in a loose, running bond pattern with frequent use of headers as spacers, all of which was presumably necessary to repair damage caused by the façade removal in 1965. This field of new brick ties in with what appears to be the original, multi-colored, red brick of the west wall of the original Section A, which is in Flemish cross bond in a ratio of four courses of running bond to each course of alternating stretcher and header bricks. Each floor featured four, elongated window piercings with soldier course lintels that had been bricked in with several stocks of replacement brick, but in 2018-19, Dixon opened up at least two of these and created two other new window piercings, each of which sports a one-over-one, double-hung sash, metal window with a rowlock sill. At the roofline, the parapets step down toward the south and are coped in terracotta. To the south of this is the post-1963 rear (south) addition, which is clad in bright red brick stock that does not match the original building. Rapidly stepped parapets coped in aluminum step down along the west elevation of this addition. In 2015, reading north to south, the first floor of the west elevation of this addition offered a door piercing that had been filled in with brick (now opened and covered with a flat, cable-hung awning), while the second floor offered a bricked over window piercing with an air conditioning unit protruding from the piercing (now opened again), followed to the south by two additional, symmetrically spaced piercings with one-over-one, double-hung sash windows—one vinyl, one wooden—with brick, rowlock sills. Windows in these piercings as of 2019 are all new, one-over-one, double-hung sash, metal windows.

Keeping in mind that Section C wraps WT0590 to the south, the south elevation is entirely associated with WT0589. Each section is clearly discernible. As of 2015, the first floor of Section A, which was comprised of running bond brick, offered a window piercing at center that had been bricked in and covered over by utility boxes. The second floor offered two symmetrically spaced, one-over-one, double-hung sash, vinyl replacement windows with brick, rowlock sills. The flat roof was clad in rubber. A parapet firewall between Section A and Section B was clearly visible and coped in metal. Section B offered a post-1963, two-story addition that had clearly replaced the one-story, heating complex located at the south end of Section B in 1947. The south elevation of this addition was composed of running bond brick and was mostly featureless, save for a single, metal door on the ground floor near the southwest corner. A small portion of the south elevation of the original Section B building was visible from the top deck of a parking garage located due south of the property. It revealed an otherwise featureless brick wall arranged in Flemish cross bond in a ratio of four courses of running bond to each course of alternating stretcher and header bricks. Soldier course lintels for a large piercing at center and smaller piercing to the right of this were visible just above the flashing for the flat, rubber roof of the south, post-1963 addition. The flat roof of the original part of Section B was also clad in rubber. A narrow chimney was tucked into the southeast corner of the original part of Section B, north of which was the firewall between Sections B and C. At the time of this writing, work on the rear of Sections A and B was not yet complete, so an updated description reflecting the 2018-19 renovations is not yet available. It is assumed that any existing windows have likely been replaced with the modern, one-over-one, double-hung sash, metal windows found elsewhere in the renovated sections.

Section C is somewhat unusual, in that its roof actually slopes toward the south at a low angle. It is clad in rubber, with a stepped parapet firewall clearly visible between it and WT0590 to the east. At the southeast corner, the tower element rises well above the roofline and appears to have been built up even further over its original appearance sometime after 1963. Concrete block is clearly visible along the west face of the expanded tower, suggesting that it was expanded to provide improved roof access. The entirety of the south wall of Section C is dominated by a large, iron staircase that climbs from the south parking lot to the second floor level, where an iron walkway with concrete flooring spans nearly the entire second floor. Both the staircase and the walkway offer simple, iron balustrades, and both features rest on steel posts set in stout, concrete bases. Brick on this south elevation is arranged in Flemish cross bond in a ratio of four courses of running bond to each course of alternating stretcher and header bricks. The second floor level offers a single, modern, steel door with a square, upper light, all of which is set in a wooden surround. A soldier course lintel above the door is not sufficiently wide for this feature, suggesting that the door appears in place of a small window piercing that originally occupied this location. Four other, irregularly spaced window piercings are visible on the upper floor, the west three each sporting an eight-over-eight, double-hung sash, vinyl replacement window with a soldier course lintel and an unusual brick, header sill with a projecting tier of stretchers immediately below. The easternmost piercing has been bricked over, although it retains its lintel and sill features. The first floor level offers five irregularly spaced window piercings that roughly correspond in position to those of the second floor. The western two piercings have six-over-six, double-hung sash, vinyl replacement windows with vinyl frames that do not properly fit the soldier course lintels and unusual, triple tier, brick sills that originally framed these piercings. The eastern three piercings have been bricked in, and in the case of the middle window, portions of the sill have been chipped away to provide a connection point for the large, iron staircase. A vast expanse of wall below these windows is featureless brick, accounting for the drop in grade from West King Street to the south elevation of Section C. The concrete foundation is clearly visible, and four window piercings within that foundation have been bricked in. At the far, east end of the south elevation is the aforementioned brick tower feature, intended to mimic the appearance of the north elevation of Section C. The unusual inverted, sawtooth, “drip,” corbel band with its limestone cornice cap is visible, as well as the original limestone coping for this tower, but an additional section of brick has been added atop the old coping and to the west, which is in turn coped with its own limestone treatment.

Wrapping onto the east elevation along Depot Street, these additions to the southeast tower continue for a short distance, then step down to the original limestone coping, which runs to its intersection with the southeast corner of WT0590. Brick on this east elevation is arranged in Flemish cross bond in a ratio of four courses of running bond to each course of alternating stretcher and header bricks. The inverted sawtooth, “drip” corbel band and limestone cornice cap also continue along the east elevation until they intersect with WT0590. Below this, at the second floor level, are four symmetrically spaced window piercings, each with a soldier course lintel. A run of projecting, rowlock brick serves as a sill for these window piercings. The southernmost piercing appears to have always been bricked in, while the three windows to the north are now narrow, single light, fixed

windows, replacing the one-over-one, double-hung sash windows visible in 1950 (Pal-Bl-02-004). Reading from south to north, the first floor level of the east elevation offers a long, narrow window piercing with a soldier course lintel and a double-tier, projecting sill; this piercing appears to have always been bricked in. To the east is an even larger window, which was originally a large, fixed window in a wooden frame with a transom light over it, with a soldier course lintel above. Today, this piercing contains a steel-framed window divided into four fixed lights. To the east of this what was originally a long, narrow piercing similar to the south piercing on this floor has been partially bricked in at center, creating two smaller windows; the upper portion is a fixed, single light with a rowlock sill and the original soldier course lintel, while the bottom section is a one-over-one, double-hung sash window with the original, double-tier sill. The basement level, reading from south to north, offers a single window piercing with soldier course lintel and double-tier sill; like the features above it in this tower section, this window appears to have always been bricked in. To the north of this is a deeply recessed, aluminum, double-door entrance into the basement shop space, now occupied by Benchmark Provisions. To the north of this is a deeply recessed, two-light sliding window that appears to have been added by expanding a window piercing that originally mirrored the south window piercing on this floor of this elevation. Shed-style, vinyl awnings are mounted over the entrance and this north window.

One additional, noteworthy feature located at the extreme southeast corner on the east elevation of WT0589 is a geodetic benchmark, placed in 1933, proclaiming the elevation to be 3,233.602 feet. This is noteworthy, as the elevation for Boone is often reported by historical sources (and on souvenir items even today) as 3,333 feet. Writing for the *Watauga Democrat* in 1953, Rob Rivers, Jr., attempted to address this confusion, noting that former elevation readings were likely taken at the 1905 Watauga County Courthouse, which was substantially “up the hill” from WT0589. Official “government” readings listed 3,332 feet, according to Rivers’s source, “but it was way back when the *Watauga Democrat* concluded that the four 3s in a row would work good, and the elevation of Boone has been such till this good day. It’s not off but a little, really, and none at all if one measures from one of the little elevations in the town” (*Watauga Democrat*, April 16, 1953).

WT0590 Watauga County Bank Building (1923)

659 West King Street

This is an update to the 1988 survey and the 2002 survey update. While no substantive changes to the exterior appear to have been made since the 2002 survey update, a full description of the exterior was never recorded.

This significant, Neoclassical, brick building dominates the downtown cityscape and has an architectural history that is inextricably linked to WT0589, which is located to the west but also wraps WT0590 to the south. Built on land purchased by the directors of the Watauga County Bank in 1923 (Deed Book 21, Page 356), the bank building was nevertheless part of a singular construction project completed in conjunction with the construction of WT0589 to the west and south. Articles describing the completion of both the bank building and WT0589 as a single project in 1923 highlight the use of Johnson City shale brick and Indian

limestone, along with terrazzo and marble flooring and fixtures of marble and mahogany in the banking room, with doors and windows also trimmed in mahogany. The vault, which survives, has walls 21 inches thick, with a vault door made by Diebold Safe and Lock. Clarence B. Kearfott (1884-1977, as listed in the *AIA Historical Directory of American Architects*, rendered as “Clarence B. Kerfette” in related deeds and “C. B. Kearfoot” in a paid advertisement on December 21, 1922 in the *Watauga Democrat*) of Bristol, Tennessee, was the architect on the project, and the McGhee Brothers (misspelled as McGee in news coverage) and “Hodges” (probably W. B. Hodges) completed the work as local contractors. The bank officially opened on Saturday, June 23, 1923. Tenants on the second floor over the bank at the time of its opening included Linney and Coffey, attorneys; Dr. Mc. G. Anders, a surgeon; the offices of the W. H. Gragg Lumber Company; and the Agency Atlantic Life Insurance Company. J. M. Bauguss, a photographer, and W. M. Hodges, a barber, occupied the basement (*Watauga Democrat*, June 21, 1923).

An exhaustive account of tenants in the building is beyond the scope of this project, but several noteworthy tenants are worth mentioning. In 1937, the Northwestern Bank bought out the Watauga County Bank as part of a consolidation of five area banks, taking over the facilities as their own that year (*Watauga Democrat*, August 5, 1937). The Hodges barbershop in the basement was better known as the City Barber Shop in later years, although “Barber Bill” Hodges appears to have sold the City Barber Shop in 1932 to Lewis Reese (*Watauga Democrat*, February 25, 1932). The shop continued under this same name at this location through at least 1947, although ownership and management of the barbershop appears to have changed hands several times, with Hodges even returning to the business by 1953. In December 1960, a young attorney named James E. Holshouser, Jr., opened a law office in his father’s former quarters over the bank; the younger Holshouser would serve as governor of North Carolina from 1973 to 1977 (*Watauga Democrat*, December 1, 1960). Finally, in 1981, Northwestern Bank sold the building to Kerry and Peggy Childers (Deed Book 216, Page 615), who in turn sold it to Hazel H. Greene in 1983 (Deed Book 233, Page 364), prompting the opening of the west wall of the bank to the Farmer’s Hardware store in the east section of WT0589, probably in 1983 rather than 1982 as reported in the 1988 survey. Today, Farmer’s Hardware also occupies the first floor of the bank building, while various law offices are located on the second floor.

This Neoclassical, two-story, brick, flat-roofed, commercial vault building with basement stands on the southwest corner of West King and South Depot Streets. The brickwork is in Flemish cross bond in a ratio of four courses of running bond to each course of alternating stretcher and header bricks. The west and south sides of the building are essentially obscured by WT0589, and the interiors of these two buildings are connected on all three floors. The three visible corners of the building (northwest, northeast, and southeast) are slightly set out from the rest of their respective elevations, giving the appearance of towers. The north (front) elevation boasts a recessed, former grand entrance that is delineated by a one-and-a-half soldier course rounded arch with a limestone keystone. The north elevation also offers two painted, limestone pilasters giving the appearance of Tuscan columns. At the head of these pilasters is a painted, Tuscan-order cornice band that wraps around the entirety of the north and east elevations. Above this cornice band is a limestone frieze with “WATAUGA COUNTY BANK” inscribed on it. A large, tiered band of tan brick functioning as

a second cornice wraps around the building above this, with decorative parapet walls above it. The parapets are raised on 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 construction year (1922).

Within the previously mentioned, one-and-a-half soldier course, rounded arch is a prominent former entrance on the first floor. Originally, this entrance consisted of a pedimented entry with a triangular pediment and flanking, one-over-one sidelights with a lower panel. Double, wooden doors with large upper lights and an unusual, leaded glass transom with triangular, sunburst lights filled the pedimented entrance. Two granite steps led from this entrance down to the sidewalk at grade. Sadly, the entirety of this entrance configuration was converted to three plate glass windows sometime between 1965 (Homecoming Parade image, Appalachian Digital Collection) and the 1988 survey. Above this former entrance is a blank, vinyl frieze with the grouting remnants (ghost) of the original pediment of the entrance surround still visible on the brick above this frieze. Separating the first and second floors is a slightly pronounced, diagonal, basketweave brick pattern. Above this pattern is a dominating, four-part, wood frame, Diocletian window that is original to the building. As late as 2018, the first floor of the northwest tower element featured an original, single, wooden door with a three-quarter light window and a decorative transom with triangular sunburst lights that formed a four by two square pattern, all of it capped by a soldier course lintel. This treatment was removed (save for the surround and transom), inexplicably, in favor of a recessed, vinyl replacement doorway in a plywood surround sometime in 2018. The second floor offers a narrow, one-over-one, double-hung sash, wooden window with a concrete sill and soldier course lintel. The first floor of the northeast tower element offers a narrow, wooden window with triangular, sunburst lights to form an eight-by-two square pattern, similar to the transom over the previously mentioned main entrance, with a concrete sill and soldier course lintel. Below this window is a metal, night deposit box from when this building housed the Watauga County Bank and the Northwestern Bank. The second floor of this tower element features a narrow, one-over-one, double-hung sash, wooden window with a concrete sill and soldier course lintel.

The east elevation possesses five double, plate glass, replacement window bays on both the first and second floors, each with a limestone sill and soldier course lintel. The projecting tower corners at the northeast and southeast corners of the building have single replacement plate glass windows with limestone sills and soldier course lintels on the first and second floors. The basement level contains two triple, fixed-light bays of replacement windows with rowlock sills and soldier course lintels. These replacement windows may be the steel windows described as having been installed in 1953 (*Watauga Democrat*, July 16, 1953). The southeast tower corner has a doorway that has been filled in with bricks at the basement level with a soldier course lintel.

The aforementioned bank vault and door still survive inside and are used for retail display. Many of the original elements of the second floor office space, including the original division of this space, mahogany banisters, and other treatments, survive intact.

WT0591 J. Walter Jones Building (1922)

630 West King Street

This two-building complex (WT0591 and WT0891) was surveyed in 1988 and updated in 2002, when it was treated as being an architecturally unified complex. In reality, these buildings were built separately by different owners and served different functions for much of their history. Accordingly, the west portion of this complex is being retained under this survey number in this update, while the east portion is being separated out and re-assigned to survey number WT0891.

Regarding the history of the west building, there are important changes to report regarding previous survey accounts. For example, the west building (currently of red brick) has previously been described as having been built circa 1910. Mast General Store, the current occupant, erroneously credits the construction of this building to circa 1913, when Mast claims it opened as the Peoples Bank. Furthermore, the speculation in past surveys about the purpose of the central window area on the first floor of the building should no longer be speculative. This portion of the building is clearly shown on the 1928 Sanborn Map as a central staircase entrance for access to the second floor apartments. The “Former Hunt’s Department Store” moniker used in previous survey accounts is also something of a misnomer for this complex, as the building served many other historical functions prior to Hunt’s occupying the space in 1943 (not 1940). Another puzzling element of the 1988 survey report is the assertion that the building possessed a square, glass block transom (or clerestory windows with transom openings) at the time of that survey. The 1988 images show that the windows contained at that time are identical to the current windows, which are leaded glass, clerestory windows with hinged transom openings and an ornate, swirl pattern border. For these reasons, the present survey is designed to update both the history and description of this building in its proper context.

The source of the confusion over the date of origin for this building probably originates with two newspaper articles from 1914 describing the construction of a “new and commodious office building” by Dr. J. W. Jones “on the corner of his lot just opposite the Critcher Hotel.” A more careful examination of these articles reveals that the building was a frame building, was one story in height, and had a footprint of 24 by 40 feet—clearly not the present building on the site (*Watauga Democrat*, April 2, 1914, and May 14, 1914). Indeed, this store is visible in a circa 1915 postcard (Bob-Bre-02-114) and is clearly not the same building that stands today. In fact, Dr. Jones’s first building stood just to the west of the present site, where WT0819 now stands, and in 1919, Jones apparently opened a “first-class drug store...in the Dr. Jones office building,” which would eventually become the Boone Drug Company (*Watauga Democrat*, August 14, 1919). This is all confirmed by an April 27, 1922, *Watauga Democrat* article that described Walter Johnson’s purchase of the lot “now occupied by the Jones drug store” and Johnson’s intention to build “a large brick garage this summer” on the site. The article went on to describe Dr. Jones’s intention to “build a brick business house adjoining the garage, both buildings...to be let in the same contract. The Dr. has not yet decided just where he will locate his wooden drug store building, which is to be moved somewhere in the very near future.”

Two months later, reports emerged that excavation for the “Johnson-Jones buildings” was nearly complete and that material had been delivered for the construction “of the block of three buildings” (*Watauga Democrat*, June 8, 1922). It’s important to note here that these “three buildings” consisted of what would become the Boone Garage (part of which survives as the east end of WT0819) and the two halves of what later became known as the Jones Block (WT0591). A month later, another article described the completion of the brickwork on the Qualls block (WT0595) just across the street, and included a note that “the masons employed on that job are now making good headway on the Jones block” (*Watauga Democrat*, July 20, 1922). Given that Poe and Triplett is known to have been the contractor on the Boone Drug Company Building (WT0849) and the Qualls Block, both of which closely resemble the Jones Block, it’s likely that the firm was also responsible for the design of this building. By December, work was complete, with the Peoples Bank and Trust Company occupying the east side of the first floor of the building and a telephone exchange for the Watauga Telephone Company located on the second floor (*Watauga Democrat*, December 21, 1922, and January 18, 1923) of the west side. J. M. Moretz, who operated a furniture company, occupied the west side of the first floor (*Watauga Democrat*, January 11, 1923). Other early tenants included John Lineback, a lumber merchant, and Dr. W. J. Miller, a dentist (*Watauga Democrat*, May 3, 1923, August 2, 1923, and October 11, 1923), who were likely on the second floor of the east side.

Moretz Furniture is documented as having moved to WT0588 in 1925, and early that same year, the Boone Clothing Company—which had also been in the Jones Building for an unknown period of time—moved to WT0588 (*Watauga Democrat*, January 15, 1925). In June 1925, the Spainhour-Sydnor Dry Goods Company, colloquially known as Spainhours’, opened in the west section of the building, as documented by a late 1920s photograph in the July 2000 issue of the *Blue Ridge Stemwinder* (Ste-Win-2). At that time, Miller, Lineback, the telephone exchange, and Peoples Bank were still in the building (*Watauga Democrat*, July 16, 1925). Spainhours’ opened a “Bargain Annex” in the space to the rear of the Peoples Bank, “accessible through a large arched doorway from the original building”; this suggests that the east half of the building was divided on its first floor (*Watauga Democrat*, March 11, 1926), perhaps with a wall parallel to the front façade. Three months later, notice appeared that the Western North Carolina Development Company, operated by S. C. Eggers, had moved into the offices over the Peoples Bank (*Watauga Democrat*, June 17, 1926). In 1928, the Bell Telephone Company, which had apparently purchased the Watauga Telephone Company, moved the switchboard from the second floor of the west portion of the Jones Building to a private home in the Grand Boulevard neighborhood (*Watauga Democrat*, December 13, 1928). Spainhours’ moved three months later to the new H. W. Horton Building (WT0593), creating a vacancy in the first floor of the west half of the building that was filled in June 1929 by the Harris Brothers Department Store. At that time, Harris Brothers apparently modified the appearance of the storefront of the west section substantially (*Watauga Democrat*, June 13, 1929), although it is not known what these changes involved.

In 1932, Harris Brothers (by then known as the Harris-Gaither Store) moved to the post office block (WT0589), opening the way for yet another tenant in the first floor of the west section (*Watauga Democrat*, June 16, 1932), although the space may have remained vacant

for about a year. The Fashion Shop took over the space in June 1933 (*Watauga Democrat*, June 22, 1933). Meanwhile, Peoples Bank went insolvent on March 4, 1933, prompting the closure of the bank and a multi-year effort to re-open the bank or at least recover deposits. During much of that time, it's likely that the Peoples Bank space on the east side of the building remained closed to the public, although the safe and other fixtures were removed in September 1934 (*Watauga Democrat*, September 27, 1934). Later that year, Mrs. J. W. Neal opened an alterations shop in Apartment 4 of the second floor of the building (*Watauga Democrat*, November 23, 1933). In Fall 1934, the Lillian Mae Beauty Shoppe moved from its location in East Boone near the Baptist Church to the Jones Building (*Watauga Democrat*, September 6, 1934), although this stay was brief; by July 1935, the beauty shop had moved to WT0589 (*Watauga Democrat*, July 4, 1935). A major change came with the arrival of the Belk's Department Store, sometimes referred to as "Belk-White," in April 1935. As part of renovations to the Jones Building, the two first-floor storerooms were "thrown together" to create a larger store. Images of both the exterior and interior of the Belk-White store under this new configuration can be seen in the H. Lee Waters film of Boone shot in 1936 (Cec-Gre-01-001). This stay was also brief, as Belk's moved to its brand new building (WT0850) directly across the street in 1937 (*Watauga Democrat*, March 4, 1937).

This move seems to have coincided with Mrs. J. W. Jones's decision to sell the entire building to Roger W. McGuire that same month (Deed Book 47, Page 308), after which the building was often referred to as the "McGuire Building." McGuire announced later that year that he was completely remodeling the building once again, this time to prepare for his Rudemar Beauty Salon to move to the street floor and re-open as McGuire's Beauty Salon (*Watauga Democrat*, June 17, 1937, and July 8, 1937). Paul Weston also moved his Boone Photo Shop into the building that same year, apparently on the second floor (*Watauga Democrat*, June 24, 1937). A scrapbook photo—not yet available publicly—in the Paul and Ruby Weston Collection shows Ruby standing outside the street entrance to the second floor shop in the late 1930s. Other new tenants in early 1938 included the Quality Shoe Shop and Bare's Fair Store, the latter managed by a young Guy Hunt (*Watauga Democrat*, January 6, 1938, and January 20, 1938). On March 2, 1939, a fire ripped through the roof of the building, badly damaging the second floor apartments and Bare's Fair Store, located at street level. Boone Photo Shop, the McGuire Beauty Salon, and the Quality Shoe Shop appear to have suffered only minor damages (*Watauga Democrat*, March 2, 1939, and March 9, 1939). Following repairs, Weston added an RCA recording studio to his space in 1940 (*Watauga Democrat*, March 21, 1940).

At some point in 1941, Kermit Dacus moved his Dacus Radio Shop into the apartments of the McGuire Building and almost immediately began operating a bootleg radio station, WDRS, from that location, possibly in Weston's old recording studio (*Watauga Democrat*, March 27, 1941, April 24, 1941, and May 7, 1942). Dacus would move to the Appalachian Theatre building (WT0609) in 1943, shortly after which he would be arrested on federal charges for operating the illegal radio station. Around this same time, the building was changing hands in terms of ownership. McGuire sold the west half of the building in April 1941 to Rufus W. Colvard (Deed Book 54, Page 298), then conveyed the east half of the building to Colvard in March 1943 (Deed Book 56, Page 392). This suggests that McGuire's

Beauty Salon occupied the east half of the building during its tenure there, while Bare's was probably in the west half. An advertisement from 1940 also indicates that McGuire's had additional space above Bare's Fair Store starting that year (*Watauga Democrat*, August 29, 1940). Bare's expanded into the space previously occupied by the Quality Shoe Shop in June 1941, then expanded again in July, taking over the space on the second floor, directly above their shop (*Watauga Democrat*, June 12, 1941, and July 24, 1941). It's not clear whether renovations described in August 1941 were yet another expansion or simply a rehash of what had already taken place that year (*Watauga Democrat*, August 28, 1941).

The partnership between Guy Hunt and G. T. Bare in Bare's Fair Store officially dissolved in early 1943, prompting Hunt to continue operating in the same space under the name "Hunt's Department Store"; Bare would open his own, new department store in WT0588 in 1944 (*Watauga Democrat*, January 21, 1943). During the summer of 1943, Guy Hunt enlarged his store, taking over the first-floor space occupied by McGuire's Beauty Salon and expanding the store to both sections of the second floor (*Watauga Democrat*, August 19, 1943). In September 1944, Hunt also purchased WT0891 to the east from W. R. Winkler, with plans to expand into that space, but there is no evidence that Hunt's Department Store did so until perhaps very late in its tenancy in the building. Hunt's also was expanding to the rear of the store at this time, resulting in one-story, concrete block additions that are visible on the 1947 Sanborn map to the north of the main building (see also *Watauga Democrat*, September 7, 1944). Fire visited the building again just two months later, erupting in the old Jones alleyway at the rear of the new additions and damaging much of the second floor store space (*Watauga Democrat*, November 2, 1944). Thereafter, the entire building continued to operate as Hunt's Department Store for decades, and Guy Hunt purchased the building from Rufus Colvard in 1952 (Deed Book 71, Page 36). Hunt eventually sold this building and WT0891 in 1987 to John and Faye Cooper (Deed Book 83, Page 648), who made it one of their Mast General Store locations shortly thereafter.

Tracing the physical changes in this building over the years is far more difficult, as few early images of the building survive, and the known, late-1920s image of the building is an oblique view that does not clearly show storefront configurations. As seen in the 1936 H. Lee Waters film, the building appeared much as it does today, albeit with some differences in the storefronts themselves. Still intact are many of the defining features of this south elevation façade in 1936: red brick generally in a running bond pattern with occasional, irregularly spaced courses of Flemish bond; large pilasters at the outer edges of the façade and framing the second-story entrance space at the center of the façade, thus creating the appearance of recessed panels on the upper portion of the façade; triple-tier corbelling at the upper edge of these panels, immediately above which was a spanning, sawtooth brick course; spanning soldier course lintels and rowlock sills within the panels that are not interrupted according to window positioning; and spanning clerestory windows over each of the storefronts.

There are changes from the 1936 appearance, however. The south elevation of the west storefront, for example, had a single, centered, deeply recessed, wooden door entrance, flanked on either side by large, plate glass shop windows with low bulkheads that stepped outward twice toward the façade plane. Today, the plate glass windows angle out from

double entrance doors toward the façade plane and feature low, brick bulkheads; all of this is obviously a replacement of what appeared in 1936 and appears to have been completed sometime after the 2002 survey. A large, clerestory window of leaded glass with hinged transom openings and an ornate swirl pattern border spanned the entire west storefront, and this clerestory window appears to be the same one that survives today. The second story in 1936 offered the same widely spaced, double bays of one-over-one, double-hung sash wooden windows. In 1936, the original, second-floor entrance between the two storefronts was still intact, sporting a single, wooden doorway with a large upper light and panels below, plus a large, rectangular transom overhead. This doorway was removed at an unknown date (before 1952, based on images in the Palmer Blair Collection that are not yet online), and the piercing is now partially filled with brick, with a large, plate glass window with a rowlock sill in the upper portion of the piercing. The interior staircase that would have been at this position is also gone. Large pilasters, which still survive, flanked this doorway in 1936 and extended all the way to the triple-tier corbel just below the roofline. The second floor of this section of the south façade featured a narrow, single, one-over-one, double-hung sash, wooden window with a soldier course lintel and a rowlock sill spanning the full space between the pilasters. These features still survive. The east storefront, meanwhile, offered a double, wooden door entrance with narrow upper lights and a single panel at bottom, flanked on either side by plate glass windows with low bulkheads that stepped out twice toward the façade plane, which also had large plate glass windows with low bulkheads. A large, spanning, leaded glass, clerestory window was located over this east storefront and probably identical to the west clerestory window. Today, the east storefront generally retains these dimensions, although the entrance itself appears to have been widened slightly and the doors replaced, probably to meet code and apparently after the 2002 survey. Similarly, materials of the east storefront windows are identical to the west storefront windows, suggesting that these, too, are replacements of what appeared in 1936, even if they retain similar dimensions. Nevertheless, the clerestory window survives intact on this side as well. The present, aluminum-frame, vinyl awning that spans the entire storefront is obviously a replacement for the hinged, retractable awnings visible in 1936 and 1952, and the flat, cable-hung awnings present from the mid-1950s to circa 2002. Finally, it appears that at least some of the windows of the south elevation of the building have been replaced with vinyl replacement windows, possibly since the previous surveys.

As documented above, the interior space changed numerous times between 1922 and 1943, sometimes to reflect a clear division of the first floor space into at least two, and often three distinct shop spaces, with Guy Hunt finally (and permanently) unifying the shop spaces into a single shop space in 1943. Hunt apparently stuccoed the south elevation of the building in 1943 as well (*Watauga Democrat*, August 19, 1943), although this treatment was removed as part of Mast's renovations of the building between 1988 and 2002. Sometime between 1952 and 1958 (Appalachian Digital Collection image), a large, flat, cable-hung awning replaced the fabric awnings and spanned the entirety of the south elevation of WT0591, as seen in the 1963 wagon train images of the buildings and past survey images. This awning was removed sometime after the 2002 survey and replaced with the current aluminum-frame, fabric awning. Furthermore, as seen in these same wagon train images, the west wall of the Jones building (originally shared with Hodges Tire Company—WT0819—to the west) was covered with a brick, running bond, veneer wall

that ties into the south elevation of WT0819. A recently discovered image in the Paul Armfield Coffey Collection (not yet online), also dated to circa 1963, shows this veneer wall being erected. Today, this veneer is separating from the west wall of the building and is in danger of collapsing, as portions of the original west wall are actually visible through the gap between the veneer and the west wall. WT0891 to the east obscures the east wall of the building, and adjacent buildings also obscure the north elevation. The current, flat roof of the building is rubber. Interior, pass-through openings between the east wall of this building and the west wall of WT0891 are present today on both the first and second floors.

WT0592 Hamby and Winkler Building (1937)

627 West King Street

This survey entry is an update to the 1988 and 2002 survey entries, which incorrectly reported that this building was constructed in 1935.

This red brick, three-story, commercial block building with a full basement and flat roof was built in 1937 on property that once held the Critcher (formerly Coffey) Hotel, a Boone landmark for much of the late nineteenth and early twentieth centuries. Roby and Grady Greer, who had acquired the old Critcher Hotel property in 1933 (Deed Book 42, Page 139), attempted to auction off the subdivided lots in 1935 but succeeded in selling only one—this lot—to W. R. Winkler (*Watauga Democrat*, August 8, 1935, and Deed Book 46, Page 227). Winkler brought in A. E. Hamby on shared ownership of the property in 1937 (Deed Book 47, Page 83), continuing their long and prosperous business relationship in various properties in Boone. News reports surfaced a few months later announcing construction of the new building between Boone Drug (WT0849) and the new Belk store (WT0850), with reference to a second floor intended for apartments (*Watauga Democrat*, May 6, 1937). In July, Hamby and Winkler announced that the A & P Grocery, which had occupied WT0849 for several years, would become their new, first-floor tenants (*Watauga Democrat*, July 29, 1937). An article a couple of months later described the building as “an elegantly appointed, three-story store and apartment building,” with the upper stories being used for both offices and apartments (*Watauga Democrat*, September 16, 1937).

Numerous images from the 1940s and 1950s attest to the continued tenancy of the A & P Grocery in this space (for an example, see Pal-Bla-01-994) through at least 1960, when A & P opened its new store at WT0866. Tenancy in the first floor space thereafter is a bit more uncertain until 1965, although Roy Keplar is believed to have operated a grocery there during this time (*Watauga Democrat*, July 1, 1992). Cato's took over the space (lease agreement, Deed Book 144, Page 682) in 1965, remaining there through at least the early 1980s. In 1984, Our Daily Bread, a sandwich restaurant, took over the space and remains there today. Of particular note are deed restrictions that indicate the east staircase is critical for second floor access in the Boone Drug Building (WT0849), a situation apparently created after 1971, when the owners of WT0849 also acquired this building (Deed Book 118, Page 806, and Deed Book 209, Page 1172).

Unfortunately, only one early, blurry, partial image of the north elevation of the building

has been located, making it difficult to fully understand its original appearance. This image, available in the David Wyke Collection (Dav-Wyk-01-002) and showing the effects of the 1940 Flood, captures the first floor storefront at an oblique angle, with several pedestrians milling on the street. Discernible details include the single, wooden door at the east end of the building (providing access to the second floor) over which is a large, single-light transom. Pedestrians mostly obscure the storefront itself, although what can be seen suggests a storefront configuration quite different from what is visible today. A large, fabric, retractable awning shields much of the upper part of the storefront, while a three-light, clerestory window is visible above the awning and spans the entire storefront.

A circa 1938 image of Boone, taken from the southwest, shows the south elevation and the third floor of the west elevation. At that time, the west elevation was composed of brick and had a stepped parapet descending toward the south. About a quarter of the distance from the northwest corner was a single, large window piercing, followed a short distance to the south by two slightly separated, single, small window piercings. Immediately south of this were two widely separated, single, large window piercings. The third floor of the south elevation offered four symmetrically spaced, single window piercings, with a similar alignment partially visible on the second floor. The first floor and basement levels of the south elevation were obscured. The 1947 Sanborn Map of Boone shows the building at its original depth, with a significant gap between the south elevation of the building and the north elevation of WT0889, which was built on the south portion of this lot sold by Martha E. Hamby to W. R. Winkler that same year (Deed Book 63, Page 88). The rear addition between WT0592 and WT0889 appears to have been completed sometime after 1964, when the gap was still visible in a high aerial image (Ag-Ex-1964-1FF-148), and 1972, when a low aerial image from the west showed the gap had been closed (Hen-Dew-01-003).

As for the north elevation, additional photos from the 1950s forward show the evolution of this building. In 1953, a Palmer Blair image (Pal-Bla-04-108) taken at an oblique angle from the northeast showed a configuration that must be similar to the original appearance. At street level was a single storefront with large, plate glass windows with low bulkheads at the façade plane flanking a recessed entrance to the store. Angled plate glass windows with low bulkheads moved from the façade plane toward the centered entrance, which was not itself visible. Overhead was a small, fabric awning—different from that seen in 1940—with the three-light, clerestory window still spanning over the storefront and awning. The single entry to the second floor was still visible at the east end of the façade, unchanged since 1940. A double band of soldiers over headers appears to have served as a spanning lintel across the entire façade immediately above the clerestory window, with an implied frieze of running bond brick between this treatment and a rowlock course serving as a spanning sill underneath the four symmetrically spaced, one-over-one, double-hung sash, wooden windows. Brick between the windows of the second and third floors was running bond. A soldier course immediately above these windows served as a spanning lintel for these windows, with another frieze of running bond brick between the soldier course and another spanning rowlock sill beneath an identical set of windows on the third floor, which were in turn capped off with another spanning soldier course lintel. Above this was another expanse of running bond brick within which is a frieze plate with a rectangular, rowlock

border, with four limestone medallions featuring wagon wheels—a common treatment on buildings originally owned by or associated with W. R. Winkler in Boone. A corbel band directly above this offers one course of slightly recessed soldiers capped by another course of projecting rowlocks. Shared firewalls at the outer edges of the north elevation are of a different brick stock, even though they extend high above the neighboring buildings, and create the appearance of pilasters. The low, parapet roofline is coped in terracotta tile. The visible portion of the east elevation above WT0849 featured a stepped parapet wall coped in terracotta descending toward the south, with an otherwise featureless brick wall that may have been arranged in a common bond pattern.

By 1965 (Homecoming Parade image, ASU Digital Collection), a flat, cable-hung awning extended over the storefront of the north elevation, and construction work was underway on the first floor storefront, perhaps in service to the new tenancy of Cato's. It's likely that this is when the first floor storefront was altered to its present configuration. A circa 1990 image taken by Jamey Fletcher shows the addition of a large, shed-style, porch roof supported by posts at the curb that covers the entire sidewalk in front of the building. Decorative, sawn brackets are visible in the northeast and northwest corners of the porch, and rafters are open with open tails peeking out at street level. The roof is clad in wood shingles. The wall of the storefront above the new configuration is clad in diagonally set, tongue-and-groove, wooden siding. This feature survives entirely today, although it is believed that the old clerestory window may survive underneath. As for the storefront, it appears just as it did in 1990, with two large, plate glass windows in an aluminum frame at center, supported by a low, brick bulkhead, with a slightly angled, plate glass, shop window leading to a recessed, aluminum-frame, double entry with a narrow, spanning transom. At the east end of the first floor, the single entry door is now a vinyl replacement. The area around this doorway is clad in wood shake. The former transom has been painted over. The rest of the north elevation is essentially as it was originally, save for the use of what appear to be one-over-one, double-hung sash, vinyl replacement windows in the second and third floor openings.

Only the second and third floors of the south elevation are visible today, the rest of the elevation being obscured by the rear addition made between 1964 and 1972. As originally, the brick of the south elevation is seven-course common bond. Window piercings are intact, but the windows of both the second and third floors have been replaced with one-over-one, double-hung sash, vinyl replacement windows, some of which are ill-fitted to the piercings, requiring the use of spacers. A metal fire escape descends from the easternmost window of the third floor to the roof of the rear addition. The rear, one-story with basement addition, meanwhile, is almost entirely obscured on its north, west, and south elevations, while the partially obscured east elevation reveals an otherwise featureless, running bond, brick wall coped in metal. A single, vinyl replacement, paneled door is visible at basement level on the east elevation of the addition.

WT0593 H. W. Horton Building (1929)

611 West King Street

This survey entry is an update to the 1988 and 2002 survey entries, which incorrectly reported that this building was constructed in 1919 and had once served as a garage for Model Ts. In addition, the present owner of the building has repeatedly claimed in several widely distributed marketing items and publications that the building once housed a Studebaker dealership. No evidence of this latter claim has been found. The error may arise from the present owner's possible attempts to align the location of the Buck Maddux Motor Company, a Studebaker dealership located at 533 West Main Street in 1950, with his building's address. Based on address numbers in the 1947 Sanborn Map, however, this street address was well west of the downtown area in the Alvin Cannon Building (*Watauga Democrat*, November 16, 1950), believed to be the present site of Galileo's Restaurant (*Watauga Democrat*, February 28, 1946) at the southeast corner of King Street and the Poplar Grove Connector, on land owned by Alvin Cannon at the time. Maddux moved his dealership to a building at what was then 208 Howard Street (WT0875) in 1952. Another possible source for the present owner's confusion is that W. R. Winkler, who once had a garage on the site of WT0593 prior to construction of this building, operated a Buick and Studebaker dealership in the Sebastian Building (WT0878) on the west end of King Street beginning in 1939 (*Watauga Democrat*, May 4, 1939) until about 1943, but the address was typically listed simply as "Main Street" in ads during this period. No other Studebaker dealership is known to have existed in downtown Boone between 1888 and 1963, the year Studebakers ceased production in the US.

Errant historical assumptions aside, this unusual, yellow brick and terracotta tile, two-story building with basement was built in 1929 on land formerly occupied by the W. R. Winkler Garage and is actually the second "H. W. Horton Building" to occupy the site. The first, containing Winkler's garage operation, was on land H. W. Horton acquired in 1918 from D. J. Cottrell and Texie Cottrell, accounting for 40.5 feet of street frontage on what was then known as Main Street (Deed Book 22, Page 50). This first building was not built by Horton but was instead the last remnant of the old Coffey hotel annex, commonly referred to as "Brick Row," before Horton acquired it. In October 1928, Horton razed this remnant in preparation for construction of the second H. W. Horton Building, which was designed to have a street-level shop with a large mezzanine and twelve offices on the second floor (*Watauga Democrat*, October 25, 1928). This building occupied the western 28 feet of Horton's lot; WT0594 would fill in the rest in 1929. Two months after work started on the building, Spainhours' announced that it would be moving from the Jones Building (WT0591) into the new Horton Building (*Watauga Democrat*, December 13, 1928). Later articles touted the building's unusually large, first-floor and mezzanine store design, which was 18 feet in height, with shop windows "of the type hitherto used only in the larger cities" (*Watauga Democrat*, March 14, 1929). While Spainhours' occupied the first floor and the mezzanine when the building first opened, the Rhodes-Day Company, a furniture concern, occupied the basement, apparently in cooperation with Spainhours' (*Watauga Democrat*, May 9, 1929). By that date, Horton had decided to use the intended office space on the second floor for apartments. Rhodes-Day's stay in the basement was brief; in

October, Spainhours' took over the space, having already outgrown their accommodations on the first floor and mezzanine (*Watauga Democrat*, October 3, 1929).

Shortly after the building opened, Horton lost control of the building in a lawsuit brought by contractors who remained unpaid after the building was complete, and Sheriff L. M. Farthing sold the building to A. W. Hodgson to raise revenue to satisfy the judgment in that case (Deed Book 37, Page 524, and *Watauga Democrat*, December 12, 1929). As a result, the building was often referred to as the Hodgson Building in deeds for decades thereafter. Spainhours', meanwhile, closed their store in Boone in 1939, with Burgess Antique Shop—later known as Burgess Furniture—taking over the space in March 1940 (*Watauga Democrat*, September 7, 1939, and March 21, 1940). In 1950, J. E. Joines bought out the Burgess Furniture Company and took over the retail space in the building (*Watauga Democrat*, June 1, 1950). Beginning in 1954, Bob Sime operated a radio and television repair shop in the basement of the building for an unknown period of time (*Watauga Democrat*, June 10, 1954). Joines sold his business in 1959 to O. M., R. C., and Dennis Greene, who then operated as Greene's Furniture (*Watauga Democrat*, June 4, 1959) out of the Edmisten Building (WT0883). McClung's Five Cents to One Dollar Store took over the old Joines space in the building later that fall (*Watauga Democrat*, October 29, 1959), remaining there until the following year, when W. W. Mac Company bought out McClung's and continued to operate under their own name in the space (*Watauga Democrat*, November 3, 1960).

W. W. Mac appears to have given up its tenancy sometime between 1963 and 1965, when a Homecoming Parade image (Appalachian Digital Collection) showed the first-floor tenant as Mix Mates. It's not clear how long Mix Mates remained in the building, but at the time of the 1988 survey, Bash Riprocks was the tenant. At some point in the mid-1990s, the building became known as the "Ad-Lib Building," suggesting that a tenant of that name may have occupied the first floor space. In 2004, the building was again renovated to a configuration for Art Walk, a consignment art dealer who occupied the first floor, mezzanine, and basement. This business closed in 2017 when the building was sold to Lovin Marketing Company for conversion to a boutique hotel. After extensive renovations, the Horton Hotel opened in the building in early 2019.

Fortunately, the *Watauga Democrat* ran a photo of the building in its May 9, 1929, edition, so the building's original appearance is well-documented. The building was the equivalent of three stories in height on its north elevation, with yellow, multi-toned brick on the north elevation arranged generally in a running bond pattern. The entire north elevation façade was framed in a quadruple-tier border composed of three stepped, outer bands of headers on the sides and rowlocks at the top of the façade, with an interior band of stacked stretchers on the sides and a soldier course at the top of the façade. Stunted battlements rose at the upper corners of the north elevation, with a truncated shed roof composed of terracotta tiles in between the battlements and covering the stepped-back, brick parapet at the top of the elevation. The roof of the building itself was flat. Immediately below the border at the top of the elevation was a limestone frieze plate that read "H. W. Horton Bldg.," flanked on both sides with two slightly separated, limestone medallions portraying wagon wheels. This use of wagon wheels in a non-Winkler building is unusual but may

have been a nod by Horton—who was Winkler’s friend—to Winkler’s past association with the property. Today, all of the above-described features still survive.

A large cartouche originally hung between the center two windows of the second floor, but this had seriously deteriorated by 1953 (Pal-Bla-04-108) and was removed during renovations in 2004, leaving behind a residual outline of the feature. Immediately below the frieze band were the four symmetrically spaced, one-over-one, double-hung sash, wooden windows of the second floor, each with a rowlock sill and soldier course lintel. While these piercings are intact today, the windows appear to have been replaced with metal, one-over-one, fixed windows when a renovation of the building was completed in 2004 (*Mountain Times*, November 5, 2014). Also present when the building was constructed in 1929 was a large, spanning, iron-balustraded balcony immediately below the second-floor windows, which was in turn supported by seven large, scrolled brackets, probably of limestone. This feature was still present in 1950, as seen in Clarence A. Price’s footage of the *Echoes of the Blue Ridge Parade* (Cla-Pri-01-006, 0:36 mark) but had disappeared by 1953, apparently to allow the installation of a Westinghouse Appliances neon sign in service to Joines Furniture Company, the tenant at that time (Pal-Bla-04-108). This change left the sockets where the bracket tabs joined the façade as voids in the brick. These voids remain today.

Immediately below the balcony level and above the storefront was a full course of wagon wheel medallions about the height of two courses of stringers. These survive today. Below this was the massive storefront piercing, with a full soldier course serving as lintel to the storefront. The original storefront configuration consisted of a wide and deep, recessed entry, probably with double doors, with flanking, plate glass, shop windows with low bulkheads that angled back out to the façade plane. On either side of the recessed entry at the façade plane was a large, plate glass, shop window with a low bulkhead. A retractable, fabric awning was located between this storefront entry and the enormous, spanning, four-light, clerestory window above the storefront. No exterior access to the second floor was evident. This configuration seems to have survived intact at least through the late 1930s (Bob-Bre-02-115), but by 1953, a new storefront was in place, apparently the result of renovations completed by Joines Furniture in 1950 (*Watauga Democrat*, June 29, 1950). While the original clerestory window was retained, the lower portion was in a wood frame and entirely flush with the façade plane. At the east end was a single door entry with a large transom, presumably providing access to the second floor (Pal-Bla-04-108), as also indicated in the 1947 Sanborn Map of Boone. A large plate glass window was immediately west of this doorway, followed by a central doorway to the first floor store with a slightly smaller transom overhead. Another large, plate glass window was located just west of this.

As part of McClung’s tenancy in 1959, a “complete renovation” was initiated, although details of this work are not known. A circa 1961 image from the Appalachian Collection (5015_131_06) shows a cable-hung, flat awning suspended from the front of the store, but details of the actual storefront configuration are not discernible. At some point before 1965, another renovation was completed, which removed this cable-hung awning. Images of the store in 1965 (Appalachian Digital Collection) indicate that these renovations included the addition of a gabled awning over the storefront, the application of some sort of

vertical siding that completely obscured the clerestory window, and alteration of the storefront itself back to a recessed, central, double door entrance with narrow transom, flanked by aluminum-framed, plate glass windows angling out to the street. Additional aluminum-framed, plate glass windows were aligned with the façade plane on either side of the recessed entry, and an aluminum-framed, single-door, second-floor entrance with transom at the east end of the storefront. This same configuration survived at the time of the 1988 and 2002 surveys. In 2004, this configuration was entirely removed from the building, and the current metal-framed, window wall system, seven lights wide by four lights tall, with a slightly recessed, central entrance, was installed. The building was sold in 2017 to Lovin Marketing Company, which made dramatic alterations to the interior of the building for conversion to a boutique hotel. Exterior changes to the north elevation were relatively minor, consisting primarily of the addition of a thick, cable-hung, metal awning over the main entrance. Far more significant was the addition of a roof-top bar feature, consisting of a one-story, common bond, multicolored brick kitchen area built around an elevator stack that protrudes above the kitchen height. The kitchen/bar area features a boxed, wooden soffit on three sides, while the fourth side and the elevator stack are coped in metal. A large wooden deck surrounds the bar area on three sides and includes a metal post and cable-strung balustrade with a wooden handrail.

Throughout much of the building's history, WT0594 to the east, which was built in 1931, has almost entirely obscured the east elevation, save for the upper portion of a small part at the rear (south) end of the building. This wall is clad in running bond, multicolored, red brick and is essentially featureless, save for the stepped parapet roofline that is coped in terracotta tile. Much of the west elevation is obscured by WT0849, although a small portion is visible above the latter's roofline, and this has been parged over, while the stepped parapet roofline is coped in terracotta tiles. A brick, exterior chimney with two different brick stocks rises along the west wall of the building at the rear of WT0849, terminating at the stepped parapet, but it appears that this chimney may have been in service to WT0849 and simply elongated with the second brick stock when this building was constructed. The lower portion of the remaining part of the west elevation is obscured by the addition to WT0849, but the upper portion is clad in multicolored, red brick that is arranged primarily in a running bond pattern, with occasional header courses that follow no pre-arranged ratio and often appear nonsensically placed.

As for the south elevation, the lowest portion is typically obscured in images of the building from circa 1950 and circa 1960, although the second floor and mezzanine levels clearly offered symmetrically spaced, double window bays of one-over-one, double-hung sash, wooden windows (Pal-Bla-04-104 and Alf-Dai-01-001). Today, these piercings on these levels are still intact, although they have been partially filled with concrete borders in order to accommodate metal replacement windows and doorways ill-suited to the original piercings. At the second-floor level, the west piercing has been converted to a single door with a narrow sidelight set to the east, while the east piercing appears to be two, side-by-side sashes that may be casements. This pattern is repeated in reverse on the mezzanine level, although the west piercing has one fixed light to the east and a disproportionate, one-over-one, fixed light pattern to the west side of the piercing. The first floor level offers a single door set to the west side within a piercing that has been partially filled with

concrete, with an east piercing of metal casements within a concrete border. The basement level mirrors this piercing pattern except that the east window is a single, plate glass window within a metal frame surrounded by a concrete border. The doors on each level are reached by a massive, iron fire escape supported by iron posts that zigzags its way up to each floor. Simple iron balustrades are present along stairs and at each landing. An additional course of stairs and a landing were added to this fire escape in early 2018, thus providing access to the roof, where the current owner later constructed the rooftop bar.

WT0594 Perry and Winkler Building (1929)

605-607 West King Street

This survey entry is an update to the 1988 and 2002 survey entries, which incorrectly reported that this building was constructed in 1919.

This narrow, three-story, brick, commercial block building with a flat roof was built in 1929 under the ownership of Gordon H. Winkler. An Historic Boone image from 1923 (His-Boo-1.19.6) clearly shows this lot occupied by part of the W. R. Winkler Garage, which at that time was a tenant in the first H. W. Horton Building, which was the last remnant of the old Coffey hotel annex, commonly referred to as “Brick Row,” before Horton acquired it. In October 1928, Horton razed this remnant in preparation for construction of the second H. W. Horton Building. The building sits on land that had been part of a very large parcel sold to H. W. Horton in 1918 (Deed Book 22, Page 50), who in turn had sold this east portion of the parcel with twelve feet of street frontage on West King Street along with the entire south portion of the parcel (including the land behind WT0593) to W. R. Winkler and A. E. Hamby in 1927 (Deed Book 35, Page 250). A separate agreement between Horton and W. R. Winkler stipulated that second-floor access to the east building on the two lots would be provided via a staircase in the west building (WT0593) (Deed Book 36, Page 383). W. R. Winkler may have contemplated incorporating this parcel with the first Horton Building in which Winkler operated a garage, perhaps to establish a larger garage operation, but that plan appears to have fallen through. Winkler and Hamby instead sold the property to Gordon H. Winkler in 1928 (Deed Book 38, Page 234) shortly after Horton announced his plans for his new building on the adjoining lot (*Watauga Democrat*, October 25, 1928). Gordon Winkler appears to have begun work on this building about the same time as Horton, perhaps in cooperation with Horton.

While no newspaper article heralded the construction or completion of Gordon Winkler’s new building, a May 1929 advertisement for R. M. Greene’s business, The Music Store, noted that Greene’s business “will be located in our new home with the next few days, in the Gordon H. Winkler new building, first door from Spainhours” (*Watauga Democrat*, May 9, 1929). Additionally, newspaper notices about Sheriff Farthing’s sale of the Horton Building in late 1929 make clear reference to the “Gordon Winkler Building” existing to the east of the Horton Building (*Watauga Democrat*, November 7, 1929). Gordon H. Winkler in turn brought in Dr. H. B. Perry as a partner in the property in 1930 (Deed Book 39, Page 191), likely in service to Dr. Perry having an office on one of the upper floors.

Later tenants included the Louise Shoppe, a ladies fashion boutique, which opened in the first-floor space in March 1931 (*Watauga Democrat*, March 12, 1931). Keplar's Style Shoppe took over the space in January 1933 (*Watauga Democrat*, January 12, 1933) and appears to have survived through at least 1934. Prevette's Men's Shop took over the space in 1938 (*Watauga Democrat*, August 4, 1938), remaining there through late 1941. The Red Cross Sewing Room took over the space briefly in 1942 (*Watauga Democrat*, May 14, 1942). In 1943, Winkler and Perry sold the building to R. W. McGuire, who moved the McGuire Beauty Salon from WT0591 into this building, where it remained at least through 1967 (*Watauga Democrat*, February 14, 1963, and 1967 Homecoming Parade image, Appalachian Digital Collection). Ala McGuire sold the building to William and Patricia Parish in 1981 (Deed Book 211, Page 424), with the Parishes opening their store, Highway Robbery, in the first floor space around this time (*High Country Magazine*, Winter 2017). Highway Robbery remains the primary first floor tenant.

Few early images of the building exist, but a circa 1936 image (Bob-Bre-02-115) suggests that the north elevation of the building appeared much as it does today on its upper two floors. Specifically, the low parapet roofline of the north elevation was coped in terracotta tiles, with a course of rowlocks immediately below. The rest of the brick façade was predominantly of multi-colored brick in a running bond pattern, with a band of basketweave brick (alternating stacks of three stretchers to three headers) just below the parapet roofline. These features still survive. A centered, double window bay of one-over-one, double-hung sash, wooden windows with stout, wooden framing between and around the windows was present on the third floor. This piercing and the wooden frame appear to survive, although the windows themselves now appear to be vinyl replacements. This third floor window piercing had a soldier course lintel and a rowlock sill, both of which survive. The second floor offered a triple window bay that was otherwise identical to the third floor double window bay; as above, the windows of the second floor appear to be vinyl replacements.

The most significant change has occurred with the first floor storefront, which originally appears to have consisted of a recessed, central entrance with flanking plate glass windows that angled out to the façade plane. Additional, narrow, plate glass windows flanked the recessed entry at the façade plane. By 1967, a variation of the present configuration appears to have been in place, with a large, plate glass window in an aluminum frame with low bulkhead arranged to the west side of the storefront and a single, aluminum-framed door with transom set to the east side of the elevation. Today, a board and batten treatment covers the bulkhead under the shop window, while the door features a large upper light and two panels below; it is clearly a replacement door. Today, a half-gabled, wooden awning with a pronounced soffit and asphalt shingles covers the entire storefront. This treatment likely dates to the early 1980s. A similar feature was visible in both sets of earlier survey images.

The entirety of the west elevation is obscured by WT0593. On the east side, WT0595 obscures the vast majority of the east elevation, and what remains is difficult to view from street level, but the southern half of the second and third floor of the east elevation was visible in a 1950 aerial image by Palmer Blair (Pal-Bla-02-002) that appears to show this

wall as essentially featureless brick. The south elevation, meanwhile, originally extended about three-fourths of the length of WT0593, terminating in a south elevation of loosely arranged, common bond, multi-toned, red brick with no comprehensible ratio of header to stretcher courses. The second and third floors of the south elevation both offered centered, double window bays of one-over-one, double-hung sash, wooden windows with stout, wooden framing between and around the windows. Sills were of rowlocks. As on the north elevation, these piercings and frames survive, although the windows themselves are vinyl replacements today. Curiously, the top of the east firewall was capped with yellow bricks identical to those used in WT0593, suggesting that the same builder constructed both buildings. Unfortunately, the first floor and basement levels of the building are obstructed in available historic images, although part of a window piercing is visible on the first floor in a circa 1960 image (Alf-Dai-01-001). Sometime after 1964, a one-story with basement addition with a flat roof was appended to the south elevation in line with the rear of WT0593. This addition is obscured on all sides except the south and is clad in running bond, red brick. The first floor offers a single, one-over-one, double-hung sash, vinyl replacement window with rowlock sill set to the west side of the elevation and a single, paneled door set to the east side of the south elevation. A rough, wooden staircase descends from this doorway to the paved alley. At basement level is a very wide, wooden doorway whose purpose is unknown.

WT0595 J. L. Qualls Block (1922)

603 West King St.

An especially auspicious year for Downtown Boone's development was 1922, when local business leaders and the *Watauga Democrat* continued to promote the local development boom with the slogan, "Watch Boone Grow" (see, for example, the March 2, 1922, issue). One of the first buildings to actually break ground that year was the J. L. Qualls block, a two-story, brick, commercial block building with basement, which already had its construction materials on site in March 1922. Built on what appears to have been the old D. J. Cottrell storehouse lot, by July, the brickwork was complete, with the masons shifting to the Jones Block (WT0591) job site just down the street (Deed Book 24, Page 337, and *Watauga Democrat*, July 20, 1922). This fact, coupled with the remarkable similarity in appearance among the Boone Drug Building (WT0849), the Jones Block, and the Qualls Block suggests that the contractor on all three may have been Poe and Triplett of Lenoir, who are documented as having completed the Boone Drug Building. The most obvious similarity is the central, second floor entrance flanked on either side by storefronts, with pilaster divisions used to segment the central portion of the building. We know that Poe and Triplett was operating in Boone for several years during the early 1920s; both the Administration Building and the Science Building at the Appalachian Training School were their handiwork, and they later completed the Appalachian High School building and the first Cove Creek High School.

There is some evidence to suggest the Qualls Block was built in stages; newspaper accounts mentioned that construction on the west section, with its exterior access to apartments and space for a "modern café" on the first floor, quickly followed completion of the east section,

built for Qualls's hardware store (*Watauga Democrat*, October 5, 1922). This may explain the long delay between the announced completion of the brickwork in July 1922 (*Watauga Democrat*, July 27, 1922) and the eventual completion of the entire commercial block, which was announced in March 1923. The final stages of this work on the west half of the building are visible in a 1923 image in the Historic Boone Collection (His-Boo-1.19.6). When the Qualls Block first opened, it was home to the Qualls Hardware Store, the Qualls and Company Restaurant, and the Cash Grocery Store, operated by H. H. McDougald (*Watauga Democrat*, March 22, 1923). This grocery store most likely functioned either out of the back of the hardware store or as part of a partitioned store space on the east side of the building, as the 1923 Historic Boone image clearly shows only two storefronts along King Street and no basement access from the sidewalk. Qualls apparently tired of the hardware business rather quickly. In late 1923, Qualls sold out the hardware stock to his son, Ed Qualls, and A. F. Dixon, then converted the second story of the building into the Commercial Hotel, later known as the Carolina Hotel after 1936 (*Watauga Democrat*, October 4, 1923, and July 16, 1936).

In 1927, the restaurant space on the first floor of the west portion of the building took on the name of the Princess Café, a popular eatery in Boone through about 1937, even though management of the restaurant changed hands just about every year (*Watauga Democrat*, October 4, 1928). In February 1931, Ed Qualls, the son of J. L. Qualls, took over management of the Princess (*Watauga Democrat*, February 12, 1931). Shortly thereafter, the Princess Café also became the base of operations for the Union Bus Terminal until the bus operation moved to the Linville River Railway depot in October 1933 (*Watauga Democrat*, October 12, 1933). Tenants in the east storefront of the first floor are more difficult to track, as it is not known when either the grocery store or the hardware store closed. By early 1926, references to a store known as the The Fashion Shop, operated by Ed Qualls, began appearing in the local paper (for first reference to this business being in the Qualls Building, see *Watauga Democrat*, November 18, 1926). In October 1929, Ed Qualls sold the business to his father, who then spent the next two years closing out the inventory (*Watauga Democrat*, October 17, 1929). In 1931, J. B. Brewer opened the Five to Five Store in the same space, which appears to have been partitioned from a self-service grocery known as the J. & E. Self-Service Store, which had operated in the space since late 1927; later in 1931, the Five to Five took over this space to sell shoes and thus doubled its square footage (*Watauga Democrat*, May 21, 1931, and October 22, 1931).

In May 1935, Qualls appears to have created an east side entrance in the alley now occupied by WT0848 to provide egress to a new "Basement Bargain Store" (*Watauga Democrat*, May 2, 1935). Also occupying the building after 1935 was the Ruth and Louise Shoppe (*Watauga Democrat*, October 31, 1935), which appears to have taken over part of the old Five to Five Store space (*Watauga Democrat*, May 2, 1935). That same year, Qualls appears to have opened the Qualls Furniture Store toward the east end of the block, suggesting that Qualls had essentially divided the original storefronts into a total of four storefronts, each with independent access. The following year, Qualls sold the Commercial Hotel business, apparently in conjunction with these renovations to the building, and the name was changed to the Carolina Hotel (*Watauga Democrat*, July 16, 1936). These renovations are evident in a circa 1936 postcard image (Bob-Bre-02-115), which shows

major changes to the west half of the building (the east half is not visible). The most obvious change was the addition of a wooden porch spanning the middle section of the building, with a spindled balustrade around the porch roof. This porch rested on rounded columns with squared pedestals and caps, while the entablature of the porch roof was unusually ornate for the prevailing architecture of Boone at the time. Indeed, its similarities to the appearance of the porch roof of the Daniel Boone Hotel, then located diagonally across King Street, may be a reflection of the competition between the two properties. In any case, the porch was a short-lived feature, as it was no longer present by the time of the 1949 Watauga Centennial Parade (Pal-Bla-04-236).

A more lasting change was the addition of a basement entrance accessed via a concrete staircase below sidewalk grade at the west end of the Qualls Block. It appears likely that this led to a barbershop, as evinced by a barber pole evident at the top of the staircase in the 1936 postcard image, although two separate shops are now present below grade in this space. By this point in time, the Princess Café appears to have changed names to the Carolina Café, occupying the same space under management by the hotel's new operator, Milton Young (*Watauga Democrat*, July 16, 1936). Five years later, Qualls appears to have moved his furniture store out of the east storefront and into the two middle storefronts, with the Elite Shop occupying the east storefront (*Watauga Democrat*, February 13, 1941, and March 13, 1941). Three years later, Qualls sold the entire building outright to J. R. Craven (Deed Book 59, Page 59, and *Watauga Democrat*, September 7, 1944), where he opened the Edmisten-Craven Furniture Store. By 1949, Craven Furniture Company still occupied the east half of the first floor of the building, while the Skyline Restaurant was present in the center portion, as seen in a 1949 Watauga County Centennial Parade image (Pal-Bla-04-236), even though Craven had sold the building in 1945. After a succession of owners, the Greene and Wilcox families finally acquired joint ownership in 1948 (Deed Book 64, Page 529), an arrangement that continued until the recent sale of the building to a developer.

In 1952, a Christmas Day fire gutted much of the building, causing serious damage to Craven Furniture, the Carolina Hotel, the Skyline Café, the City Meat Market (which occupied the western storefront), the Central Barber, and Earl Miller's watch repair business; the latter two businesses were in the basement area accessed from the street-level staircase (*Watauga Democrat*, January 1, 1953). The level of damage essentially resulted in a complete re-working of the tenants in the building as well as the exterior appearance. The most obvious change was the painting of the exterior brick white, apparently to hide fire damage to the brick. More noteworthy was that the fire appears to have killed Fred Church's Carolina Hotel business; no evidence of the hotel reopening has been found, and Church was managing Bare's Department Store by 1954. Presumably, the occupancy of the second floor shifted to apartments thereafter. In 1953, Bill's Shoe Store moved into the renovated, easternmost storefront, while Palmer's Photo Shop moved into the second shop from the east (*Watauga Democrat*, April 16, 1953, and May 7, 1953). Caudill's, a department store, occupied the third storefront from the east, while the meat market reopened in the west storefront as the City Market and Grocery (*Watauga Democrat*, May 14, 1953, and September 10, 1953, and 1959 *Rhododendron*).

These arrangements appear to have continued for a number of years, excepting a name change from Palmer's Photo Shop to the Flowers Photo Shop following Palmer Blair's death in 1957 and the purchase of the business by George Flowers in early 1958. By 1965, however, a number of exterior changes began occurring with the storefronts, as was common throughout Boone during this time, mostly featuring the addition of "modern" treatments such as wood paneling, cedar shake roof overhangs, and other ill-advised treatments. By 1965, the former Caudill's space had become the Fashion Shoppe, while the former City Market space was briefly a McClung's before becoming a jewelry store known as The Stone (ASU Digital Collection). At the time of the survey in 1988, Jerry Wilson was still operating what was by then known as the Dixie Barber Shop in the basement area off King Street, although he had operated there under several different names over several decades. Shorty's, a popular local restaurant, was in the former City Market space. By 1992, the City Market space was home to Rochelle's Deli Restaurant, while the Fashion Shoppe space was the Curiosity Shop. Kelly and Green, a regional photo chain, also operated in the former Flowers space, having bought out Flowers, who then operated his studio out of the rear-accessed basement of the Qualls block until his retirement in 1998. By 1992, the former Bill's Shoe Store space had become Dancey's Shoe Store (*Watauga Democrat*, July 1, 1992).

Physical changes to the north elevation storefront treatments are too numerous to recount here, aside from what is listed above. At the time of the survey, though, the north elevation generally retained the original appearance of its second floor configuration. Brick appears to be running bond, painted over following the 1952 fire. A continuous rowlock band divides the second floor from the first floor storefronts and essentially functions as a window sill for the six pairs of double, one-over-one, double-hung sash, wooden windows with aluminum storms—features certainly dating no earlier than the 1953 post-fire renovation but set in the original piercings. These six window groups are divided into two sets of three bays by a single, central, one-over-one, double-hung sash, wooden window. Raised stretchers serve as a sort of jigsaw trim around each of the windows, creating a recessed frieze treatment with two narrow pilasters framing the central, single window and rising to the five-course cornice treatment, which has a rowlock band in the center course. Attic vents are visible at the center of each frieze. The roofline is coped with terracotta tiles.

At the time of the survey, the first floor of the north elevation, reading from east to west, offered a double storefront at its east end, with a recessed, double entry with transomed doors leading into the two shops (King Street Creamery and A Piece of the Past). A metal pole, which dated to at least the 1960s, provided additional support at the sidewalk for the wide, recessed entry, while a projecting, hip roof awning clad in wood shingles hung over these two storefronts. Shop windows appeared to date to the post-fire renovation. Slightly offset to the east of the central, second floor window was a single, first floor door that appeared to provide access to the second floor apartments. The east hip roof awning also covered this doorway. To the west of this door was the third storefront configuration, drastically altered from its post-fire configuration when Caudill's occupied the space. It consisted of a single, aluminum framed, slightly recessed doorway with narrow, aluminum framed sidelights and a narrow transom light spanning the lower configuration. Aluminum

framed shop windows were located just west of the doorway, rejoining the façade plane with a two-light configuration with a brick bulkhead. Wood paneling, apparently dating to the mid-1960s, covered the first floor brick around the storefront. A hip roof awning clad with wood shingles spanned this storefront. To the west of this was the west storefront, also radically altered from the post-fire configuration and entirely clad in wood paneling, with a single, recessed entrance located to the east side of the storefront and a large, single-light window at the center. An asphalt-shingled, hip roof awning spanned this storefront. The wood paneling appeared to date to the 1960s as well, although the date of the awning is unknown.

In early 2019, the present owner began a massive rehabilitation of this building, beginning with the removal of much of the fabric from the north elevation. This work revealed, in part, some portions of earlier façade configurations, including the old Caudill's sign. While photographs have been taken showing this work, it is not described in detail here, as the façade appearance is likely to change in the coming months.

In its original configuration, as seen in the 1928 Sanborn and in a circa 1938 image from the Cy Crumley Scrapbook, the west half of the building appears to have been brick in front (north) but of wood construction with multiple elevations toward the rear (south). The east portion was all brick and two stories in height. At some point before the 1947 Sanborn was completed, the west half of the building was expanded toward the south with one-story brick additions that extended considerably beyond the south elevation of the east half of the building. This configuration is partially visible in the Palmer Blair aerials from 1950 (Pal-Bla-02-002 and Pal-Bla-02-004), showing a garage bay set to the west side of the basement level of the south elevation of the west extension, with three evenly spaced, single windows on the first floor level. The south elevation of the east half was mostly obscured in those images.

Today, the south elevation of the east section sits on a formed concrete foundation, with what appears to be a former garage bay set to the west side of the basement level now enclosed with a wood panel insert that frames a single wooden door and a one-over-one, double-hung sash, vinyl replacement window set just to the east. Another window at the basement level, visible in a circa 1950 image from the south (Pal-Bla-04-104), has apparently been concreted over. Brickwork on the first floor level begins with a rowlock course functioning as a sill resting on the concrete foundation. The rest of the brickwork on this elevation is generally six-course common bond. The first floor offers, left to right (west to east), a former doorway with surviving deep surround that has been filled in with a wooden panel and a hood vent, presumably kitchen ventilation. Just east of this is a former window opening with a rowlock sill now filled with running bond brick, aside from a single row of headers near the bottom. At the far, east end of the elevation is another doorway, this time retaining what appears to be an original, paneled door with an upper light that has been boarded over. The first floor is divided from the second floor with a projecting, rowlock course. Reading left to right (west to east), there are three proportionately spaced window openings. The first two to the west appear to occupy the original piercings and likely date to the 1953 post-fire renovation. They are one-over-one, double-hung sash, wooden windows with aluminum storms. The east window is smaller, with the lower

portion of the original piercing bricked in with common bond brick and a rowlock sill. It is a one-over-one, double-hung sash, wooden window with an aluminum storm. The east elevation of the east section is difficult to see, but it features a stepped parapet roof capped with terracotta coping. At least two, widely-set, second floor window piercings are visible along this elevation over the roof of WT0848 to the east. The west elevation of the east section that rises slightly above the south portion of the west section also features a stepped parapet but is otherwise not visible.

Photographs from the 1950s and 1960s of the west portion of the building from the south and southeast (Pal-Bla-02-002, Pal-Bla-04-104, and 5015_096_03) clearly show that the southern half of the west portion of the building was again dramatically altered sometime after 1963, when a third level (second floor) was added to the rear portion of the building, effectively bringing the entire height of the west section in line with the front (north elevation) of the building. The east elevation of the west extension offers a mostly featureless brick wall of six-course common bond, although there is a bizarre feature apparently intended to demarcate the basement level from the upper levels. Here is a repeating brick design consisting of single soldiers interrupting the normal flow of the brick pattern approximately every foot or so, with a rowlock resting on top of the soldier and creating a modified Flemish bond in just that one course with the rowlocks in it. Also, near the southwest corner of the east section of the building is a window opening with a soldier course lintel that has been bricked in. A stepped parapet with terracotta coping is evident along the east side of the west section. The west elevation of the west section offers similar details, except that the bizarre feature at the top of the basement level consists of soldiers interrupting one of the header courses. Another window opening on this side with a soldier course lintel has been bricked in. Spalling is evident on the upper reaches of the west elevation of the west section, and this wall is capped with a stepped parapet coped in terracotta tiles.

The south elevation of the west section has clearly been altered over time, beyond the addition of the third level. The entire elevation is clad in six-course common bond brick, with no seam or break in the masonry pattern apparent from the addition of the third level. While the soldier course lintel of the basement-level garage bay is still evident, the bay itself has been bricked in, with openings for a steel door at the west end of the bay and a steel, double casement window at the east end of the bay similar to those on the third level. At the east end of the basement level is a double metal door covered by a shed-roof awning clad in asphalt or possibly asbestos shingles. The first floor level has also been dramatically altered. Originally consisting of three, equally spaced, one-over-one, wooden windows, all three window piercings have been altered. The west piercing has been altered to a metal doorway reached via a rickety wooden staircase descending to the south alley. The middle window has been bricked in, and the east window has been partially filled in at bottom with an ill-fitting rowlock sill and a one-over-one, double-hung sash wooden window in an awkward wooden frame, behind which there appear to be metal bars in a crosshatch pattern. The third level features three, equally spaced, steel, double casement windows of three lights with fixed upper lights essentially serving as a transom. Each window offers a rowlock sill.

WT0596 B. W. Stallings Jewelry Store (1937/circa 1947 addition)
553 West King Street

Past survey entries have incorrectly reported that this building was constructed in 1935 and that the structural glass treatment on its north elevation was original to the building. In actuality, the building was completed in 1937 on land that Edwin N. and Blanche K. Hahn sold to B. W. and Helen Shaw Stallings that year (Deed Book 47, Page 166). At first, the building consisted only of the two-story, west portion of the building, the second floor of which was reachable only via the interior staircase built in 1938 as part of the construction of the Appalachian Theatre to the west (WT0609). The building's north elevation featured a "modern" appearance with a "unique plate glass front." This is sometimes misinterpreted as being a structural glass façade treatment like the one that would appear on the Appalachian Theatre a year later, but an image from February 1948 (App-The-04-007) suggests that the first floor was simply a large, plate glass, shop window set to the east with an inverted storefront set to the west. The second floor of the north elevation, meanwhile offered a set of multi-light, steel frame, French doors with a large, multi-light transom above. These doors opened onto an iron, balustraded fire escape supported by brackets with a decorative scroll treatment. Stallings originally intended to cover the brick in gray stucco, although there is no evidence this actually occurred. Stallings operated the Stallings Jewelry Store out of this space, having taken over the Berman Jewelry business before moving to the building (*Watauga Democrat*, June 10, 1937, June 17, 1937, and August 26, 1937).

Stallings briefly lost control of the building in 1938 as a result of his first divorce, but after his ex-wife sold the building, he was able to re-purchase it later that same year (Deed Book 46, Page 574, and Deed Book 49, Page 205). In 1944, Stallings acquired from Hahn a small piece of land—essentially a narrow alley—located to the east of his building (Deed Book 73, Page 263), and sometime before June 1947, as seen on the Sanborn map, he erected a tiny, one-story, brick building at the north end of this parcel. Another transaction in 1948, when Stallings acquired a half-interest in the west wall of the Hahn Building (WT0597), is indicative of further expansion toward the rear of this alley, albeit with a deeded requirement that he not block the second floor windows of the west side of the Hahn Building (Deed Book 67, Page 153). These conditions resulted in an unusual design for this east half of the property. Not only did Stallings fill the remaining portion of the east parcel all the way to the rear of the original west building and then wrap the original building with this new, one-story construction sometime before 1957 (Plat Book 2, Page 102), but he also erected a tall, faux wall on the north elevation of the east section to the same height as the original west, two-story building, then covered it with structural glass sometime before 1965 (Appalachian Digital Collection parade image). A flat awning also apparently hung over the entrance during this period. These changes all but obliterated the original configuration of the first floor of the west section, as the recessed entry shifted considerably toward the center of the entire elevation.

In 1971, B. W. Stallings again lost the property, this time in his second divorce settlement with Constance Stallings (Deed Book 119, Page 688). She held on to the property until 1973, when she sold it to Heritage Stores Inc., another jewelry concern, who held it until

1977, when James E. Miller bought the property (Deed Book 206, Page 977). Miller ran Carolina Business Machines out of the property until 1990, when the Hanes Realty Corporation purchased the building (Book of Record 157, Page 345, and *Watauga Democrat*, July 1, 1992). Sometime between the 1988 and 2002 surveys, the structural glass treatment was removed and replaced with a new brick façade, by which point the current tenant, Dancing Moon Bookstore, occupied the space. These renovations essentially resulted in the addition of a multicolored, running bond, fascia brick treatment that bears no resemblance to the original brick of the west section. Instead, the new aluminum and glass storefront with a nearly central, recessed entrance was positioned between brick pilasters rising to a more stout, flat awning. Additional shop windows flanked this recessed entrance, the east window substantially larger than the west window. Pilasters at the outer edges of the façade rose all the way to the roofline, framing a recessed brick panel capped with a quadruple-tier corbel followed by two courses of soldiers spanning the entire façade. A three-sided, projecting, bay window with metal roofing replaced the original steel frame doors on the second elevation. This is, in essence, the current appearance of the north elevation.

Much of the west elevation is obscured by WT0609, although portions of the original west section are visible. The west wall of the original building appears to be five-course common bond and rises to a stepped parapet roofline coped in terracotta tiles. A short boiler stack is visible on the west wall, near the junction with the south end of the second floor roofline of the east portion of WT0609. The roof of the original west section is flat. The south elevation of the second story portion of the original west section is of the same masonry treatment, now painted, and reveals a large, multi-light, steel frame, double-casement window with flanking, multi-light sidelights and a multi-light transom. Three similar windows are also on the east elevation of the second story of the original west section, although the northernmost one has been covered over from inside. The east wall of the second story of the west section also features a stepped parapet roofline coped in terracotta tiles, terminating in another boiler stack at the southeast corner of the original west section. The east section, meanwhile, is only one story in height with a flat roof, with its east wall essentially obscured by WT0597. The one-story portion that wraps the original west building, meanwhile, is of concrete block. Its west elevation is essentially featureless, aside from being coped in terracotta tiles. The south elevation offers only a single, metal frame, awning window with a brick rowlock sill. A steel banister with a single opening is visible on top of the roof along the south elevation. The east elevation of this extension is obscured by a similar extension at the rear of WT0597.

WT0597 Edwin N. Hahn Building (1927)

543-549 West King St.

Incorrectly reported in past surveys as having been built in 1928, the Edwin N. Hahn Building was actually completed in late 1927 by local contractors W. G. Hartzog and W. B. "Will" Hodges. Hahn originally planned for the new building to front 50 feet on King Street, but the resulting building was only 42.5 feet in width (*Watauga Democrat*, July 7, 1927). The building sits on land Hahn purchased from J. C. Fletcher in 1922 and supplemented in

1927 (Deed Book 28, Page 503, and Deed Book 36, Page 343), just east of the former Fletcher home, which Hahn lived in before moving it to the rear of the property in 1937 to allow for the construction of the Appalachian Theatre (WT0609). The new, two-story with basement building was constructed to feature two storefronts on the first floor and apartments on the second floor with “big, airy, delightful living rooms” (*Watauga Democrat*, September 22, 1927). An image taken circa 1928 (Warmuth, *Boone*, 19) shows the building as it likely appeared when it was first built. The first floor of the north elevation consisted of a central, single, paneled wooden doorway with an upper light, a transom light, and clerestory light above that, likely of leaded glass. Flanking this central doorway were two large, symmetrical, storefronts with large shop windows and low bulkheads that angled into an inverted, single entrance. Both storefronts had large, leaded glass, spanning clerestory windows. The second story offered a central, one-over-one, double-hung sash, wooden window with bays of double, one-over-one, double-hung sash, wooden windows flanking the central window symmetrically. The east elevation of the building, also visible in this image, featured six window piercings with sills on the second floor, as well as a stepped parapet roofline.

Original tenants in the building included the G. E. Ashley Shoe Store in the west storefront, opening there in October 1927, and Greer’s Café in the east storefront beginning in March 1928 (*Watauga Democrat*, October 27, 1927, and March 8, 1928). The latter business was short-lived; Carolina Stores #25 (also known as the Lower Carolina Store), a grocery concern, moved into the east storefront beginning in August 1928 (*Watauga Democrat*, August 30, 1928). Meanwhile, the apartments upstairs were occasionally a source of business activity. That same month, Mrs. Arthur Mast of Valle Crucis advertised that she would be offering specimens of handwoven rugs and other materials in Room 5 of the Hahn Building (*Watauga Democrat*, August 2, 1928). Three years later, the shoe store left the west storefront, to be replaced in April 1932 by the Isaacs Store (*Watauga Democrat*, January 15, 1931, and April 7, 1932). This stay was also apparently short-lived; Isaacs had been burned out of WT0589 in December 1931, and the Hahn Building offered him a chance to get on his feet again. Unfortunately, ill health forced his retirement quickly, and he was dead by October 1932 (*Watauga Democrat*, November 3, 1932). In his place, G. G. Stephens opened a shoe store in June 1932, but his stay was also brief; by September, he was operating the Boone Department Store out of WT0589 (*Watauga Democrat*, June 9, 1932, and September 1, 1932). About this same time, Hahn appears to have wearied of trying to rent apartments in the building and instead yielded to a new hotel business, the Caro Jean Inn (*Watauga Democrat*, September 15, 1932). A few months later, the Caro Jean Coffee Shop opened, presumably in the west storefront, and continued operating there until late 1939, when both the hotel and the restaurant were sold to J. O. Cook, who opened the Hotel Watauga and the Watauga Café (*Watauga Democrat*, December 22, 1932, and December 14, 1939).

Meanwhile, changes were occurring elsewhere in the building. In October 1933, B. W. Stallings opened the Bern-Mar Little Jewelry Shop in the Hahn Building, although the location of the shop in the building is not clear (*Watauga Democrat*, October 26, 1933, and December 14, 1933). Bern-Mar’s would move to WT0596 and become the Stallings Jewelry Store in 1937. In 1935, meanwhile, the Carolina Stores filed for bankruptcy, with Dixie

Stores taking over their Boone locations and consolidating to the one location at the Hahn Building in April 1936 (*Watauga Democrat*, December 26, 1935, April 2, 1936, and April 9, 1936). Two years later, Dixie Store moved its operations to WT0842, immediately adjacent to the Hahn Building to the east (*Watauga Democrat*, May 26, 1938). While hotel operations continued into the 1950s, the Watauga Café apparently closed in 1943 (*Watauga Democrat*, November 11, 1943). Other businesses that occupied the two storefronts during the 1940s included the Boone Furniture Store (east space, 1939-40), the Watauga Dress and Tot Shoppe (east space, 1940), the Nettie Lee Shop (east space, early 1940s), and a dress shop called Goodman Brothers (*Watauga Democrat*, February 2, 1939, September 26, 1940, November 11, 1943, and February 10, 1944).

In April 1953, a large fire resulted in significant damage to the building, forcing out the tenants at that time—the Home Jewelry Company and the Paul Weston Photo Studio (*Watauga Democrat*, April 30, 1953); Weston ended up relocating to Palmer Blair’s former space in the R. T. Greer Building (WT0852), while Home Jewelry appears to have given up on Boone. In 1957, Hahn sold the building to the Endowment Fund of Appalachian State Teachers College, which quickly transitioned the former Watauga Hotel space into a dorm known as College Hall. A store known as the Children’s Shop occupied the east storefront at the time of the sale, while the west storefront was vacant, having been recently abandoned by the Ayers Electric Shop, which had been there since February 1955 (*Watauga Democrat*, April 18, 1957). Jack Feimster’s Varsity Shop (men’s wear) was the tenant in the west space by 1959, remaining there for several decades (*Watauga Democrat*, December 22, 1960). Feimster purchased the building from ASU in August 1971, and it has remained under the control of the Feimster family since then (Deed Book 122, Page 902). Perhaps around this time, the clerestory window of the west storefront was covered with a hipped roof awning clad in wood shingles (Appalachian Digital Collection image, 1971). Sometime after 1972 and before 1988, the brick of the upper portion of the north elevation was also painted. Another business owned by Feimster, Cupboard Casuals, operated in the east space before it was taken over by Baity’s, a gift shop (*Watauga Democrat*, July 1, 1992). Bettie Bond and Loretta Clawson recall that an open, interior passageway existed between the two stores during this time. Prior to Cupboard Casuals, it appears to have been home to Village Haus, a Hallmark store (Appalachian Digital Collection image, 1972). In preparation for Village Haus’s occupation, the original east storefront was dramatically altered, with a vertical board treatment applied over the storefront up to the second floor windows and polygonal, trimmed openings created to provide access to store windows. By 1988, when the first survey was completed, the vertical board treatment had been expanded to the west to incorporate the central doorway to the second floor, and the original storefront door of the east space had been replaced with a paneled door that was flush with the façade. The inverted entrance of the west storefront appeared to survive at that time, although the shop windows appear to have been replaced with multi-light shop windows, perhaps with fake muntins.

Today, the north elevation is clad in its original running bond brick and retains the general proportions of its original piercings. The second story brick is painted, and the triple-tier corbelling as well as the gorgeous, alternating pattern of three soldiers to three recessed, stacked stretchers still survives intact. Coping along the north elevation roofline is of

aluminum. The second floor windows are late, ill-fitting replacements surrounded by vertical board trim to make them fit into the original piercings. Rowlock sills and soldier course lintels are still intact, but vinyl or plastic shutters that are entirely inappropriate to the building are now visible flanking each of the second floor window groupings. The central entrance of the first floor retains its soldier course lintel, its upper clerestory window, and its transom, but the doorway itself has been replaced with a modern, vinyl, paneled door, also terribly ill-suited to the building. The west storefront retains proportions that are roughly equivalent to the original configuration; indeed, it may be the original configuration, albeit with some changes to the shop window trim. The hipped roof awning from the 1970s still spans the west storefront, although the original clerestory window may survive underneath. The original soldier course lintel spanning the west storefront is still present. At the time of the survey, Lililu on King was in the west storefront. The east storefront, unfortunately, does not appear to retain any of its original elements, aside from the spanning, soldier course lintel. Today, a stocky wood frame with carved notches and curvilinear brackets supports an open-tailed, shed-roof awning—a configuration mostly present at the time of the 2002 survey. Above this, a clerestory window with lights divided by wooden, curvilinear trim is evident. At the time of the current survey, Hands Gallery was in the east storefront.

The first floor of the east elevation is mostly obscured by WT0842, but the second floor reveals six-course, common bond brick, some of which has been affected by spalling. A stepped parapet roofline coped in aluminum descends toward the south elevation. Most of the second floor is difficult to view from street level, but 1950 images from Palmer Blair (Pal-Bla-02-002 and Pal-Bla-02-004) show six evenly spaced window piercings on the east side. It is evident that at least some of the east second floor window piercings are still open, although they too appear to have been replaced with modern windows that don't quite fit their openings. The northernmost window piercing on the east elevation has been bricked in. Similar circumstances exist on the west elevation, the first floor of which is obscured by WT0596, but several second floor windows are evident and overlook the first floor roof of WT0596. It is assumed that there were originally six piercings on this side as well. In the case of the two windows closest to the south elevation, the bottom, rowlock-silled portions have been closed in with vertical boards or paneling, while the upper portions feature one-over-one, double-hung sash, vinyl replacement windows ill-fitted to the opening. A stepped parapet coped in aluminum descends toward the south elevation. An unusual crenellation is visible at the southwest corner, possibly representing an old boiler stack that has been reduced in height (see Pal-Bla-02-002 and Pal-Bla-02-004).

The south elevation has seen numerous changes from what must have been its original appearance. A concrete block addition on concrete piers is evident at the west end of the elevation, essentially obscuring the first floor portion of the west part of the south elevation. This pier treatment effectively creates a carport bay underneath the addition, while the south elevation of the addition at the first floor level offers a weathered, double casement window that appears to be wooden. The east elevation of the concrete block addition has a single, metal door at the first floor level. At the basement level, which is a foundation that appears to be of formed concrete, a metal door is evident at the far west end. Another metal door is visible near the east end, as well as a paneled-over area at the

southeast corner. The first floor level is reached by a combination of a large, iron staircase assembly that rises to the roof and a wooden deck assembly that spans much of the first floor between the concrete block addition and the east end of the elevation. The original brick of this south elevation is still evident, consisting of six-course, common bond brick. The first floor has a hodgepodge of piercings. Reading from west to east, beginning just beyond the concrete block addition, is a single window covered by an iron grate, followed to the east by two piercings—one apparently a window, the other possibly a former exhaust opening—that have been paneled over. Just east of these is a single, metal door, just east of which is an original window piercing with a rowlock sill that has been partially filled in with plywood, within which is set a one-over-one, double-hung sash, wooden window ill-suited to the opening. Reading west to east, the third floor offers three window piercings that appear to be original, each partially filled with plywood paneling and an ill-fitting, one-over-one, double-hung sash, vinyl replacement window. A large, metal door in an unusually large wooden frame is evident between the west and center windows. The entire breezeway of the third floor is partially covered by a shed-style overhang supported by wooden brackets. The roof of the building is flat.

WT0600 Winkler Motor Company Building #1 (1946)

277 Howard Street

Incorrectly described in past surveys as having been built in 1942, this large, two-story, brick commercial building was actually built in 1946 for the expansion of W. R. Winkler's Winkler Motor Company empire centered around Howard and Depot Streets. Winkler had previously owned the land in the 1920s before selling it to Gordon Winkler, but in 1945, he repurchased the same parcel—minus the lot on which WT0594 is located—for the construction of the new building (Deed Book 59, Page 358). Work began shortly thereafter, in October 1945, with plans for an interior ramp between the first and second floors (*Watauga Democrat*, October 25, 1945). When it was completed a year later, local press described the building as the new sales rooms for the Winkler Motor Company, with 12,000 square feet of floor space and the ramp providing access to second-floor storage of up to 75 automobiles (*Watauga Democrat*, December 12, 1946). Beginning in the early 1970s, Winkler leased the building to Tuff-Kote of Boone, and at the time of the 2002 survey, part of Footsloggers was in the building. The present tenant is ECRS.

Few early images of the building have been found, although an early 1950s image from the south by Palmer Blair (Pal-Bla-04-104) shows a barrel-vaulted roof surrounded on the east and west sides by low parapet walls and on the south by a stepped parapet wall. No such parapet appears to have existed on the north end, which faced the alley behind the King Street buildings to the north. Although partially obscured by trees, the second story of the south elevation showed a series of twelve slightly separated, six-over-one, double-hung sash windows arranged in bays of three windows each spanning the entire second floor. These windows appear to have had concrete or limestone sills. Wagon wheel medallions—a common feature on Winkler buildings in Boone—were arranged symmetrically below these windows and above the large, first floor windows facing Howard Street, most of which are obscured in this image. Low aerial images by Blair taken in 1950 (Pal-Bla-02-002

and Pal-Bla-02-004) from the southeast show that the east elevation was mostly featureless, aside from three unevenly spaced window piercings on the second floor near the northeast corner of the building. Unfortunately, no early images of the west elevation have yet been found.

Today, the west elevation of this two-story building is clad in running bond brick with eight symmetrically spaced, wagon wheel medallions of limestone dividing the first and second floors. The second floor has two slightly separated, six-over-one, double-hung sash windows near the northwest corner of the building that appear to be vinyl replacement windows with rowlock sills. These are spaced at some distance from the other thirteen similar windows oriented evenly toward the southwest corner. Coping along the low parapet roofline is metal. Reading from north to south, the first floor offers two window piercings that are similar to and oriented directly beneath the two stand-alone windows of the second floor, although these first floor versions have been filled in with venting and other materials. Beginning under the northernmost of the remaining second floor windows, there is a two-light, metal framed, fixed window, although it is not clear if this occupies the original piercing or if it has been extended. Hastily applied concrete is visible at the bottom of this window piercing and others along the west elevation, perhaps as part of an effort to control ground water intrusion. Just south of this is the large garage bay piercing that must have defined the original entrance to this building. Much of it has been filled with an unknown material that has been sloppily parged over. At the center is a double, metal door with a single, full-length light and a spanning transom. Just south of that is another window like the one found just north of the filled-in garage bay. Thereafter to the south are three window bays, the northernmost consisting of two one-over-one, fixed-light, metal windows, and the other two bays of the south divided into three one-over-one, fixed-light, metal windows.

The south elevation repeats many of these features, including the running bond masonry. Twelve six-over-six, double-hung sash, vinyl replacement windows with rowlock sills are visible on the second floor in their original piercings, with a single stepped parapet rising above the eight windows at center. Six symmetrically spaced, wagon wheel medallions of limestone divide the second floor from the first. The first floor, reading west to east, offers a symmetrical presentation of a single, metal door entry with a double, fixed-light transom above, followed by a double bay of metal, one-over-one, fixed-light windows, followed thereafter by a triple bay of identical windows. All of the windows have rowlock sills. This pattern is then repeated in reverse to the southeast corner of the building. The east elevation brick—also of running bond—has been partially parged over near grade, probably to control water intrusion. Otherwise, this elevation is mostly featureless, aside from the presence of three unevenly spaced windows near the northeast corner. The southernmost is a smaller, one-over-one, double-hung sash, vinyl replacement window with a rowlock sill, while the other two are larger, one-over-one, double-hung sash, vinyl replacement windows. The low, parapet roofline steps down slightly near the north end and is coped with metal. The north elevation is mostly featureless, aside from a bank of HVAC units stacked on a wooden platform and a single, metal door entrance into the second floor of the building. The interior of the building retains several key features. The

iron trusses and cross-braced rafters of the barrel-vaulted roof remain intact and exposed on the second floor, while the original tin ceiling of first floor is still present.

WT0602 Wilcox Drug Company Complex (1944, addition 1947)

161 Howard Street

This is a survey update to a previous survey of this property completed in 2002. Previous surveys have incorrectly suggested that this complex originally consisted of three buildings. Additional research for this survey has determined that only the center and west buildings are originally associated with the Wilcox Drug Company. Accordingly, the building to the east of this complex has been separated and assigned its own survey number (WT0892). Furthermore, materials contained in the 2002 survey correctly indicate that the east building of this two-building complex located on the north side of Howard Street was originally built in 1944 (although the 1997 Study List application incorrectly states 1935). This building served as the new home of Wilcox Drug Company, which had been located on the south side of Howard Street in a frame warehouse no longer extant. Previous surveys contained materials suggesting that Charles Wilcox added the warehouse building located to the west in 1950, but both the 1947 Boone Sanborn map and advertisements from that year suggest a completion date in 1947. In 1971, Charles Wilcox's son Kenneth purchased an old tire company and furniture warehouse building immediately to the east (WT0892) to consolidate his holdings in the three-building complex, thus creating the errant assumption that the three buildings are historically associated with one another.

Control of this property by the Wilcox family first came in 1938, when Farmer's Hardware Supply Company—owned and operated by D. L. Wilcox—purchased a large swath of land along the north side of Howard Street from Cora Councill (Deed Book 49, Page 43). This purchase, curiously, did not include the land where the west building of this complex sits. In February 1944, Farmer's Hardware and D. L. Wilcox sold the parcel on which the east building sits to C. C. Wilcox (Deed Book 57, Page 327). Shortly thereafter, the Wilcox Drug Company announced plans to erect a new, two-story building of cinder block construction “for the needs of the root and herb business.” The contractor was W. C. Greene, who is associated with much of the building in Boone during this time (*Watauga Democrat*, April 20, 1944). The building was “practically completed” by August 1944 (*Watauga Democrat*, August 17, 1944).

The pre-history for the west building is a bit more complex and cloudy. Prior to C. C. Wilcox's purchase of the land in 1945 (Deed Book 61, Page 70), the site was home to the Boone Woodworking Company, a frame structure owned by J. F. Sherrill. In 1941, Sherrill sold a 32' by 62.5' parcel at the rear of the lot to Wilson Brothers and Vannoy, an interior decor firm (Deed Book 54, Page 353). Boone Woodworking sold the building and relocated to the portion of Howard Street east of Depot in 1943, allowing Medgentra, Ltd., a shuttle block manufacturer, to take over the old space (*Watauga Democrat*, September 23, 1943). The end of World War II effectively meant an end to Medgentra's business in late 1945. Shortly after Wilcox purchased the Boone Woodworking property, he must have

demolished the structure in order to build an annex for the Wilcox Drug Company building. In November 1947, the Watauga Co-Operative announced that it was moving into “the new building of the Wilcox Drug Company on Howard Street” (*Watauga Democrat*, November 20, 1947).

As noted in the previous survey documents, this complex has experienced vast changes since the 1950s, when a photo from that period (Warmuth, *Boone*, 77) showed the east and west buildings both as concrete block, two-story buildings. The east building at that time had two garage bays to the west side of the first floor of the south elevation, with several six-over-six, double-hung sash windows on the first floor surrounding a concrete stoop and a single doorway covered by a half-round wooden awning with brackets. The second floor had at least five unevenly spaced, six-over-six, double-hung sash windows on the south elevation. The west building, meanwhile, had a run of at least six one-over-one, double-hung sash windows on the second floor of its south elevation. Terracotta coping ran in one continuous line along the roofline of both buildings at that time.

Nothing much of this south elevation orientation survives today on either building. Many aspects of the current appearance were added in 1985, following the unification of this complex with WT0892 to the east in 1971. Following the sale of the Wilcox Drug Company (by then known as Wilcox Natural Products) in 1994, the entire set of three buildings was known as the Wilcox Emporium, a shopping complex with various specialized vendors. The east building of WT0602 now consists of multicolored, running bond, red brick with two prominent pilasters at its southwest and southeast corners. The low parapet roofline now rises slightly above the rooflines of the adjacent buildings and is adorned with a decorative frieze with a repeating run of laurel leaves, below which is a quadruple-tier corbel. Widely spaced dogtooth medallions, possibly in concrete, punctuate the space between a soldier band and the corbel, arranged in groups of five. Immediately below the soldier band are the second floor windows, which now consist of four evenly spaced, two-over-two, double-hung sash, vinyl replacements with faux muntins, each with a rowlock sill. What appears to be an historic “Wilcox Warehouse” metal sign is visible at the center of the second floor façade. A shed-style awning with supporting brackets and black terracotta shingles separates the first floor from the second floor. First floor elements on the south elevation of the east building include a large plate glass window with a sixteen-light faux muntin grid to the west end, followed to the east by two narrowly spaced, single, metal-frame doors with transom lights and a storefront window wall to the east of this that has a single, metal-frame door and two plate glass lights in a metal frame. The first floor is now reached from Howard Street via a double wooden staircase flanked by brick retaining walls with an iron handrail spanning the center of the staircase and iron balustrades on top of the retaining walls. A narrow concrete patio continues from the front of this east building onto the front of the west building.

The west, two-story building’s south elevation is now parged concrete block with terracotta coping (probably original), beneath which are eight evenly spaced dogtooth medallions, probably of concrete and painted orange. Six evenly spaced, two-over-two, double-hung sash, vinyl replacement windows with faux muntins dominate the west side of the second floor façade, followed to the east by a gap of two window openings that appear

to have been filled in and parged. A final window, identical to those elsewhere on this second floor portion of the elevation, is located near the east edge of the south elevation of the west building. All have parged concrete sills. A shed-style awning with ornate brackets and black terracotta shingles covers most of this south elevation between the first and second floors. The first floor south elevation, moving west to east, features three fixed, single light, vinyl replacement windows, followed by a single, wood-paneled door; a single, vinyl replacement door; another fixed light vinyl window; a single, aluminum-frame door; and finally a double, aluminum frame door with a single transom light. A planter box is located under one window at the center of the façade. Brick steps located at the center of the narrow patio and running parallel to the patio's brick retaining wall, descend to the east to provide access to this building's patio. An iron balustrade runs the full length of the patio. A brick planter is located near the west end of the west building's south elevation.

Adjoining buildings obscure the east and west elevations of the east building and the east elevation of the west building. The west elevation of the west building has an odd, parged quoin treatment at the southwest corner, with a stepped, low parapet roof descending to the rear (north elevation), capped with terracotta coping. Three evenly spaced, six-over-six, double-hung sash, vinyl replacement windows with faux muntins and concrete sills are visible on the second floor, oriented toward the south side of the elevation. The wall of the west elevation is six-course, common bond brick that has been painted and suffers badly from spalling. A concrete foundation is visible on this elevation. Various mechanicals are located on the first floor of this west elevation as well, as is a metal door with a small, single, upper light located at the center of the elevation.

The north elevation of the west building continues the painted brick of the west elevation and features five vinyl replacement windows of various faux muntin orientations and concrete sills on the second floor. The second window from the west appears to have filled a much larger window or door opening that has been partially bricked in. A metal door with a single light and concrete lintel is located on the east side of the first floor, with a mishmash of window configurations to the west of that, including several bricked in window openings. The north elevation of the east building bumps out to the north substantially, revealing a featureless, painted concrete block wall to the west. The north elevation itself is painted concrete block. The first floor offers a double metal door, with another single door to the east. At least two former window openings have been filled with concrete block. Metal doors also fill what appears to be a former garage bay at the west end of the first floor. The second floor offers three sets of alternating one-over-one, double-hung sash metal windows and smaller two-over-two, double-hung sash, vinyl replacement windows with faux muntins and concrete sills. A fourth set at the east end of the second floor has been concrete blocked in.

In 1990, the Wilson Brothers and Vannoy frame building at the north end of the west building was demolished (*Watauga Democrat*, November 19, 1990).

WT0603 Cook-Nichols Motor Company Building (1940, annex addition circa 1942)
139 Depot Street

Past surveys have described this complex as having been built in the late 1930s, which recent research demonstrates is too early. Those surveys have also ignored the vast complexity of the ownership and use history of these properties. As noted in the 1988 survey, the complex essentially consisted of three buildings. The northernmost portion was something of an afterthought, built after numerous transactions in the early 1940s essentially created a narrow, buildable parcel just north of the middle building, which had been built in 1940. The third building, at the south end of the parcel, came later, in 1950, and unlike the other buildings, was built explicitly for the Winkler Motor Company operations. For this reason, the third building has been separated out as a distinct building under WT0893.

For simplicity's sake, this description begins with the large, native stone building that once stood at the center of this complex. Erected in 1940 on land that had once been part of the Critcher Hotel property and that was owned at that point by A. F. Nichols and Zella Cook (Deed Book 48, Page 356, and Deed Book 52, Page 376), the Cook-Nichols Motor Company building (a Ford dealership) had 55 feet of frontage along the east side of Depot Street. The Hayes Brothers laid the granite masonry so that it faced both inside and out (*Watauga Democrat*, June 6, 1940, and July 25, 1940). Work appears to have been completed by October 1940 (*Watauga Democrat*, September 26, 1940). The following spring, Cook bought out his partner, so that the new Ford dealership was known as the Earl Cook Motor Company (*Watauga Democrat*, March 27, 1941). For reasons that are not clear, Cook then moved his dealership to the Duncan Motor Company Building (WT0887) in 1943, freeing up his building for the Watauga Farmers Cooperative Store (*Watauga Democrat*, April 8, 1943, and May 13, 1943). Later that year, Cook's building was strongly considered as the home for the new Baker-Commack Hosiery Mill, but the deal was never closed, so the hosiery operation instead occupied a new building on West Howard Street (WT0867) (*Watauga Democrat*, September 9, 1943, and October 7, 1943).

The Farmers Cooperative remained instead until late 1944, when D. M. Edmisten, J. E. Edmisten, and Ira Edmisten bought the old, frame Critcher Building at the northeast corner of Depot and Howard, as well as WT0603, with the intention of demolishing the Critcher Building and constructing a second stone structure on that lot, with a second floor to be added to both buildings for apartments (Deed Book 58, Page 126; Deed Book 59, Page 124; and *Watauga Democrat*, November 23, 1944). Their business, the Edmisten Furniture and Lumber Company, operated out of the Critcher Building until December 1946, when the business moved into the new Edmisten Building (WT0883). Meanwhile, W. R. Winkler purchased both the Critcher Building lot and the Cook-Nichols Motor Company lot in 1945 (Deed Book 59, Page 199), then moved his Winkler Motor Company business into the Cook-Nichols Building (*Watauga Democrat*, June 7, 1945). This move was clearly coordinated with the start of construction on WT0600 later that same year.

From this base of operations, Winkler continued to expand his auto empire, building at least two other buildings to the northeast and east (WT0600 and WT0889) and an addition

to this building to the south over the next five years (see WT0893). A fire in 1951 caused minor damage to the former Cook-Nichols Building (*Watauga Democrat*, February 8, 1951), but the building remained home to the Winkler Motor Company operations for several decades. Winkler sold the property in 1989 (Book of Record 134, Page 338), but sometime prior to that, he began leasing the building for other purposes. At the time of the 1988 survey, for example, the building was home to Ram's Rack Thrift Shop. By October 1990 (His-Boo-04-010), the Cook-Nichols Building and the southern addition (WT0893) were home to the Depot Street Music Hall. In 1996, a devastating fire gutted the old Cook-Nichols Building, which had been occupied by the Los Arcos Mexican Restaurant until shortly before the fire (*Watauga Democrat*, July 29, 1996). As a result of damages from the fire, most of the building was demolished to make way for the climbing tower courtyard of Footsloggers, which occupied the space in 1997.

In its early configuration, as seen in a recently discovered slide image from Fall 1951 by Palmer Blair (Pal-Bla-07-004), the west elevation of the one-story Cook-Nichols Motor Company Building was native stone with a prominent, stepped parapet rising to the center of the elevation. This parapet was coped in terracotta tiles. There were actually two entrances at the center of the west elevation—one apparently serving the office, the other serving the repair shop—separated from one another by a pilaster of stone. The north entrance consisted of a single door with a single-light transom. A pilaster of stone separated this north entrance from a large, plate glass window with a four-light clerestory window above. The south entrance appears to have been a single doorway with a single-light transom and a narrow sidelight set to the south. Another narrow pilaster of stone separated this sidelight from the garage bay located to the south, which was in turn capped with a two-light clerestory window. The roof of the building was barrel vaulted. Few images of the east elevation have been found, but it appears that there was another garage bay centered on the east elevation (Appalachian Collection, 5015_096_03, 1963). At some point after 1972, Winkler attached a gabled, wood-shingled awning over the entire storefront of the west elevation of this building, as seen in the 1988 survey images. Probably at this same time, the original west garage bay was transformed into a two-light, plate glass window, while the large plate glass window to the north end of the façade was also transformed into a four-light, plate glass window. Original wooden entries appear to have been replaced prior to 1988 with aluminum-frame entries. Between 1988 and 1990, the entire west elevation was radically transformed. The old garage bay was filled in nearly entirely with stacked stone, leaving behind two fixed-light, wood-framed clerestory windows that don't appear to have been the originals. The large plate glass windows at the north end of the elevation, meanwhile, were removed and replaced with a narrow, four-light, rectangular window with a surround of glass block and two wide, fixed-light, wood-framed, clerestory windows, also not original. The two entrances, meanwhile, were reverted to wood-frame, keeping their approximate, original proportions. The wood-shingled, gabled awning was also removed. As a result of the 1996 fire, other than the interior surface of the original stone, south wall (which now serves as an exterior wall in the courtyard) and the interior surface of the original stone, north wall (now obscured by a new, frame addition), nothing remains of the original Cook-Nichols Motor Company Building.

The second building is a narrow, one-story, native stone building occupying the space between the Cook-Nichols Motor Company Building and the R. T. Greer Building (WT0852). Located on land acquired as three small tracts with joint ownership among the Greer and Hamby families in 1940, Earl and Zella Cook quickly consolidated this land with their property in 1941 (Deed Book 54, Page 356, and Deed Book 54, Page 357), although it is not clear whether this small annex was constructed by the Cooks or after their sale of the property to Dean and Ruby Cook in 1942 (Deed Book 55, Page 80). Shortly thereafter, a Red Cross Canteen room opened, and this smaller space would appear to have been the best location for such an operation (*Watauga Democrat*, September 24, 1942), although by this point, the entire stone complex, including the annex, was routinely referred to collectively as the “Earl D. Cook Building.” By April 1943, the Economy Store, operated by June Russell, occupied this small space (*Watauga Democrat*, April 15, 1943). In 1945, Russell purchased the small building (Deed Book 60, Page 115) and continued to operate his store there through at least October 1950 (*Watauga Democrat*, October 26, 1950). By 1951, however, the Russells had defaulted on the property, and W. R. Winkler purchased the building, eventually incorporating it into the rest of his auto business on this corner (Deed Book 69, Page 283). A recently discovered Paul Weston image (Par-Wes-02-037) indicates that the Hendrix Grocery occupied this space as well from 1953 to about 1958 (*Watauga Democrat*, May 7, 1953, and February 27, 1958).

Unfortunately, no clear, full views of the north addition to the Earl D. Cook Building have been found, but the Fall 1951 Palmer Blair slide suggests that the rock of its west elevation was fairly seamlessly integrated with the original Cook-Nichols Motor Company Building. This portion probably consisted of a wooden frame version of the window to the north and single doorway to the south seen as aluminum-framed in the 1988 survey images. Originally, this narrow storefront had a fabric, retractable awning over it, as seen in the Fall 1951 slide, but by 1988, Winkler had replaced it with a wood-shingled, gabled awning that spanned the narrow storefront and sat slightly higher than the similar awning on the Cook-Nichols part of the building. By 1990, that awning had apparently been removed and replaced with a new fabric awning.

Today, the west elevation of the north addition to the Cook-Nichols Motor Company Building survives largely intact, its stone face, low parapet, and terracotta tile coping all still present. An interesting note is that the R. T. Greer Building (WT0852) is actually built to rest on the north, stone wall of this addition, and the seam between the south wall of the addition and the original north wall of the Cook-Nichols Motor Company Building is still readily visible. Unfortunately, the original storefront configuration of the north addition has been altered to include aluminum-frame, two-light, plate glass windows that angle back slightly to a single, metal-frame door. The east elevation of this north addition is also still intact, with its stone construction still evident and a single entry set to the south end of the east elevation, with a large window piercing just north of this that has been filled in with wood and brick. The south elevation is entirely obscured by a new building constructed on the site of the original Cook-Nichols part of the complex.

As noted previously, nearly all of the original Cook-Nichols part of this complex is gone, and a new, one-story building with a prominent parapet and a running bond, brick veneer on its

west elevation was built parallel to the old north addition part of the complex after the 1996 fire. A two-light, metal-frame window with a clerestory span filled with fake muntins is set at the center of this west elevation, with a large, concrete, starburst medallion visible just below the parapet. The parapet itself, meanwhile, is highlighted by soldier course bands and is coped in metal. This building actually features a shed-style roof clad in metal that slopes from the north addition down toward the south. The south elevation of this building, meanwhile, is a complex configuration of metal-framed doors and plate glass windows with clerestory spans filled with fake muntins, all of which is surrounded by vertical wooden trim. At the center of the south elevation is a recessed area that leads to men's and women's bathrooms; here, a small portion of the original north, interior wall of the Cook-Nichols building can be seen. The east elevation mostly replicates the features of the west elevation, although the window here is a single-light, metal-frame window with a clerestory span filled with fake muntins, while the medallion here appears to be a dogtooth. To the south of this new building is a large courtyard, at the center of which is an enormous, wooden climbing tower speckled with handholds and footholds. A wood-framed border surrounds this tower and the sand at the base of the tower. At both the east and west ends of the courtyard is a large, iron fence resting mostly on a low, brick bulkhead capped with concrete, with swinging gates located at the center of each bulkhead run.

WT0604 Brendell's Garage Building #1 (1939)

174 South Depot Street

This is an update to a previous 1988 survey and a 2002 survey update of this one-story, brick and brick tile, commercial block building, as well as WT0887 and WT0888, all grouped under survey number WT0604. During the 1988 survey, these buildings were all described as being the former Boone Honda location and all attributed as being built by Ray Brendle [sic] in the 1930s; in other words, their grouping together implied that they were all historically related and built in conjunction to one another. This is simply not true, on multiple fronts. For example, the 1988 survey indicates that this complex was built between 1927 and 1939, but no buildings appear at this location on the 1928 Sanborn Map, and a 1939 image of Boone from the southwest clearly shows this central portion of the complex (which now houses Haircut 101) under construction and neither of the buildings to the north or south in situ. By 1947, when the last Sanborn Map of Boone was completed, the building (WT0887) to the north of WT0604 had been erected (both buildings were shown as auto repair facilities, apparently two separate establishments), but WT0888, located at the south end of the complex, was not built until sometime between 1955 (Boone high aerial, Agr-Ext-1955-1M-94) and 1963, when it appeared in the Appalachian Collection low aerial image from the east. It was only later that all three buildings were unified under Boone Honda, probably under the ownership of Glenn and Almarea Bare in the early 1970s. After consultation with the SHPO, it was determined that this complex should be separated into three survey files, one representing each of the buildings. Because this property is the oldest of the three, the original survey number has been assigned to it.

As suggested by the 1939 image of Boone (Cy Crumley), construction began on this building in 1939, when an April 6, 1939, article appeared in the *Watauga Democrat*

describing Ray Brendell's (sometimes Brendall) intention to erect a 40' X 50' tile and stucco building that would "house a modern automobile repair shop." Brendell's Garage, as it was known and referred to in deeds for many years, opened in June 1939 (*Watauga Democrat*, June 29, 1939), remaining active until 1944, when Brendell suddenly closed his shop due to the wartime labor situation (*Watauga Democrat*, May 4, 1944). Brendell reopened in October, but his stay was short-lived. In March 1946, Brendell began construction on a new building (WT0875) on Howard Street (*Watauga Democrat*, March 14, 1946) and moved there in June (*Watauga Democrat*, June 27, 1946). By November 1946, the Ellison Motor Company had taken over this building (*Watauga Democrat*, November 14, 1946), but tenants continued to come and go—Radio Electric Company in 1953 and Lackey Electric Motor Repair in 1955 (*Watauga Democrat*, May 14, 1953, and February 10, 1955). The Chamber of Commerce moved into the building briefly in 1956, when it was described as "the red brick building between the bus station and the Blue Ridge Motor Company" (*Watauga Democrat*, January 12, 1956). The Honda equipment business was established here by the early 1970s, and it continued in this role when the 1988 survey was conducted.

The 1947 Sanborn map indicates that the building was composed of structural tiles with a brick veneer, and its east (main) elevation remains largely unchanged since it was first built. The 1950 aerial images of Palmer Blair (Pal-Bla-02-002 and Pal-Bla-02-004) show a large garage bay at the south end of the elevation, followed to the east by a double bay of plate glass windows with a brick bulkhead, followed at the north end by a single, wooden door with an upper light. The roof was barrel vaulted, with a corresponding parapet construed as a flattened gable. Three symmetrically spaced frieze plates—one each over the garage bay and the doorway, and a large one centered beneath the gable—were also visible then. Of particular note were the projecting stringer courses of the east elevation, arranged in a 1:5 ratio with the rest of the running bond, brick veneer; these courses were clearly visible in an oblique image of the building taken in February 1955 (Pal-Bla-03-694). Between the main block of this building and WT0887 was an unusual, narrow addition, portrayed on the 1947 Sanborn as an access point to the rear part of the building and visible in the Blair images as a single entrance set to the south with a shop window set to the north. A large, clerestory window spanned both of these features. This addition connecting the two buildings appears to have been related to a boundary line agreement drawn up in early 1946 (Deed Book 62, Page 57) and may date to that year, as there was a clear separation between the buildings in the 1940 high aerial image (Agr-Ext-1940-9B-76). The south elevation, which was apparently parged, featured two window piercings at the center of the elevation and a single doorway near the southwest corner. The brick veneer of the east elevation wrapped onto the south side, creating a quoin treatment. The configuration of the east elevation remained in 1963 (Appalachian Collection, 5015_096_03), with a multi-light, roll-up garage door visible in the bay, although by that time, WT0888 had been built to the south, obscuring the vast majority of the south elevation, including the quoins at the southeast corner. By the time of the 1988 survey, the garage bay door had been replaced with a complex window wall treatment with a plywood-paneled, board-and-batten treatment at the top of the bay. The new window wall included double, metal-framed doors at the center of the window wall with a short transom above the doors. Large, plate glass windows in metal frames flanked the double door entrance. In addition, a flattened, asphalt-shingled awning had been placed over the doorway at the

addition between this building and WT0887, and the lower portion of the parapet above the doorway had been clad in textured concrete block. This appearance remained essentially the same in 2002, except that a divided, clerestory window had replaced the board-and-batten treatment over the main entrance.

Today, all of the piercings of the east elevation generally survive, as do the barrel-vaulted roof, the running bond brick and projecting stringer courses, and the flattened gable of the east elevation. The east elevation's low-gabled parapet is now coped in aluminum, and the material inside the piercings has changed. From south to north along this elevation, the building presents a large, shopfront window and door complex that occupies the former garage bay. This aluminum frame configuration includes a central, single door with a two-light vertical transom, flanked on each side by large, one-over-one, plate glass windows with transoms above. This configuration appears to be an alteration since the 2002 survey update. A corrugated, metal awning that obscures a soldier course lintel above the garage bay is also now present; this appears to have been added since the 2002 survey update. The painted brick frieze plates, each surrounded by a border of headers, remain intact, although the large, central frieze plate just below the below gable but is currently covered by the Haircut 101 sign. To the right (north) of the shopfront configuration is a wide window opening with a soldier course lintel and header sill, within which is a two-light plate glass window with aluminum frame. A similar window arrangement is visible in survey images from 1988 and 2002, and indeed appears to replicate the 1963 aerial image arrangement. To the right (north) of these windows is a former door opening with a soldier course lintel that is currently filled with a plate glass window with aluminum frame. This is an alteration since the 2002 survey update. The north end of the east elevation, where the alley addition was installed in the 1940s, now contains a single, metal frame door with narrow sidelights, all of which have transoms. The roof of this building and the alley addition is rubber.

The north and south elevations are largely obscured by WT0887 and WT0888 to the north and south respectively. The west elevation is largely obscured by a two-story, concrete block, front-gabled, trapezoidal addition that follows the run of Boone/Kraut Creek on its south elevation and appears to have been completed between 1963 (based on the Appalachian Collection aerial image) and 1972 (Hen-Dew-01-003). The second floor was added to this annex sometime after 1972. This entire addition sits on a concrete block retaining wall that holds back the creek. Its south elevation features what appear to be three equally spaced sets of one-over-one, metal awning windows on the first floor. The second floor is clad in badly deteriorated, vertical wood paneling with two widely separated, one-over-one, double-hung sash, metal windows under a prominent roof overhang. Midway along the south elevation, the wall angles to the northwest, where the concrete block roughly interlocks to complete the transition. This southwest elevation features two triple awning windows on the first floor and two one-over-one, double-hung sash, metal windows on the second floor, again surrounded by badly deteriorated, vertical wood paneling. The roof of this addition is asphalt shingle.

The west elevation is a hodgepodge of building treatments that are all in terrible condition. A boarded-over door and garage bay are visible from left to right (north to south) on the

first floor, while the second floor offers two boarded-over window bays. The bay on the right (south) side of the second floor also has a rough shed roof awning with asphalt shingles. The material under the gable appears to be roughly attached plywood sheets that are in deplorable condition.

WT0605 Watauga Motor Company Building (1920)

140 South Depot Street

This large, gable-roofed, brick building is one of the first brick buildings constructed in Boone using bricks imported via the East Tennessee and Western North Carolina Railroad, which began freight runs in December 1918. In April 1919, the local paper carried the news that “the brick are coming in and being unloaded for the Watauga Motor Co’s new garage,” which was to be built by the McGhee Brothers (*Watauga Democrat*, April 3, 1919). W. E. “Ed” Shipley, the owner (who may have been in business with J. B. Taylor), appears to have struggled to complete the building, however. In June 1919, he asked for changes to the building, which had been designed by Ford Motor Company’s architects to meet their standards (*Watauga Democrat*, June 12, 1919), prompting references to the building for years thereafter as the “Ford Building.” Walter Shore of Elk Park completed the carpentry work in the building (*Watauga Democrat*, July 3, 1919). After another year of delay, the Watauga Motor Company finally opened its repair department, even though the building was still not complete (*Watauga Democrat*, June 24, 1920). The stay was apparently brief. By April 1921, Shipley had sold the building to F. C. Ward (Deed Book 27, Page 230), and by the end of the year, Watauga Motor Company appears to have left the site. By early 1924, Teague Brothers Garage may have been operating out of the space (*Watauga Democrat*, April 3, 1924), but this too seems to have been short-lived. The building was again sold in 1924 to former Sheriff W. P. Moody and A. P. Moody, but their ownership ended in 1925, when the property was sold at auction to the People’s Bank and Trust Company (Deed Book 36, Page 626, and *Watauga Democrat*, August 20, 1925).

It’s not clear what operated there in the next few years, but in 1928, W. R. Winkler moved his garage operation to the old Ford building in the wake of his operation on King Street being demolished for construction of the H. W. Horton Building (WT0593) (*Watauga Democrat*, October 25, 1928). Contrary to previous survey reports, Winkler’s stay was short-lived as well; less than a year later, Winkler sold his garage operation to J. D. Horton, (*Watauga Democrat*, July 4, 1929). That same year, notice appeared that the American Legion would be holding a special meeting “at their regular meeting place over the Winkler Garage” (*Watauga Democrat*, October 17, 1929), thus indicating that the second floor was being used for community meetings. During this same general period, the building appears to have been used for town government meetings while efforts were underway to build a new town hall on King Street near Water Street in 1928. Horton’s operation, meanwhile, remained in the building until 1931, when it moved to West Boone (*Watauga Democrat*, June 18, 1931). Later that year, at least a portion of the second floor was apparently being used for apartments (*Watauga Democrat*, October 1, 1931).

In 1932, the People's Industrial Bank sold the property to the Town of Boone (Deed Book 40, Page 627), some time after which the Town of Boone began using the property as a formal city hall. The earliest formal reference to the building as "city hall" in local papers occurred in April 1935, when news was announced that the Daniel Boone Motor Company would be moving into the first floor of the building (*Watauga Democrat*, April 4, 1935). Boone Motor Sales, the successor to Daniel Boone Motor Company, vacated the property to move to the Sebastian Building (WT0878) in December 1936 (*Watauga Democrat*, December 10, 1936). The building continued to operate as Boone's city hall until 1962, when it was abandoned for the old Sinclair gas station property located where WT0862 is today (*Watauga Democrat*, March 1, 1962). The Town of Boone sold the property to the Farmer's Hardware and Supply Company in 1967 (Deed Book 100, Page 264), after which it served as a storage facility and a lawnmower and chainsaw repair shop. In 1977, Farmer's Ski Shop opened in the building (*Watauga Democrat*, January 13, 1977). At the time of the survey, Magic Cycles occupied the first floor, while the Farmer's Hardware Ski Shop was in the second floor space.

Several early images of the building survive, and they show the building occupying a substantially smaller footprint than its present iteration. A circa 1938/39 image (Cy Crumley Scrapbook) taken from the southwest shows a two-story brick building with a gabled roof and a jerkinhead clip in the gable at the west end of the building. The east end was not clipped, instead offering a prominent, stepped parapet on its east elevation. The west elevation was perhaps most noteworthy for the long ramp extending from a large loading door at the center of the second floor out to the alley running from the old post office to the ice house. Flanking this loading door were two long window piercings, which were mirrored by similar openings on the first floor. The south elevation, meanwhile, offered five irregularly spaced window openings along the second floor (four of them oriented from center toward the west elevation), while the first floor had four piercings, three of them clustered near the center of the south elevation (the easternmost possibly a door) and a fourth located near the southwest corner. A circa 1950 image from the south by Palmer Blair (Pal-Bla-04-104) and a circa 1952 parade image from the southeast (His-Boo-1.54.2) offer a little bit more detail. At that point, the west ramp to the alley was still intact, while the five windows of the second floor, south elevation all appeared to have been two-over-two, double-hung sash, wooden windows. The south elevation first floor piercings also appear to have been two-over-two, double-hung sash, wooden windows, with the exception of the easternmost piercing, which still appeared to be a doorway. The east elevation, meanwhile, offered three symmetrically spaced, two-over-two, double-hung sash window piercings on the second floor. Reading left to right (south to north), the first floor had a wooden, paneled door with a large transom, followed by a large shop window with a prominent, single-panel clerestory window, followed thereafter by another doorway set in an unusual, arched opening with a four-light transom, followed by another large shop window with a two-light clerestory window, followed to the north by a large garage bay in a wood frame. The first floor openings were capped with a spanning, soldier course lintel, and the second floor brick was set back slightly, creating the appearance of a panel inset with pilasters at the south and north ends. The entire building was clad in six-course common bond brick.

This same general appearance remained until sometime between 1972 and 1984, when a large, two-story addition was built on the west side of the building and a wooden awning installed on the east elevation over the first floor. These changes may have occurred as a result of renovations by Farmer's Ski Shop in 1977, when architectural remnants from other buildings were added to this site. These included several doors salvaged from a 1780s house in Troy, North Carolina, and a stained glass window with a mountain scene. The carved doors that now serve as the main entrance to the second-floor shop are from the Troy house (*Watauga Democrat*, January 13, 1977).

Today, the east elevation retains the original piercings, but the original windows have been replaced with metal-framed plate glass and the original doors replaced by metal-frame alternatives. A garage door is still present in the bay at the north end of the first floor of the east elevation, but it is clearly a modern replacement. Along the sidewalk on Depot Street, a stone retaining wall capped with stone slabs serves as the support for an asphalt-shingled irregularly cut, wooden awning resting on posts. Perhaps the most intriguing detail that survives from the original east elevation is the floating pilasters with stepped bases that are used to demarcate each of the steps in the prominent east parapet. The brick of the entire building has also been painted, although the second floor windows of the east elevation (which have soldier course lintels and brick, double-tier sills) appear to have had flanking shutters at some point whose absence today has left its mark on the painted brick. Coping on the east elevation parapet appears to be of metal.

The original piercings of the second floor of the south elevation of the original building are still evident, although all of them have been filled in with brick. A new window piercing has been cut in the brick between the second and third piercings from the west on the second floor, within which is set the aforementioned, stained glass, mountain scene window. The original openings of the first floor of the south elevation are also evident, but these, too, have been bricked in and replaced with new openings. At the west end is a wooden-framed doorway with a large transom, to the east of which is a wooden-framed, plate glass window. This pattern is repeated near the east end of the original south elevation. The roof of the original building is clad in asphalt shingle and has been punctured on its south face by three skylights. A small, interior, furnace stack is also evident near the southwest corner of the original building. Curiously, the jerkinhead at the west end of the roof still survives, although it is partially obscured by the manner in which it ties into the gabled roof of the west addition. The west elevation of the original building is now obscured by the west addition. The north elevation of the original building reveals several piercings that have been bricked in. Toward the west end of the original building is a large, seven-light, projecting bay window that appears to be clad in metal. Just to the east of this is an elaborate, wooden porch, with a short run of stairs coming up from the parking lot on the north side of the building and another, much longer run descending to Depot Street. Accessible from this porch are two sets of elegant, wooden, doors that were sourced from the 1780s home in Troy and do not match this building architecturally. The center set is arched in its frame and hosts double doors with arched lights and eyebrow lights. The east door is a single doorway with arched lights.

The west addition appears to be of running bond brick and is painted on its south and west elevations with an elaborate, somewhat psychedelic mural design, although both elevations have been marred by additional graffiti spray-painted over the murals. No piercings are present on the south or west elevations of the addition. The roof of the addition has a clipped gable at its west end and offers prominent eaves with boxed soffits. The roof is clad in asphalt shingles. A series of six skylights is evident on the south face of the addition's roof. The north elevation of the west addition is also painted and featureless, save for a large, double-door opening inset with paneled doors sourced from elsewhere.

WT0607 Watauga County Office Building (1939)

331 Queen Street (listed as 842 West King Street)

Past surveys have indicated that this Works Progress Administration-funded building was completed in 1938, but in actuality, this work was completed in 1939. Originally built to house county offices that had outgrown the nearby courthouse, this one-story with basement building was funded at just under \$25,000 in May 1938 (*Watauga Democrat*, May 19, 1938). Past surveys have speculated that local stonemasons Leslie (1900-1957), Clarence (1903-1981), and Earl Lyons (1912-1984)—who completed the stone work on the Boone Post Office (WT0049)—may have completed the stone work here as well, although no direct evidence of that has been found. Designed to front the old 1905 Courthouse to the west, the main entrance was on the second story level on the west elevation. The east elevation, facing Water Street, was intended as the rear of the building, with the first floor area housing a school bus garage. Early offices in the building included the board of education, the county farm agent, the home demonstration agent, the WPA, and the welfare department. The building also featured a large assembly room capable of seating up to 150 people (*Watauga Democrat*, March 9, 1939). In 1946, the Watauga County Public Library occupied the building's lower floor (*Watauga Democrat*, October 10, 1946). At the time of the survey, various county offices continued to occupy the building.

Today, the west elevation (second level) is largely unchanged from its original appearance, with two key exceptions. First, the original sets of three-sided staircases that served the west entrances have been replaced with sloping concrete ramps and stairs that aid ADA access in combination with one another. Iron handrails—also required by ADA—also line the edge of these ramps near the entrances. These features were present by the time of the 1988 survey and were completed at an unknown date. Second, the five original, six-over-six, double-hung sash, double window sets that lined the west elevation at regular intervals have been replaced with double sets of one-over-one, double-hung sash, vinyl replacement windows. In addition, as reported in the 1988 survey, the original entrance configurations for both west entrances have been converted to single door, aluminum frame entrances with prominent sidelights. Original six-light, wooden transoms still survive over these two entrances. Otherwise, the original cut stone walls, concrete sills, and projecting entry gables with boxed eaves and returns still survive, although the latter are now clad in vinyl. Similarly, the prominent, boxed eaves around the entire building have been clad in vinyl. The roof remains hipped with a flat ridgeline and clad in asphalt shingles, although various HVAC units now stand on the flat portion, unscreened from view. Near the southwest

corner on the west wall is a former first floor window opening, visible in the 1939 images, that has been filled in a sloppy manner with concrete block. The WPA plaque still survives in situ over the south doorway on this west elevation.

The second floor of the south elevation, meanwhile, originally consisted of two single, eight-over-eight, double-hung sash, wooden windows, one each at the southwest and southeast corners, between which were five double window groups of six-over-six, double-hung sash, wooden windows. The first floor, which becomes visible with the descent of the grade to the east, originally featured two double window groups of six-over-six, double-hung sash, wooden windows followed at the southeast corner by a single, eight-over-eight, double-hung sash, wooden window. Today, all of these piercings and their concrete sills survive, but the windows themselves have been replaced with one-over-one, double-hung sash, vinyl windows. In addition, a concrete walkway and stairwell with iron railings are now present along the south side of the building, providing access from the west parking lot down to the entrances along the east side of the building.

The east elevation, which has a prominent projection at its southeast corner with an L-shaped return to the main block of the building, has probably seen the most dramatic changes, some of which have been detailed in past surveys. Few historic images showing this side of the building prior to 1950 have been found, although two images in the Paul and Ruby Weston Collection (Par-Wes-03-043 and Par-Wes-03-044) of damage from the 1940 Flood offer glimpses of the southeast projection of the east elevation. Originally, the second floor of the east face of the projection offered (south to north) a double window set of six-over-six, double-hung sash, wooden windows with a concrete sill, followed by two proportionately spaced, single, eight-over-eight, double-hung sash wooden windows with concrete sills. These piercings remain today, but the windows are all now one-over-one, double-hung sash, vinyl replacements. The first floor of this east projection, meanwhile (south to north) offered a large garage bay with door, followed to the north by a centered set of double wooden doors with single lights in the upper portion of the doors and a spanning transom above. To the north of this was a single, eight-over-eight, double-hung sash, wooden window with a concrete sill. Today, these areas are dramatically altered, with a large, double, aluminum door entrance where the garage bay used to be, perhaps associated with the move of the county library to this location at mid-century. This entrance is enclosed by a three-sided, aluminum frame set of window walls and capped by a hipped, raised seam, aluminum roof that reaches to (and obscures) the concrete sill of the double window set on the second floor. The former double-door entrance, meanwhile, has been converted to a single, aluminum frame door set to the south with an aluminum frame sidelight to the north, all of which has a spanning, aluminum frame transom. A one-over-one, vinyl replacement window occupies the old piercing to the north of this center entrance. In addition, a long set of concrete steps with concrete cheek walls now descends from the old garage bay to the sidewalk on Water Street, with three iron balustrades along the sides and down the center of this concrete staircase.

The L return of the north elevation of the east projection features piercings that are probably original to the building. On the second floor, east to west, these include a single, one-over-one, vinyl replacement window with a concrete sill, a double set of one-over-one,

vinyl replacement windows with a concrete sill, and a single, one-over-one, vinyl replacement window with a concrete sill. This same pattern is repeated on the first floor. At the corner where the north elevation of the projection rejoins the main east elevation is a tall, stone, boiler stack with a pronounced collar near its terminus. This stack appears to be original to the building.

The main east elevation has also seen dramatic changes over the years. Originally, the second floor, reading south to north, appears to have had a single, eight-over-eight, double-hung sash, wooden window with a concrete sill, followed by two evenly spaced sets of double, six-over-six, double-hung sash, wooden windows with concrete sills, followed to the north by two more, evenly spaced, single, eight-over-eight, double-hung sash, wooden windows with concrete sills. Today, all of these windows have been converted to one-over-one, double-hung sash, vinyl replacement windows, with the exception of the first double set of windows from the south, which is now obscured by an elevator shaft clad in stone and decorative wood and capped by a pyramidal roof. This elevator shaft appears to have been added sometime between 1988 and 2001, and the old, double window was likely converted into the elevator door opening on the second floor. The first floor of the main east elevation originally had a single door in the south corner, and this still survives, although it is now covered with a hipped, raised-seam, aluminum awning. To the north of this, a single, eight-over-eight, double-hung sash, wooden window has been converted to a single light, fixed window in the same piercing. Just north of this, the building originally featured four, regularly spaced, garage bay openings, presumably marking the old school bus garage space. These were eventually closed in by the 1980s, but they have since been altered again. The previously described elevator shaft obscures the first bay from the south. A large, double-door vestibule with a hipped, raised seam roof now sits in front of part of the second bay, although a portion of one of the in-fill windows is still visible in the south portion of this second bay. The third and fourth bays, meanwhile, are filled in, with two one-over-one, double-hung sash windows in the second bay from the north and just a single window in the northernmost bay in-fill.

Originally, the north elevation had three widely and symmetrically spaced, single, eight-over-eight, double-hung sash, wooden windows with concrete sills on the second floor level. These have all been replaced with one-over-one, double-hung sash, vinyl windows. A small vent for the lower level is also evident below the easternmost second floor window along this north elevation.

As of January 2019, efforts are underway to replace the asphalt shingles seen in the survey photos with standing seam metal.

WT0608 Watauga County Courthouse (1968/1982)

842 West King Street

Located on the site of Watauga County's 1905 courthouse, the original portion of the current building was designed by the Lenoir architectural firm of Coffey and Annas (*Watauga Democrat*, September 15, 1966), the principal being Clarence Coffey, the same

architect who designed the Appalachian Theatre (WT0609) in 1938. The differences in architectural style between the 1905 Courthouse and the 1968 version, let alone the courthouse and the Appalachian Theatre, could not have been more stark. This point appeared frequently in news coverage while the courthouse was being built, with one commentator likening the 1968 design to “the homely offspring of an illicit love affair between a supermarket and a burley warehouse” (*Watauga Democrat*, October 13, 1966).

Nevertheless, demolition of the 1905 courthouse was completed in 1967, and work on the new courthouse began in October 1967. Construction took just over a year, with the new courthouse opening in late October 1968. A classic of Brutalist architectural influence, the new, flat-roofed building essentially was a large, unadorned, two-story rectangle with a stepped-up, rectangular, center section that resembled an ill-fitting hat set on two cantilevered posts along the south elevation. A view of the original south elevation can be seen in a Henry DeWolf aerial image shot circa 1972 (Hen-Dew-01-005). Near the northwest corner of the new building, a bridge connected to the back of the old jail, which had been built in the 1920s. So troublesome was the design that within just twelve years, Watauga County’s commissioners were taking bids for renovations to the courthouse that would “improve” the facility with a substantial addition to the south elevation that essentially obscured the original façade. Renovations designed by Clemmer, Bush, Sills, and Abernethy of Hickory began in February 1981 and were completed in May 1982 (*Watauga Democrat*, May 10, 1982). Another rectangular addition was completed at the rear, replacing the old jail site, in August 2007, according to Diane Cornett Deal, the Watauga County Clerk of Court.

Today, the south elevation is three stories in height, with the ground floor level clad in ashlar stone that appears to be composite rather than natural. This treatment is continued in the low perimeter walls that surround two large planting areas on either side of the courthouse entrance. This slightly recessed central entrance consists of a window wall unit of glass and aluminum with two slightly separated doors providing entrance and exit through the interior security area. Bays to the east and west of this central entrance consist of narrow bands of three groupings of three, aluminum framed, fixed windows. The second and third floors of the south elevation are clad in composite pebbled concrete panels. The center bay of these floors, above the entrance, is essentially featureless. The east and west bays, however, feature identical window groupings on the second and third floors. These window groups consist of three sets of double windows that are believed to be fixed, aluminum-framed sashes. These windows are set back from the façade plane, with an angled concrete panel descending from the bottom of the window out to the façade plane. Pebbled, concrete block panels divide each of the three window sets. A thin, pebbled, concrete panel also divides each double window set from another, shorter, double window set above, also believed to consist of fixed lights in an aluminum frame. A narrow, concrete band divides the third floor windows from the pebbled, concrete panels covering the low, faux parapet element above. Coping along the south elevation roofline is of metal. Just west of the south elevation is a pole-mounted North Carolina Historical Marker devoted to Stoneman’s Raid of March-April 1865.

The treatments of the south elevation continue onto the west elevation of the 1982 addition, including on each floor near the northwest corner of the addition another single grouping of double windows similar to those on the south elevation. The 1982 addition treatments then wrap to a north elevation, eventually intersecting with an aluminum and glass-enclosed staircase that runs between the 1982 addition and the original 1968 south elevation. Running north from there, the west elevation of the 1968 courthouse is a textbook lesson in mismatched brick stock (sometimes tan, sometimes pink, sometimes dishwater grey) arranged in a running bond pattern. Because of the change in elevation from King Street (i. e., the south elevation), only the second and third floors are visible along this west elevation. At the center of both floors is a long, concrete-bordered band of irregular, alternating sections of windows and pebbled, concrete panels. Window banks are aluminum framed and consist of three, equivalent sections, each with a large light over a narrow light at bottom. It is unclear whether these lower sections are fixed or function as hopper windows. One of these window banks is located at the far south end of the band on each floor. Moving north, each band then features a long string of pebbled, concrete panels before arriving at another window bank. This bank is then separated to the north from a third window bank at the north end of the band by a short run of pebbled, concrete panels. This pattern is identical on both floors. Various exterior safety lights and vents also interrupt the otherwise uniform nature of the west elevation. The roof of the 1968 courthouse is composite, and the raised section at the center consists entirely of pebbled, concrete panels coped in metal.

At the north end of the 1968 courthouse, the west elevation brick wraps onto the north elevation of the 1968 courthouse before intersecting with the west elevation of the rear addition. The first section of this rear addition consists of rectilinear, faux stonework designed to look like crab orchard stone. This section juts out slightly to the west before joining the actual rear section of the building, which is clad in a highly textured, faux stone treatment with flat bands highlighting the center, horizontal section of the rear elevation. Much of this, aside from an emergency exit at the northwest corner, is obscured by a parking lot area along the northwest third of the rear of the building, but eventually a concrete walkway with iron railing transitions into a set of concrete steps that descend to the other parking lot along the northeast two thirds of the north elevation. Here, the flat bands of the north elevation eventually begin to frame nine regularly spaced, narrow, vertical, single light, aluminum framed windows that run along the north elevation. This treatment continues on the east elevation of the addition, where four such windows can be found between the flat bands. The rear addition then recesses slightly, where there is a three-light, fixed window in aluminum frame before this addition joins the 1968 courthouse. The lower portion of this northeast corner also includes a covered section resting on concrete block piers that appears to provide some sort of secure prisoner transfer area. The roof of this rear addition is clad in rubber. The east elevation of the 1968 courthouse and the 1982 addition essentially replicate the features found on the west elevation, although the second floor window at the north end of the band has been replaced with vents related to the large HVAC unit standing separate from the building in the same vicinity. A tall, brick boiler stack rises from the northeast corner of the 1968 courthouse section. At the southeast corner, a set of concrete steps with stone cheek walls transitions

to a landing where the flagpoles and the Daniel Boone Trail marker and rock are located. Additional concrete steps then lead down to West King Street.

WT0609 Appalachian Theatre (1938)

559 West King Street

The Appalachian Theatre was the second purpose-built theater building in Boone, North Carolina, following the Pastime Theatre Building (WT0858), built in 1924. Indeed, the backers of the Pastime, A. E. Hamby and W. R. Winkler, were also the investors behind the Appalachian Theatre. After acquiring the property in 1937 and moving the E. N. Hahn House (no longer extant) that occupied the property to a lot facing Howard Street (*Watauga Democrat*, March 25, 1937), Hamby and Winkler hired a Lenoir architect, Clarence P. Coffey, to design an Art Deco theater. While certainly not comparable to the major movie palaces of the big cities, the Appalachian Theatre was definitely high-style for Boone, prompting the *Watauga Democrat* to call the proposed design “one of the most elegant theatre structures in this entire section of the state.” Work began in March 1938, and after some brief delays, the theater opened on November 14, 1938.

When originally built, the Appalachian Theatre featured a main (north) elevation composed of structural glass tiles arranged in an Art Deco motif over the primarily brick exterior walls (*Watauga Democrat*, November 24, 1938). This original appearance can be seen in an image dating to November 1938 (App-The-04-002). The first floor featured a deeply recessed, central entrance underneath a large, cable-hung, projecting marquee with neon signage and chaser lights. A small, octagonal, ornately trimmed ticket booth with aluminum stripes below the windows and an aluminum, chevron pattern above the windows stood as an island at the center of this recessed entrance area (details can be seen in App-The-04-001). Wooden doors to the east and west of this central area and set at an angle to the façade plane accessed storefronts to either side of the central entrance. These symmetrical storefronts each offered a large, plate glass shop window with a display case between the window and the door to each shop. The second floor was also symmetrically arranged, with three, ten-light, steel casement windows (the upper two lights fixed) set above the projecting marquee. Above each side storefront was another double steel casement window arrangement, with casements of four lights, flanking sidelights of four lights each, and a band of four lights above the casements and sidelights. Within the vertically striped, Art Deco design of the structural glass (which featured tiles primarily of black with stripes in white and mint green) were three ornate, aluminum medallions centered within the vertical stripe pattern. The parapeted main elevation was coped in metal and rose slightly at its center around the Art Deco motif above the marquee.

Just east of this primary elevation block was a brick, secondary element that provided access to the second floor offices via a single, recessed entrance leading to an interior staircase. The first floor of this portion of the building also featured a large, triple-sided, shop window with a structural glass tile bulkhead. This entire first floor featured a soldier course lintel, with Flemish bond brick above this on the second floor level. The second floor also featured two one-over-one, double-hung sash, wooden windows with rowlock sills and

a spanning, soldier course band above both windows. A basketweave band served effectively as a cornice treatment, with the parapet roofline coped in terracotta tiles.

Several modifications occurred at the Appalachian Theatre during its early years. About 1947, for example, the theater owners completed renovations to add an airlock adjacent to the ticket booth. This airlock appears to have survived until January 21, 1950, when a devastating fire caused by a malfunctioning popcorn maker destroyed the roof of the auditorium and caused extensive water and smoke damage throughout the building (*Watauga Democrat*, January 26, 1950). This fire also resulted in modifications to the interior auditorium ceiling, converting it from a stepped design to a barrel vault. By the late 1960s, other changes appeared necessary. After a long run of occasional mishaps involving structural glass tiles popping off the façade and landing on the street, the theater's owners removed the glass tiles from the first floor level, replacing it with vertical weatherboard. At the same time, the original plate glass windows were altered to six-light, aluminum frame windows, and the airlock doors returned adjacent to the ticket booth, which by this point had been stripped of its Art Deco trim. According to local lore, in late 1977 or early 1978, Town of Boone officials grew increasingly concerned about the stability of the original marquee and ordered that it be removed. It was likely at this same time that the remainder of the structural glass was removed from the upper portion of the façade. A few years later, in early 1982, the Appalachian Theatre owners converted the interior to a twin theater, necessitating the enclosure of the balcony area for the second screen.

In 2007, Carmike Cinemas—by that time the owner of the operation—gave up on the second-run, dollar theater business model that had prevailed for more than 25 years, then sold the building to a developer who promptly gutted the theater of most of its decorative elements and stripped the front façade down to the brick. After the developer went into bankruptcy in 2008, the Town of Boone purchased the property in 2011. Shortly thereafter, the Appalachian Theatre of the High Country (ATHC), a nonprofit entity, was founded with the purpose of renovating the theater and transforming it into an upscale theater with an enlarged stage house capable of hosting live performances as well as films. This organization purchased the theater in 2013. Since then, the ATHC has been engaged in fundraising and renovations in phases. As part of this work, the ATHC completed a mostly faithful reconstruction of the original façade, substituting spandrel glass for the original structural glass (sufficient salvage glass was not available) and slightly modifying entrance configurations and the old ticket booth island to comply with modern code requirements. This façade work was completed in 2017. Currently, renovations are being completed to the interior of the theater, with an anticipated re-opening date in October 2019.

In addition to the Appalachian Theatre operation, other tenants in the building in 1938 included the Appalachian Soda Shop (sometimes the “Appalachian Sandwich Shop” in print ads), which occupied the west storefront. Initially operated by John Yount, the Appalachian Soda Shop fell under the management of Howard Cottrell in September 1944 (*Watauga Democrat*, October 5, 1944). Cottrell quickly flipped the lease to Thomas Osborne a week later (*Watauga Democrat*, October 19, 1944). Following the 1950 fire, Gay Miller Pollock and J. Bruce Pollock completed renovations to the soda shop and reopened in February 1950 (*Watauga Democrat*, February 2, 1950). Their stay appears to have been shortlived,

as Tom and Nell Redmond were operating the soda shop by December 1950 (*Watauga Democrat*, December 7, 1950). They remained there until their retirement in 1998. Thereafter, the space operated as a series of restaurants until about 2010. This space will be incorporated into the lobby of the new theater operation.

On the east side of the original entrance, the Home Electric Company—a radio shop operated by J. S. Tilley—opened in the building in November 1938 (*Watauga Democrat*, November 17, 1938). Tilley's operation was shortlived, as Kermit Dacus moved the Dacus Radio Shop into the same space in 1943, where he also operated a bootleg radio station, WDRS, before being arrested by federal authorities in October 1943. Dacus eventually paid a fine and continued to operate his shop there until 1949, after which the Watauga Insurance Agency and Tri-County Realty Co. (later merged as Coe Realty) moved into the building in November 1949 (*Watauga Democrat*, November 3, 1949). The realty operation was still present in the late 1960s, but this space was later taken over by the Appalachian Theatre for additional lobby space when it was converted to a twin in 1982.

A third ground floor operation existed at the far, east end of the building, accessible through the doorway in the east addition and tucked under the stairs leading to the second floor. Originally known as the Lillian Mae Beauty Shoppe, operated by Lillian Mae Reichert (*Watauga Democrat*, November 10, 1938), this shop changed hands in 1940, when it became the Artistic Beauty Salon, operated by Mrs. E. S. Qualls (*Watauga Democrat*, November 14, 1940), which may have operated there as late as 1961. It's not clear what other uses existed thereafter, although a record shop is rumored to have operated out of the space at one point.

The second floor space, outside of the stage and auditorium structure of the theater and above the lobby and storefronts, appears to have been designed initially as a dentist's office with an adjacent apartment, the former of which Dr. E. T. Glenn occupied in June 1939 (*Watauga Democrat*, June 15, 1939). Dr. C. Ray Lawrence later shared space with Dr. Glenn beginning in 1948 (*Watauga Democrat*, May 6, 1948), and Dr. Jack Lawrence, another dentist, joined the practice shortly thereafter. Eventually, this medical operation took over the apartment space in the early 1950s and remained in the second-floor space well into the 1970s.

At the time of the initial survey, the Appalachian Theatre remained in its stripped-down, gutted condition, save for a faux, plywood, temporary façade attached as a beautification measure. Today, following extensive renovations, the main (north) elevation bears a striking resemblance to the original with some notable changes. Clad almost entirely in spandrel glass mounted in an aluminum frame instead of the original structural glass, the façade mimics the original glass colors and general proportions, with some minor adjustments to meet the spacing requirements of the spandrel frame. In addition, the second-story windows are now single-light, aluminum frame, rather than the steelcase casements used in 1938. The new marquee is a faithful reconstruction of the original, featuring LED lighting that mimics the original neon and chaser lights. The north elevation of the original east annex area remains mostly intact, although the original entrance configuration has been replaced with a complex, aluminum frame window and door

arrangement, with the single, aluminum door set to the east side, where the original door to the second floor was located in 1938.

WT0596 to the east mostly obscures the northern portion of the east annex elevation, and this annex in turn obscures much of the northern portion of the east elevation of the main theater building, although the upper portion of the five-course, common bond brick, east wall and its stepped parapet coped in aluminum are visible. The south elevation of the annex was originally clad in an irregular, common bond brick with slightly separated, eight-light, steelcase, casement windows on the second floor and irregular, common bond brick with a single, steelcase, casement window on the extended first floor. This entire area has been removed as part of renovations and replaced with a concrete block structure clad in fascia brick that will contain the elevator shaft for the new theater operation. Above the old roofline of the first floor of the annex, brickwork and the brick pilasters of the northern section of the theater wall were visible in 2015. The new elevator shaft now obscures portions of this brickwork. Immediately south of this, the old, steel fire escape leading up to the theater balcony exit has been replaced with a new fire escape superstructure, also of metal. The remainder of the east elevation remains as it was originally, with paneled insets set off by brick pilasters topped with sloping, concrete caps, the pilasters and panel brickwork all being of five-course common bond. The stepped parapet—at one time clad in terracotta tiles, is now coped with aluminum.

As part of the renovations, the vast majority of the original stage house was removed so that this part of the facility could be dramatically expanded. This has resulted in the addition of a large, concrete block area clad in fascia brick that provides much needed backstage space, a loading dock, and a freight elevator. The same is true on the southern portion of the west elevation, where the southern quarter of the west wall was removed to accommodate a large, stage-left addition into the former Town Hall parking lot area. This, too, is of concrete block clad in fascia brick. Still surviving is the middle half of the west wall, which mirrors the inset panels, pilasters, and stepped parapet of the east elevation. A new fire exit has been cut into the lower portion of this wall at about its midpoint. Most of the northern portion of the west wall is obscured by the presence of WT0846.

WT0610 Boone Methodist Church (1923, demolished 1981) and Education Wing (1958) 425 West King Street

As noted in the 2002 survey update, the original Boone Methodist Church no longer stands. On July 1, 1981, the original church building built by W. G. Hartzog caught fire when a tar pot exploded during roof repairs. As a result, the sanctuary was destroyed and the remainder of the building subsequently demolished. Church officials quickly raised funds to complete construction of the current building on the site in 1984. This new building served the church until 1992, when it was sold to Appalachian State University and later gutted for conversion to the east wing of the Turchin Center for the Visual Arts, which opened in 2003. Because of the age of this building, which lies outside the scope of this survey, detailed survey notes are not included here. In addition, the west wing of the

building, completed in 2005, is not described in detail.

A third building on the former Boone Methodist Church campus is the educational wing constructed in 1958. This two-story, brick, rectangular, International style building with a flat roof and a connecting arm to the old Boone Methodist Church has seen dramatic alterations since it first opened in 1958. Two historic views of this building are known to survive, including a photo of the west side that appeared in the May 22, 1958, issue of the *Watauga Democrat* and a circa 1963 aerial photo contained in the Appalachian State Special Collections (5015_096_03) that shows the building from the east side. The west side of the connecting arm contained symmetrically spaced sets of three-light hopper, projecting, and fixed windows on both the first and second floors, with a large doorway on the first floor at the south end. The north elevation of the main block featured two sets of four-light combinations of hopper, projecting, and fixed lights on each floor with a concrete panel between the first and second floor iterations. The west end of the main block was largely featureless, five-course Flemish cross bond (5:1 ratio of common to Flemish bond) brick, save for a large, concrete and iron staircase rising to a recessed entrance, while a flat, concrete and iron walkway extended to a recessed first floor entrance. This west end configuration still survives, although the entries on the first and second floors appear to have been replaced with modern, aluminum-framed, plate glass and door configurations. Historic images of the basement level are not extant, but the current configuration of modern, aluminum-framed, four-light windows (one casement and three fixed lights) with brick bulkheads set between concrete columns probably emulates something similar to the original appearance. A recessed doorway is located on the basement level directly beneath the first and second story recessed entries. A brick post of three-course Flemish cross bond punctuated with a five-to-one pattern of missing bricks supports the walkway to the first floor west door. The roof is coped in aluminum.

The south elevation of this educational wing offers a third floor of six, proportionately spaced, four-light, aluminum-framed windows (one casement light, three fixed lights) with rowlock sills on the third floor. Below this, the second floor offers a mosaic of three rows of twelve symmetrically spaced, aluminum frame, projecting windows with flush, rowlock sills. This appears to be an especially contemporary treatment for the age of the building, but there is no evidence that this piercing configuration is not original. The basement level, meanwhile, continues the window pattern from the west elevation, consisting of six proportionately spaced, four-light, aluminum-framed windows (one casement light, three fixed lights) separated by intervening concrete columns. The east wall of the main building block is similar to the original, with three single-light, fixed windows with rowlock sills, one on each floor, followed by two complex window configurations (one each on the first and second floors) separated by a concrete panel. The current windows appear to be aluminum-frame replacements of the originals.

The current connecting arm leading to the 1984 church building to the north bears no resemblance to the original from 1958 and is believed to be a complete replacement of that earlier feature—essentially built as a part of the 1984 church building. For this reason, it is not described in architectural detail here.

WT0611 First Baptist Church (1929/1937/1964)

375 W King Street

This is a survey update to the 2002 survey update and an earlier, undated survey that was likely conducted in the 1980s. Unfortunately, neither the original survey nor the 2002 survey update include a comprehensive and detailed description of the First Baptist Church complex, and there is a significant lack of photographs included in the survey file. Both of these oversights will be remedied by this survey update.

The First Baptist Church of Boone has a long history spanning multiple locations in Boone. Church tradition holds that the congregation first formed in 1871, with services held in the first Watauga County Courthouse until it burned in 1873. For the next two years, the congregation worshipped across Queen Street in the old Masonic Hall, then moved into their new, frame church building on the southwest end of Boone near the present-day intersection of Rivers Street and Moretz Drive in 1875. The congregation remained here until August 1916, when services were held for the first time in a new, brick structure at the southwest corner of College and King Streets (*Watauga Democrat*, August 31, 1916), the site of the present building. Rumors abound regarding dissatisfaction about the church, including claims that the soft brick kilned locally was prone to decay. In any case, just twelve years later, the congregation made plans for a massive building program on the same site to replace the existing church (*Watauga Democrat*, October 25, 1928). Newspaper coverage does not say, but church tradition holds that this work began quickly with the completion of the Sunday school annex at the rear of the then-extant auditorium by October 1929 (*Watauga Democrat*, April 4, 1929, and October 3, 1929). Financial setbacks during the Depression delayed construction of the new auditorium until 1936 (*Watauga Democrat*, April 16, 1936; July 30, 1936; and May 27, 1937), with the new auditorium finally opening for services in 1937. The chapel wing (west temple front) was added in 1964. The steeple and current facade for the auditorium (east temple front) were added in the 1980s. Past surveys have credited Arthur Hazard of Augusta, Georgia, as the architect, but without attribution or explanation for which period of construction he designed.

This is a large complex of roughly five connected buildings. For ease of understanding, the complex will be described one major building at a time beginning with the large auditorium directly on the southwest corner of West King and College Streets and continuing in a clockwise fashion. The first building will be referred to as “Building A” and continuing through “Building E.” The buildings will also be referred to by their role within the First Baptist Church (such as the “Educational Building” or “Student Center”), but they will be clearly marked by the A-E designation as well.

Building A, the large, yellow brick, front-gabled church auditorium with asphalt shingles built in the Classical Revival style, is located directly on the southwest corner of West King and College Streets and features a soldier course water table around its entire exterior. The north (front) elevation of Building A is dominated by a large portico supported by four modified, Tuscan order columns. This portico contains a vacant triangular pediment,

dentiled cornicing, and a paneled ceiling, and it is accessed via concrete steps with iron handrails leading to the public sidewalk. The ends of these concrete stairs feature brick cheek walls capped with concrete and circular planters. A concrete handicap access ramp with iron handrails slopes down to the east. The iron railings feature small circles in their upper fifth portion between balusters. The main entrance is composed of double, six-panel, wooden doors with a prominent Federal surround and a triangular pediment, is centered on the elevation, and projects outward from the east and west ends of the elevation. The entrance's pediment mimics the one above the portico, although the apex is interrupted by a vase design. A stained glass transom above the doors reads, "FIRST BAPTIST CHURCH," on a scroll design. Above the entrance's pediment are two medallions, and protruding groupings of brick courses give the appearance of quoins at the projecting entrance portion of the elevation.

The main entrance is flanked by single, six-paneled, wooden side doors with nearly identical Federal style surrounds, dentiled lintels, and stained glass transoms with "WELCOME" on scroll designs. These side doors also feature blank rectangular friezes. Unadorned brick pilasters complete the edges of the portico, which features its dentiled cornicing on all three sides. A tower section and a stepped, rectangular steeple rise above the apex of the portico and features a six-light circular window with a brick surround and limestone keys directly above the apex of the portico. The tower is topped with the quadruple-tiered, wedding cake steeple and features a prominent cornice with vases placed at the four corners of the tower roof, while the quoin treatment continues on the tower. The gable ends extend away from the tower and feature prominent cornice and cornice returns. The first tier of the steeple is paneled with a prominent cornice, the second features 24-light windows on all four sides flanked by pilasters, the third tier contains an arched belfry on all four sides flanked by pilasters, while the fourth tier consists of the steeple clad in metal and surmounted by a metal cross.

Located behind (south of) this main, north portico are two slightly projecting portions of the building, apparently additions, that likely house stairwells. These stairwell portions are flat roofed, two stories in height, and initially did not extend above the gables. During renovations in 2018, however, the church added flat-arched, eyebrow-style roof components on both of these stairwell projections, presumably to address water issues from the old flat roofs. Both stairwell projections feature a one-over-one, stained glass window with a rowlock sill and soldier course lintel per floor on their outer (east and west, respectively) elevations.

The east elevation of Building A appears to be constructed with the original, straw-color, running bond brick stock. Beyond the previously mentioned stairwell at the northeast corner, the elevation features five evenly spaced, stained glass window bays. All window sets contain rowlock sills and a soldier course rounded arch that extends from the first floor windows up to and over the arched second floor windows. The first floor bays are double, one-over-one, fixed windows, with the upper sash filling three quarters of the piercing while the bottom fills the lower quarter. The second floor bays are double, one-light, fixed windows with a spanning half-moon window above to fit the arched opening. Basement level windows in each bay are double, double-hung sash, vinyl windows with

soldier course lintels. A metal grate covers the basement window well, which spans the entire elevation. The southeast corner of Building A features a set of concrete stairs that descend south to a basement entrance on the northern elevation of Building B. A massive, flat-arched, porte cochere (not original) with a raised seam, metal roof set on trusses that are mounted on four brick columns with concrete bases provides shelter for parishioners on the east side of the building.

The west elevation of Building A mimics the east elevation. A lowered courtyard sits west of Building A, east of Building E, and north of Buildings B and D. Due to this lowered courtyard, the basement level of Building A's west elevation is visible. The west elevation contains five equally spaced bays with double, one-light, stained glass windows below a half-moon stained glass window at the second floor, double one-over-one, stained glass windows in the three-quarter to one-quarter configuration mentioned above at the first floor level, and double one-over-one, double-hung sash, vinyl windows at the basement level. The first and second floor windows feature rowlock sills and are surrounded by a two-story, soldier course arch, brick feature. At the basement level, the northernmost bay features a six-panel, wooden door instead of the window piercings. A steel staircase with metal rails descends to the north along the elevation from the second-from-north window bay to access this door.

Building B (an addition to the 1929 educational wing, unknown date but possibly 1965), located south of Building A, abuts Building A on A's south elevation and Building D on D's east elevation. It also connects to Building C via an addition located at the southwest corner of Building B and the northeast corner of Building C. Building B is a flat roofed, two-story, yellow brick building with running bond masonry. The soldier course water table from Building A is continued on Building B, and a concrete corbel band wraps Building B at the height of Building A's gable ends. Its northeast corner juts out to the north and slightly in from the east elevation. This northeast corner portion contains the main entrance into the building.

The north elevation of Building B is only partially visible. The first floor of this northeast corner contains an entrance porch that is open on the north and east elevations. Extending north from the east half of this northeast corner is a metal portico that connects to the previously mentioned, flat-arched, porte cochere feature. A concrete access ramp with metal railings descends to the north and terminates at the porte cochere. The porte cochere extends over a curved concrete and brick pull-off driveway from College Street. The northeast corner portion features two double, four-over-four, double-hung sash, vinyl windows on the second floor of the north elevation and a single, four-over-four, double-hung sash, vinyl window on the second floor of the east elevation. Three brick columns support the first floor porch on the north elevation. The east elevation of the porch offers a set of concrete stairs leading up from the sidewalk to the porch. A flat-arched, bracketed, metal awning with raised seams covers these stairs, mimicking the porte cochere feature. The entrance to the building from the porch consists of double aluminum doors. West of the northeast corner is a set of concrete stairs that descends south to a metal door entrance with a soldier course lintel on Building B's northern elevation.

The east elevation of Building B has three irregularly spaced bays on both the first and second floors. Each bay contains a set of double four-over-four, double-hung sash, vinyl windows with concrete sills and soldier course lintels. The middle and northern bays are widely spaced, while the middle and southern bays are much closer. The concrete corbel band continues to wrap around this elevation and around to the southern elevation; so too does the soldier course water table. The roofline features a pronounced cornice. The south elevation of Building B sits northeast of another sunken courtyard that serves as a cut-in to the east elevation of Building C (the 1929 educational wing). The southern elevation of this addition features two sets of double, four-over-four, double-hung sash windows with concrete sills and soldier course lintels at the second floor while the first floor is featureless.

An older, more yellow, running bond brick stock denotes the transition to flat-roofed Building C. Building B obscures the east end of Building C's north portion, while Building A obscures the north elevation of Building C. The south elevation of the north part of Building C, at the basement level, consists of double aluminum doors with vents at the west end with three one-over-one, double-hung sash windows with concrete sills and soldier course lintels with metal grates covering each window. The first and second floors each contain six one-over-one, double-hung sash vinyl windows with concrete sills and soldier course lintels. A small brick chimney extends above the roofline between the two easternmost window piercings. At this chimney, Building C turns to the south around the extant courtyard, revealing a small section that is only visible from the above-mentioned sunken courtyard and from the parking lot in the southwest portion of the lot. The east elevation of this part of Building C is accessed via a brick paver walkway from the public sidewalk to a concrete staircase, which in turn leads to a concrete path to the entrance. The concrete staircase features an iron gate that is flanked by decorative brick walls with concrete caps. The northern side of the staircase offers a brick cheek wall while the southern end features iron railings. The entrance itself is a basement level entrance with two single, nine-light doors, each with a transom light. These doors are flanked by one-over-one, plate glass windows. The entire entrance is framed in metal, likely aluminum, and set under a flat awning. Above this awning on both the first and second floor are four one-over-one, double-hung sash, vinyl windows with concrete sills. A pilaster-type feature occupies the southwest corner of the courtyard, as Building C wraps onto the north elevation of its rear (south) section.

Building C's north elevation is visible from the above-mentioned sunken courtyard between Buildings B and C. It features three window bays of one-over-one, double-hung sash, vinyl windows with concrete sills, although the eastern two bays are double window sets while the western bays are single windows. The basement, first, and second floors are all similar in these window piercings. The east elevation of Building C is dominated by the main entrance's brick vestibule. The vestibule features a large, flat-arched awning (not original) with a metal roof that mimics the previously described porte-cochere. This arch is supported by two brick pillars with ornate light fixtures on their eastern sides. The entrance to the vestibule slightly protrudes and features double, nine-light, wooden doors with a large, 24-light transom window above the doors. Above the vestibule, on the second floor, are three window bays. The central bay consists of double one-over-one, double-hung

sash, vinyl windows while the outer bays are single one-over-one, double-hung sash, vinyl windows.

Building C's southern elevation features a large, first floor porch that is partially covered near its center. The covered portion of the porch has a flat roof supported by four brick pillars. A stepped chimney rises from an exterior fireplace against the porch's northern wall. This chimney is concrete capped with six brick pillars supporting the cap above a course of rowlock brick. Iron railings run the perimeter of the porch. The first floor, which is accessible via the porch, offers two double sliding glass doors on either side of the exterior fireplace under the ceiling. West of this covered portion is a double one-over-one, double-hung sash, vinyl window with a concrete sill, and west of this window bay is another sliding glass door featuring eighteen-lights. Below this porch is a basement level, which features a recessed entrance at its west end. This entrance consists of double, nine-light doors with large transoms over each and is accessed via a set of four concrete steps. East of this entrance are three double, one-over-one, double-hung sash, vinyl window bays with concrete sills. The second floor features four double, one-over-one, double-hung sash, vinyl window bays with concrete sills. A parapet wall rises from a concrete corbel band at the top of this elevation and offers a pronounced cornice.

The west elevation of this building contains a steel door with a transom at the basement level under the porch, with a decorative brick windscreen south of it. West of these features on the basement level is a double, one-over-one, double-hung sash window, covered by iron bars, with a concrete sill. The first and second floors feature four window bays; the southern two bays are double, one-over-one, double-hung sash, vinyl windows with concrete sills while the northern two bays are single one-over-one, double-hung sash, vinyl windows with concrete sills. The elevation then steps back to the portion connecting Building B to its northern section. This stepped-back area offers a basement level entrance that is accessed via a set of concrete stairs with a high, concrete cheek wall on the south end of the stairs and iron rails on the north end. This basement entrance is recessed and consists of a nine-light door adjacent to a large, one-light, plate glass window with a rowlock sill. The first and second floor levels offer three one-over-one, double-hung sash, vinyl windows in an intriguing pattern; the first floor contains one window at the south end while the second floor contains two windows, the northern window is slightly lower than the southern one.

Buildings C and D likely connect via a hallway addition. From the rear southwest parking lot, however, a small alleyway exists between these buildings, which offers a small view of the west elevation of Building C and the east elevation of Building D, as well as the south elevation of the hallway addition. Building C's west elevation features double steel doors with soldier course lintels at the basement level. Three single, one-over-one, double-hung sash windows with concrete sills are on both the first and second floors. Corniced coping continues on the parapet walls at the roof. The hallway addition connecting Buildings C and D contains a double, one-over-one, double-hung sash, vinyl window bay on both the first and second floors. Its basement level consists of a single, steel door offering egress to a basement level addition in the small alleyway. The east elevation of Building D mimics the south elevation of the hallway addition.

Building D, also a flat-roofed, yellow brick building, sits north of the southwest parking lot. Its southern elevation features two concrete vestibules at its southwest and southeast corners. The southeast vestibule likely houses mechanicals and features a flat-arched, metal roof like others previously described. It has a single steel door on its south elevation, while the other elevations of the vestibule are unadorned. The southwest vestibule also has a flat-arched, metal roof that overhangs to form a covered entrance and rests on two brick pillars. The vestibule consists of double aluminum frame doors on the south elevation with a double, one-over-one, double-hung sash, aluminum frame window bay on both the east and west elevations. A concrete path leads to the vestibule, and iron railings connect from the brick pillars to the vestibule. The remainder of the basement level contains four window bays of one-over-one, double-hung sash, vinyl windows. These bays follow, from east to west, a pattern of single, double, double, and single configuration. The first and second floor windows are of similar construction to the basement ones and mimic each other in the configuration. Reading from east to west they follow this pattern: double, single, double, single, single, double, single, and single. The other notable feature on the south elevation is an exterior chimney that rises from the center of the elevation and continues beyond the roofline. It is capped with concrete supported by brick pillars at its four corners with a soldier course below the brick pillars.

The west elevation of Building D has three single, one-over-one, double-hung sash, vinyl window bays with concrete sills and one double bay of similar windows at the basement level. The double bay is between the northern two single windows. The first floor offers five equally spaced, single window bays of the same style. The second floor offers alternating single and double window bays of the same style with single bays on the north and south ends. Corniced coping continues on the parapet wall, as well as the concrete corbel band above the second floor. A brick retaining wall runs along the driveway to the west and features concrete caps and iron fencing. The west end of the north elevation of Building D offers three equally spaced bays on the basement, first, and second floors. The first and second floors each feature single, one-over-one, double-hung sash, vinyl windows with concrete sills. The basement features two similar windows, but its east bay is a nine-light door under a square, flat-roofed awning feature. Two pillars support this awning feature. Corniced coping continues on this elevation's parapet until it meets the gable of Building E. The east end of the north elevation of this building features three equally spaced, single window bays in a similar style as above at the basement, first, and second floors. Corniced coping caps this portion's parapet until it terminates at the gable of Building E and the larger parapets of Building B. A terraced playground sits at the northwest corner of the lot and features a faux stone retaining wall and steps with a metal fence along the stairs and terrace.

Building E (1964 Chapel) sits north of and is roughly centered on Building D. This Colonial Revival-style building features an asphalt shingled, front-gabled roof with a tower at its north end. Building E's west elevation features a basement level entrance with a one-light, steel door at its southwest corner under the above-mentioned square portico. The basement level also contains four one-over-one, double-hung sash windows with rowlock sills that are covered with decorative metal grates. Five large, twelve-over-twelve stained

glass windows with fan light transoms covered by lexon and plexiglass storms dominate the remainder of the west elevation. These windows are surrounded by soldier course arches and posts.

The northwest and northeast corners of the building feature similar protruding areas as Building A and also likely contain stairwells. They offer six-over-six, double-hung sash, stained glass windows with rowlock sills at the first and second floors on their east and west elevations, respectively. During renovations in 2018, however, the church added flat-arched, eyebrow-style roof components on both of these stairwell projections, presumably to address water issues from the old flat roofs. The northwest corner of the building also features a cornerstone with “1964” engraved on it, indicating when this particular building was erected.

The north elevation of Building E features its main, temple front entrance. The entrance is recessed at the center of the elevation under a triangular pediment with a central concrete cartouche feature. A mosaic patio with a brick foundation fills out the floor of the recessed entrance and two pillars sit at the east and west ends of it. The entrance itself consists of double, six-panel wooden doors with a spanning stained glass transom in a prominent wood surround. A triangular pediment that mimics the 1937 Auditorium Building (Building A) continues above the double doors with two concrete medallions over the entrance as well. Two flower medallions sit on the frieze above the two modified, Tuscan order columns. Protruding brick courses at the northeast and northwest corners of the elevation give the appearance of quoins. The two-tiered steeple rises from the center of the roof gable over the entrance hall. The first tier consists of square paneling with a pronounced cornice. The second tier is octagonal with vents on the four cardinal planes and panels on the other planes. This tier features a metallic dome with a large central finial. The east elevation of the building mimics the west elevation on the main floor, although the basement level features five one-over-one, double-hung sash windows with concrete sills.

The sunken courtyard between Buildings A, C, D, and E features a basement-level entrance to the hallway addition between Buildings C and D. This entrance is reached via an angled brick staircase and porch. The entrance is a nine-light door with a dentiled cornice. A single, one-over-one, double-hung sash, vinyl window with a concrete sill sits above this entrance between the first and second floor levels, likely at a stairwell landing. The corniced coping continues on the parapet wall at the roof of this hallway addition. The courtyard itself features a decorative brick fence fronting on West King Street. A metal gate leads into the courtyard with stone and concrete steps descending down to the courtyard. The main feature of the courtyard is a large, brick, elongated octagonal planter at the center. The north end of the courtyard is terraced and features wooden cheek walls.

WT0612 Boone Bus Station (1946)

186 South Depot Street

This serves as an update to the original survey completed on this property in 2002. The original 2002 survey noted a date of construction of 1945, but the building was actually

completed and opened the week of November 21, 1946, when the building was profiled in the *Watauga Democrat*. W. G. Hartzog, a local contractor, was responsible for the construction of the building (*Watauga Democrat*, May 16, 1946). It is worth noting that the first floor of the building originally served not only as a bus station (on the north end of the building) but also as a retail establishment (on the south end of the building), including (among other tenants) Carolyn's Flower Shoppe in the 1950s (Pal-Bla-03-694). Advertisements from the *Democrat* in the late 1940s indicate that a roller skating rink, the Terminal Roller Rink, which opened in August 1948, occupied the building's second floor. An advertisement from May 5, 1949, indicates that the rink was a segregated operation, with Friday evenings reserved for African-American patrons only. In 1982, the Alliance Bible Fellowship purchased the building and boarded over many of the windows.

The original appearance of the stone on the south and east elevations was stacked, squared rubble arranged in horizontal patterns with conventional, concave mortar joints. The east elevation featured a parapet wall with a raised parapet spanning the center third, while the second floor of this elevation featured a centered double bay of windows flanked on each side by two bays of two slightly separated windows to each bay. The first floor of this east elevation included a single entrance in the center bay with large, plate glass windows in each of the two bays flanking the entrance on either side. The southeast corner of the building was angled, with a single window on the second floor and a single entrance on the first floor. All window openings featured projecting stone sills. Based on numerous images, including an ASU Digital Collection image from 1971 and a Henry DeWolf aerial image from circa 1972 (Hen-Dew-01-003), the west wall of the building was brick, with the stone of the south elevation tying in at the southwest corner in a series of quoins. Interestingly, the long-promised bus sheds were apparently never completed on the west side of the building. Both the first and second floors of the west wall had multiple door and window piercings. The north wall, also of brick, with the stone quoin pattern at its northeast corner, also featured numerous piercings on the first and second floor, as seen in the survey images from 2002.

A large, concrete-paneled addition was completed at an unknown date—perhaps as early as the 1980s—that obscured the original west wall of the building. Appalachian State University purchased the property in November 2000, then demolished much of the building in 2011 as part of conversion of the property into a more functional, education-related property. ASU originally intended to incorporate the original stone façade into the completed new construction, but planning requirements allegedly made this impossible. Instead, ASU reportedly disassembled the east and south walls stone by stone, moved the stones to another location for cleaning, then reassembled the stones in a pattern designed to mimic the original appearance and serve as a curtain wall for a courtyard.

ASU's efforts to reproduce the original appearance, however, are very poorly executed. The east elevation, for example, has lost its raised parapet at the center, and the entire elevation has been reduced from five bays to four, with the center bay elements eliminated. Similarly, the seven windows of the original south elevation have been reduced to six, while the first floor's varied pattern of doors and windows has been altered to three equally spaced, large openings that resemble shop window openings. In addition, the mortar work has been

transformed into pronounced, beaded joints. Windowsills are now formed concrete within the window opening, instead of natural stone. There is also a persistent rumor among long-time residents of Boone that the stones used in construction of these walls are not the original stones from the bus station walls. Indeed, evaluation of the 2002 survey images shows that the vast majority were long, rectilinear stones arranged horizontally; the stones visible today are much more squared and arranged in a random ashlar pattern. It is therefore highly doubtful that the current curtain wall “relic” contains any materials from the original bus station building, despite ASU’s statements to the contrary.

In any case, aside from this “resurrected” set of curtain walls on the east and south elevations, no other elements of the original bus station survive. The current building on the site, the southeast corner of which sits about fifty feet to the northwest of the curtain wall, was completed and dedicated in 2013 as the George G. Beasley Media Complex.

WT0624 John W. Hodges, Sr., House (Circa 1910)

215 Wallace Circle

This is a survey update to the original survey documentation from 1988 and a 2002 survey update that indicated no changes. The original survey indicated a construction date of approximately 1910, and this appears to align with a newspaper blurb in October 1910 announcing that “Ex-Sheriff John W. Hodges’ pretty residence in East Boone is now complete and painted” (*Watauga Democrat*, October 6, 1910). Indeed, a circa 1908 postcard image (Bob-Bre-02-148) does not show the house in its current location, but the house is clearly visible on the 1928 Boone Sanborn Map.

This impressive, two-story, Queen Anne style, frame residence retains many of its original features, many of which are visible in the 1939 image of Boone (Cy Crumley Scrapbook) and the 1963 aerial image of Boone (Appalachian Collection). The latter image clearly illustrates the east porch when it was still open, suggesting that it was enclosed sometime between 1963 and 1971, when Marsha Turner (the current owner) moved into the house. A small appurtenance that may have been detached and located at the northeast corner of the house has been removed since 1963; Turner recalls being told that a small spring was located near the rear of the house prior to her moving in, and the concrete trough was still present when she arrived. This appurtenance may have been a springhouse. Please note that the 1988 surveyor incorrectly described a “rear porch” as having been enclosed and a deck added, with an “upstairs gable extension” that “gives more room to the second floor.” This characterization is certainly very poorly worded if not incorrect. While it is likely true that the rear porch at the northeast end of the house was enclosed sometime before 1988 and a small wooden deck has been added to the second floor of the rear gable, the “gable extension” was very much a part of the house in 1939, as shown in the 1939 image of Boone from the southwest. The footprint of the house in images from 1939 and 1963 essentially matches the footprint shown in the 1928 and the 1947 Sanborn Maps, excepting the slight projections of the west bay and the rear gable, which were known to be there prior to 1939. This may be the cause of some of the 1988 surveyor’s confusion.

This two-story, side-gabled, frame residence clad primarily in weatherboard features a south elevation that fronts on but is set well back and up a hill from West King Street and just east of the intersection with College Street. At the time of the survey, much of the land in front of the house was covered in trees. Beginning in 2018, developers who purchased the land to the east and southeast of the house removed all of the trees and excavated down substantially for the construction of a massive, student housing complex.

The first floor, covered porch that once wrapped onto the east elevation still dominates the south elevation, while an imposing gabled dormer is visible at the center of the elevation on the second floor. The porch trim of the first floor porch features elaborate, turned posts, spindles, trim rails, and latticework with irregularly cut brackets. Reading from east to west, the area under the porch includes a single, one-light entry door covered by a storm door with flanking one-over-one, double-hung sash windows with storm window coverings on either side of the door. The east-facing wall at the west end of the porch offers a one-over-one, double-hung sash window with covering storm window. To the west of the porch and on the same plane as the porch rail and trim is a one-over-one, double-hung sash window with a covering storm window. The second floor, reading from west to east, includes a hipped dormer with a double, one-over-one, double-hung sash window bay with covering storm windows. To the east is the aforementioned dominating, front-gabled dormer clad in scalloped wood shake with a double bay of one-over-one, double-hung sash windows with covering storms. An elaborate, turned sunburst trim design is visible immediately under the apex of the gable. An opening is apparent under the porch along the south elevation, perhaps leading to a basement, but it is not fully visible from the street.

The first floor of the east elevation, reading from south to north, features the side-gabled end of the main porch with a continuation of the trim rail and other trim details from the south elevation. This terminates at the enclosure of the remainder of the former east portion of the wraparound porch. This enclosed porch area is roofed with asphalt shingles and sports two double bays of one-over-one windows, possibly with fixed top light and lower sash hoppers. At the northeast corner, the asphalt shingle roof slopes down to a lower level, apparently covering what may have been a very early addition to the house; Turner speculates that it was an early back porch. A one-light door is visible on the east elevation of this section. The second floor of the east elevation features two symmetrically spaced, one-over-one, double-hung sash windows with covering storm windows. A sunburst trim design identical to that found on the south gable is visible under the apex of the east gable. A wooden staircase near the southeast corner leads onto the south porch, while what may be a below-grade stairwell to the basement area is covered with a panel of some sort at the southeast corner.

The north elevation, reading from east to west, includes a first floor sequence of a one-over-one, double-hung sash window followed at some distance by a single door with an intriguing recessed, stunted gable. Just beyond this door, the elevation opens into an imposing, one and a half-story, rear-gabled section with an elevated wooden deck (added about 1980) servicing the single, nine-light doorway under the gable that may occupy a former window space. Below this deck, which no longer has a staircase attached to it, are two slightly separated, one-over-one, double-hung sash windows with covering storms.

The asphalt shingle roof of the main body of the house reveals a skylight window just to the east of this rear gable, an interior chimney with a raised slate cap rising from the apex of the roof near the east gable, a smaller interior chimney (possibly a boiler stack) rising from the apex of the roof near the west gable, and a third interior chimney rising just below the apex of the rear gable on the west face. A second skylight is visible on this same west face of the rear gable to the north of its chimney. As the rear gable extension wraps back onto the main body of the house, a single, one-over-one, double-hung sash, vinyl replacement window with covering storm is visible on the west face of the gable extension. The remainder of the north elevation is featureless at the northwest corner.

The west elevation, reading from north to south, offers a fascinating, projecting triple bay with a pronounced, extended gable above the bay. A diamond-shaped window is visible beneath the apex of the gable, while a one-over-one, double-hung sash window with covering storm inhabits each of the bay elements of the first floor. To the south of this bay, the tympanum of the west gable is prominently recessed and offers two symmetrically spaced, one-over-one, double-hung sash windows with covering storms. A bracketed sunburst trim design, like those found on the east and south gables, is visible just below the apex of the west gable. On the first floor, a single, one-over-one, double-hung sash window with covering storm is visible near the southwest corner.

A wooden picket fence surrounded the perimeter of property at the time of the survey.

WT0800 Jamie Leigh, Accountant (Circa 1982)

920 West King Street

This one-story, front-gabled building is constructed using concrete block covered by plywood panel sections in a board and batten finish. The area under gables is of wood clapboard, with a porch under the main (south) elevation gable. The roof is asphalt shingle. The south elevation suggests a Neo-Craftsman style with two Craftsman-style, double window groups of nine-over-one, double-hung sashes flanking the main entrance. The door of this entrance is a paneled wooden door with a large upper light, also in Craftsman style. A parging treatment has been applied to the south elevation porch foundation and piers. All other windows on the other elevations are also in a Craftsman style and nine-over-one, double-hung sashes. The east elevation has a double window group at both the south and north ends of the elevation, with a single door entrance flanked by single, double-hung sash window openings at the center of the elevation. A short, shed-style roof overhang protrudes as an awning above this door. The west elevation is unremarkable, while the north elevation has two single, double-hung sash windows.

The owner, Jamie Leigh, believes that the property was constructed in 1982; she has owned the property since 2006, although the title is technically in the name of King Street Commercial Properties, LLC. The building is visible in a circa 1984 postcard image Bob-Bre-02-142).

WT0801 Paletta-Pollitt Building (Circa 1985)

910 West King Street

This two-story, side-gabled, contemporary saltbox, office building is three bays wide on its main (south) elevation. Each bay is divided by a wide pilaster of cultured stone veneer. The outer bays are clad in angled drop siding that slopes downward toward the center bay. The center bay is clad in horizontal drop siding. The second floor features a triple window group with one fixed window and flanking casements in each bay. The outer bays of the first floor feature these same window groups, while the main entrance in the center bay consists of double doors with a six-light, full-length, Craftsman window treatment. The roof is clad in asphalt shingles.

The west and north elevations, meanwhile, are of an unknown material—likely concrete block—that has been parged over. The north elevation is otherwise featureless, but the west elevation possesses a sole, triple window group like those on the south elevation, cheated toward the north end of the first floor. The east elevation was not accessible, but a large privacy fence on the east side of the building replicates the angled drop siding design of the south elevation.

The date of construction is not known, but Phoebe Pollitt has indicated that she and her then-husband, David Paletta, built the building shortly after they purchased the property in January 1985 (Book of Record 2, Page 212). Deed records indicate that the property was surveyed in December 1984, perhaps in association with the construction of this building, but this survey has not been located.

WT0802 Innovate Progress Sustain (Circa 1975)

904 West King Street

The main block of this building is a two-story structure with a gambrel roof covered in asphalt shingles. The first floor of the main block appears to be parged concrete block, while the gable ends of the second floor are of wood paneling in a vertical pattern. Both the south and north elevations feature two dormers clad in wood paneling in a vertical pattern with simple shed roofs. Nearly all windows of this building feature a simple wooden trim surround. The first floor of the south elevation features a single, vinyl door with a fifteen-light window in a 3X5 pattern, flanked at a modest distance by single, one-over-one, double-hung sash, full-length, vinyl windows. A quarter-round, metal frame, vinyl, barrel awning hangs over the south elevation main entrance. Dormer windows are single, one-over-one, double-hung sash, vinyl replacements. The west elevation first floor of the main block is featureless, while the second floor under the gable includes a single, one-over-one, double-hung sash, vinyl replacement window at the south edge, with a single, paneled door at the north edge. A wooden exterior staircase extends from this west elevation to the north portion of the surrounding parking lot, apparently replacing an older staircase that originally faced south. The east elevation of the main block is also unremarkable on the first floor but possesses a single, double-hung sash, vinyl replacement window under the gambrel gable.

Two additions have been completed to the north of the main block. The first has a built-up roof that slopes to the north and consists of parged concrete block on the first floor with a small amount of plywood panel in a vertical pattern just below the roofline on both the east and west elevations. A single, one-over-one, double-hung sash, vinyl replacement window is visible on both the east and west elevations of this first addition. The second north addition is slightly lower than the first and also has a north-sloping, built-up roof. It is clad primarily in wood panels with a vertical board pattern and is otherwise unremarkable. The north elevation of the rear addition was not accessible, but a westerly view suggests that it possesses a rear entrance as well as a rear-gabled porch roof with asphalt shingles that ties back into the roof of the first addition.

The precise date of construction is not known but is estimated to be circa 1975. A building of this massing is visible in a blurry section of a circa 1984 postcard (Bob-Bre-02-142), but it is not visible in either a circa 1964 postcard image (Bob-Bre-02-134) or a November 1967 image from the *Watauga Democrat* showing this part of West King Street. According to Watauga County Book of Record 369, Page 814, this parcel was surveyed as "Tract #1" of a larger parcel in 1973, suggesting that the building may have been built thereon sometime after that survey.

WT0803 Nationwide Insurance Building (1973)

898 West King Street

The south elevation of this one-story, front gabled, concrete block building is set back significantly from the other buildings along this part of West King Street. The south elevation is clad in running bond brick veneer, with a larger, wood-framed, plate glass window with a brick rowlock sill dominating the west portion of the elevation, while a single, metal and plate glass entrance with a front-gabled, shed roof porch overhang set on wooden posts is located at the east end of the elevation. The area under the gable is clad in board and batten paneling, while the roof is of asphalt shingles. The east elevation is parged concrete block with four symmetrically spaced window openings. The outer windows (at the north and south ends of the elevation) are one-over-one, double-hung sash windows of an unknown material, while the two center windows are smaller, one-over-one, double-hung sash windows of unknown material. A two-story garage building visible at the end of the driveway by this east elevation is not associated with the property.

The west elevation, meanwhile, is also parged concrete block and has three symmetrically spaced, one-over-one, double-hung sash, vinyl clad wooden windows that appear to be badly degraded. The north elevation was not accessible.

The building was likely built in 1973. The building is not visible on a circa 1964 image (Bob-Bre-02-134) or in the November 1967 image from the *Watauga Democrat*, nor is it easily decipherable in the blurry section of the circa 1984 postcard showing this section of West King Street (Bob-Bre-02-142). That said, Watauga County Deed Book 143, Page 052, dated August 24, 1973, describes the property as "being the lot upon which has been

constructed a new office building.” While the described lot for that deed, as shown in Watauga County Plat Book 4, Page 5, encompasses the land on which WT0801, WT0802, and WT0803 all sit, the verbiage of the deed description seems to specify this building as the one built in 1973. By the 1980s, this building was known as the “Nationwide Insurance Building.”

WT0804 A. C. Mast Furniture Store (1949)

890 West King St

This two-story, parged concrete block building features an unusual tiered parapet roof on its main (south) elevation and includes concrete block quoins on its southwest and southeast corners. The first floor of the south elevation consists of a central, single, wooden paneled door flanked by two single-light sidelights with wood paneled bulkheads and a rounded arch, seven-light, sunburst transom. Windows on the first floor include two bays to the right and left of the central entrance, each consisting of a one-over-one, double-hung sash, wooden window with a rounded arch, five-light, sunburst transom. The second floor of the south elevation has five single, evenly spaced, one-over-one, double-hung sash, wooden windows with flanking plastic shutters. The east and west elevations are unremarkable, and the north elevation was not visible to the surveyors. Two brick planters with stone caps are located in front of the building.

The precise age of this building is not known, although a flurry of deed transactions in the late 1940s suggests a date of 1949. Indeed, the building is not visible on the 1947 Sanborn map of Boone, but a one-story, commercial block building of an almost identical footprint was located here by 1950, when it appeared in a Palmer Blair aerial view (Pal-Bla-02-002) of this part of town. In May 1946, A. C. Mast, E. B. Mast and A. E. South purchased this lot from N. L. Harrison and his wife, Mary (Deed Book 61, Page 127), with a stipulation regarding a shared foundation wall of up to 18 inches thick for a building to be built on the site. Three years later, Harrison and the Masts/A. E. South conducted a double swap of the same parcel, presumably to clear up a title deficiency in the original transaction. A deed of trust also recorded in 1949 between the Masts/South and the Security Life and Trust Company (D/T 56/309) directly mentioned the lot “upon which is constructed a brick and concrete block furniture store building 40 X 80 feet.” An advertisement in the November 24, 1949, *Watauga Democrat* announced the new location of Mast’s Furniture Store at 425 King Street (then the address for this location), “directly across the street from Smithey’s” (WT0584).

By 1967, when it was photographed for the *Watauga Democrat*, the building housed Argil Sells’s Shoe Store and was still a one-story structure. Deeds from 1973 for the adjacent property WT0803 refer to this building as the A. C. Mast Building, while a 1989 deed for this property (Book of Record 130, Page 245) clearly describes this building as being in situ as part of the parcel boundaries and reflective of a survey completed in 1984. The Mast heirs held onto the property until 1984, when they sold it to Daniel A. Metzler (Deed Book 254, Page 41), who ultimately defaulted on mortgages on the property (D/T 47, Page 515). A circa 1984 postcard (Bob-Bre-02-142) suggests that the building was still only one story

tall at that time. It appears that the present building may be the same structure that housed Sell's Shoe Store, with a second floor added and the first floor piercings reworked substantially sometime after 1984, perhaps in conjunction with the sale of the building to a developer in 1992 (Book of Record 224, Page 399). The current tax card refers to the building as the "Edmund Building" for reasons that are not clear.

WT0805 Stanley A. Harris Apartment House (1963/1964)

385 Queen Street

This apartment complex consists of two buildings. The first, fronting on Queen Street at the north end of the lot, is a U-shaped brick building of two stories with a large, exposed basement whose north elevation is below grade. The brick pattern is running bond. This first building features a flat, composite roof with prominent soffit overhangs. The north elevation is U-shaped, with a wide concrete patio between the legs of the U and two large planters flanking the central doorway. The central entrance is a wood-paneled door flanked by single, one-over-one, double-hung sash, wooden windows with rowlock sills. The north wall at the base of the U also has triple sets of one-over-one, double-hung sash, wooden windows with rowlock sills to the outside of the base of the U. This window pattern is repeated on the second floor, minus the door opening. The wall surfaces of the interior portion of the legs of the U are unremarkable. The north elevation of both legs of the U includes a double set of one-over-one, double-hung sash, wooden windows with rowlock sills on both the first and second floors.

The east elevation of this first building reveals three widely-spaced, one-over-one, double-hung sash, wooden windows with rowlock sills on the first and second floors. The basement level, moving south to north along the east elevation, has three one-over-one, double-hung sash windows with rowlock sills, followed by a paneled door and a small, two-light, sliding sash window (with one light filled by laundry vents) at the northern edge of this elevation. There is some indication that the building may have a concrete foundation that is partially obscured by brick. A brick cheek wall steps down from a concrete block planter area at the northeast corner of the building. The west elevation is virtually identical to the east elevation. The south elevation, meanwhile, is divided into four bays, each representing an apartment. The basement level bays alternate in reverse, featuring a double set of one-over-one, double-hung sash, wooden windows with rowlock sills, coupled with a single wooden door. The first floor level has two groupings of double sets of one-over-one, double-hung sash, wooden windows with rowlock sills at the east and west ends, while two smaller, widely spaced, single, one-over-one, double-hung sash windows with rowlock sills are at the center of the elevation. The third floor repeats this pattern, containing three proportionally spaced, single, one-over-one, double-hung sash windows at the center of the elevation.

The second building is a much larger one, possibly built at a slightly earlier date than the one fronting on Queen Street. It is, essentially, a four-story building, with two stories visible on the north elevation and four visible on the south, owing to the dramatic fall in elevation on this lot. The entire building is of multicolored brick in a running bond pattern, with a flat

composite roof and dramatic overhanging soffits. The north elevation is divided into ten bays, nine of them representing an apartment and the tenth, at center, indicating a central staircase. Each floor of each bay is comprised of a single, wooden, paneled door with a double set of one-over-one, double-hung sash windows with rowlock sills. The fourth and fifth bays from the east are separated by a single wooden door on each floor that provides access to an interior staircase. The second floor features a steel and concrete breezeway with steel columns that runs the entire length of the north elevation and wraps onto the east elevation to a staircase that provides access to the second floor from grade on the south elevation. This south elevation repeats the nine bays of apartments, including all window and door details, but does not offer the central doorway and interior staircase. The first floor of this elevation, at grade, rests on a concrete block and concrete foundation. Steel columns support a breezeway that runs along the first and second floors. A metal, cable-hung awning covers the breezeway on the second floor of this elevation. The west elevation is unremarkable. The east elevation is also unremarkable, aside from the previously described breezeways that wrap onto this elevation from both north and south. In July 2016, a destructive wind event lifted the entire roof off of this building, resulting in its replacement with new materials.

The exact date of construction is not known for either building, but a circa 1963 low-angle, aerial image of the Town of Boone (Appalachian Collection) clearly shows this lot as vacant. A circa 1964 postcard image (Bob-Bre-02-134), however, shows the larger south building in situ and apparently still under construction, as bare dirt is clearly visible both north and south of the building. The building fronting on Queen Street is not visible in this circa 1964 postcard image (its position is not within the frame of the photograph), but a 1964, not yet cataloged image in the Paul Armfield Coffey Collection (Digital Watauga) shows the north building already completed as the foundation for the south building is being laid. Both buildings are visible in a 1972 Henry DeWolf Aerial Survey of the adjacent Watauga County Courthouse property (Hen-Dew-01-005). A blurb in the *Watauga Democrat* on April 25, 1963, mentioned that “Stanley and Mary Harris have started building an apartment house on Queen Street.”

Numerous deeds for the adjacent parcel to the south refer to the apartment building on this parcel as the “Stanley A. Harris Apartment House,” and in fact deed records for the parcel show Harris and his wife Mary (along with Nancy Sturdivant) as the owners of the property by 1963 (Deed Book 90, Page 193, and Deed Book 96, Page 708). They sold the property in 1968, suggesting that Harris was responsible for both buildings on the site. Harris (1882-1976) is perhaps most famous nationally as one of the early founders of the Boy Scouts, establishing a troop in 1908. He played a pivotal role in establishing Boy Scout troops for minorities throughout the 1910s and 1920s.

WT0806 W. R. Winkler Warehouse/Masonic Hall (1949, altered 2006) 814 West King Street

This two-story building with what appears to be a natural stone foundation and parged concrete walls is actually built on the original brick walls of the former W. R. Winkler

Warehouse and Masonic Hall. The building features a standing-seam metal hip roof with stunted vent dormers on the west and east elevations. Its main (south) elevation consists of two slightly projecting corner towers with standing seam metal, pyramidal roofs, with a one-story, front-gabled portico projecting at center; it, too, possesses a standing seam metal roof. The Tuscan columns of this portico are tapered and rest on elaborate natural stone piers. The area under the portico is clad almost entirely in what appears to be natural stone. At the center of this space is a two-light, side-by-side, fixed, aluminum-frame window group with a flat arch, single-light transom. This window group is flanked by double-door, aluminum-frame entrances with flat arch, single-light transoms. Each tower of this south elevation has a single, one-over-one, fixed sash, metal frame window on the first and second floor, while the second floor of the main building block has two one-over-one, fixed sash, metal windows of slightly smaller size above the gabled portico.

The west elevation, moving from south to north, has a single, one-over-one, fixed sash, metal window just behind the southwest tower, followed by a projecting breezeway supported by natural stone columns that leads to a single, aluminum-frame, entrance door flanked by two aluminum-frame sidelights and capped by a spanning, aluminum-frame transom. The wall surface under this breezeway is of natural stone. A single, one-over-one, fixed sash window is also visible on the south elevation of this projecting breezeway. This breezeway has a standing seam, metal, hip roof. To the north of the breezeway are five evenly spaced, one-over-one, fixed sash, metal frame windows with a simple parged surround in relief. The remainder of the wall surface here is also parging over brick. At the northwest corner is a paneled pattern of parging that is repeated elsewhere on the building to provide architectural character to an otherwise featureless run of wall. The north elevation contains two sets of single, two-over-two, single-hung sash windows on the second floor, with a single aluminum frame entrance door on the first floor, with a standing seam metal hip roof awning above. The east elevation has eleven, one-over-one, single-hung sash, metal frame windows on the second floor, with four similar windows on the first floor. All windows appear to have a simple parged surround in relief.

The building was originally constructed at the direction of W. R. Winkler in 1948 and completed in 1949 (*Watauga Democrat*, August 26, 1948, and January 6, 1949, as well as Deed Book 65, Page 499), when it appears to have been utilized as a warehouse with a Masonic Hall on the upper floor. Indeed, the 1947 Boone Sanborn map does not show the building in situ, but it is visible in a 1950 Palmer Blair aerial image of this part of town (Pal-Bla-02-002) and a 1962 *Watauga Democrat* image of the 1874 courthouse that occupied the lot immediately east, just prior to the latter's demolition. An excellent view of the front elevation of the original warehouse can be seen in the 1972 Henry DeWolf Aerial Survey of the adjacent Watauga County Courthouse property (Hen-Dew-01-005) and in a late view in the 1990s from the Downtown Boone Development Association Collection (Dow-Boo-01-047). In later years, it served as the warehouse for the Heilig-Meyers Furniture Company, which occupied WT0878 directly across West King Street. Renovations of the former Heilig-Meyers Warehouse were completed in 2006 and represent a dramatic alteration of the appearance of the original warehouse building.

WT0807 E. L. Teague's Gulf Station (1939)

784 West King Street

This two-story building is a hodge-podge of materials that reflects numerous changes since its original construction. The first story of the south elevation is of running bond brick that has been painted yellow and features an unusual, stepped projection at its southwest corner. A single, wooden doorway with an upper light of diamond-shaped mullions is flanked by two aluminum framed, plate glass windows. Outside this entrance is a small, concrete, porch slab clad in red, ceramic, square tiles that bring to mind fast food restaurants. To the east of this on the same elevation are three single, one-over-one, double-hung sash, wooden windows. A complex, shed-style, hip roof awning with asphalt shingles runs the full length of the southern elevation between the first and second floors, then wraps awkwardly onto the east and west elevations. The second floor of this south elevation features the same stepped projection at its northwest corner, then steps back on the east side of a centered, very small, two-light casement window. A similar window is located east of this. The entire, second-story wall surface is parged and painted. The roof is actually flat and rubber, with a faux, complex, hip-roof treatment of asphalt shingles that wraps the south, west, and north elevations of the surrounding parapet wall. Terracotta coping is on the east elevation.

The west elevation has a projecting tower at center with a metal doorway on the first floor of the south elevation of this tower; a similar doorway is on the first floor north elevation of the tower as well. A single light, aluminum-frame plate glass window is on the first floor to the east of the tower, with a metal-frame casement window on the second floor. To the north of this tower on the west elevation is a steel staircase ascending in dogleg fashion to a second floor doorway with a nine-light window in the upper portion of the door. As on the south elevation, the first floor is painted, running bond brick, while the second floor is parged and painted. In 2018, new owners completed modest alterations to the west elevation that are not detailed here. The north elevation is unremarkable on the first floor, while the second floor has two metal casement windows. The entire wall surface of the north elevation is parging over an unknown material. The first floor of the east elevation was not visible, but the second floor is also parging over an unknown material and otherwise unremarkable.

The current iteration of this building represents a dramatically altered version of a one-story gas station that has occupied this site since at least 1939, when construction of the brick, first floor portion of the current building was documented by a May 25, 1939, *Watauga Democrat* article describing the new brick structure at the Gulf station run by Letcher Teague. An advertisement in the September 7, 1939, *Democrat* showed the new, brick building in place. Prior to that, Teague may have operated the gas station as Teague and Wyke's beginning in 1938 out of a very different looking frame building, as shown at this site on the 1928 Sanborn map, and a deed transaction (Watauga County Deed Book 46, Page 161) documents the sale of the property from Coffey's Incorporated to C. D. Coffey, who was the principal at Coffey's (a regional chain of service stations). Coffey continued to own the building until after his death, his estate selling it in 1970. A building with the same footprint as the current structure appears on the 1947 Sanborn map, when it still

functioned as a gas station. In 1953, Tom D. Jones took over the building as a small grocery and remnant store, Jones's, which continued to operate into the 1960s (*Watauga Democrat*, May 14, 1953). The building was still in its one-story configuration as late as 1971, when it appeared in a *Rhododendron* yearbook image, and Steve Ward, who owned the property between 1985 and 2001 (Book of Record 17, Page 230), has recently acknowledged in a public Facebook post that he added the second story in the 1990s. He described the walls of the original building as being "French laid brick 16 inches thick." Lynn Hallowell, the tenant at the time of the survey, indicated that the east portion of the building was originally the garage bay for the service station, while the west part was likely the office and parts area, which seems to be confirmed by the 1939 advertisement. In later years the west side served as a remnants store. Hallowell believes that during Ward's ownership the facility served as a Singer sewing machine and vacuum store. The east side apparently served as a hair salon known as Hair Collectors during the early 1990s (*Watauga Democrat*, July 1, 1992). For many years, up to 2018, the building was home to the Trolley Stop restaurant. It presently houses the My Pho of Boone restaurant.

WT0808 Swofford's Tire Store (1951/1960)

768 West King Street/116 Water Street

This oddly configured complex consists of what is essentially a large, one-story building that fronts on West King Street with the back portion of the building significantly altered with a second-story addition at rear and a two-story bumpout addition of this rear half of the building to the east. The one-story portion is apparently of concrete block parged on the south and east elevations and features a terracotta coping on its south and east parapet walls. The roof is flat and appears to be composite. The south elevation has an offset, single, paneled door entrance with flanking sidelights that appear to have been painted or covered over, while a single-light transom is above this doorway. To either side of the entrance are two recessed window bays that appear to be old shopfront window openings that have been partially filled in with an unknown material that is parged over. Each contains two separated, single-light, nearly full-length, aluminum frame, plate glass windows that are obviously not original to the building. A low bulkhead on plane with the rest of the façade is visible beneath these. A metal frame, vinyl awning runs most of the length of the south elevation, primarily over the door and windows. The east elevation is mostly featureless, aside from boxed gutter drains and downspouts protruding just below the base of the parapet wall. A stone pathway between the east elevation of this front portion of the property and the west wall of WT0586 leads to the entrance to the two-story, rear portion of this property. Planters of treated railroad ties are located on either side of the path.

The first floor of the south elevation of this rear portion has a single, paneled doorway entrance with upper fan light and two flanking, nearly full-length, aluminum-frame, plate glass windows. A metal frame, vinyl awning is located above this door and the windows. The entirety of this two-story portion of the property is parging over an unknown material, possibly brick. A narrow piece of unknown, parged material has been used to plug a gap on the first floor between the southeast corner of this rear portion of the property and the western elevation of WT0586. On the second floor above the awning is a two-light, vinyl

casement window that is clearly a late addition to this property. The second floor façade of this south elevation steps back slightly to the west of this window, where there are two widely spaced windows of unknown configuration and material (they are obscured by the roofline of the front portion). The façade then steps back out symmetrically near the west end of the building, and this projecting element of the façade is otherwise featureless.

The first floor of the west elevation of the two-story portion features a single, wooden, paneled door at the southwest corner, covered by a metal and fabric awning. To the north of this is a one-over-one, double-hung sash with a pronounced but parged sill; directly above this on the second floor is an identical window configuration. To the north of this is a small, exterior, furnace chimney that barely clears the roofline and has a metal cap. At the north edge of this west elevation on the first floor is a one-over-one, double-hung sash window of unknown material, partially covered by the large, wooden deck with metal railings that utilizes a north-facing staircase for access. This entire deck is covered with a metal-frame, shed-roof style, fabric awning. Underneath the awning on the second floor is a single, aluminum-frame door that is clearly not original to the building. The second floor of the north elevation, meanwhile, has three one-over-one, double-hung sash windows of unknown material, each with a parged sill, while the first floor has two one-over-one, double-hung sash windows. A small, shed-style addition is located at the northeast corner of the north elevation. Both the west and north elevations are entirely parged. The east elevation was not accessible.

The exact date of construction for this building is not known, but the lot had a long association with the J. B. Taylor Motor Company (Ford), as indicated in various deeds that date to the 1930s. Taylor appears to have sold his interest in the company in 1930 to Russell Hodges and Dayton Wilson (*Watauga Democrat*, April 17, 1930). Both the 1928 and the 1947 Sanborn maps of Boone show a one-story, frame building used for auto sales and service at this site with this approximate footprint (the east bump out excluded). This same, one-story frame building is clearly visible in a 1950 aerial image by Palmer Blair (Pal-Bla-02-002). By 1955, however, the front building was in place, as indicated in a high aerial image of Boone taken that year. This suggests a construction date for the front portion of the complex sometime between 1950 and 1955. Gordon Winkler, who was Boone's mayor at the time, bought the old J. B. Taylor Motor Company lot in 1945 (see Watauga County Deed Book 59, Page 283). The present front portion of the building opened in November 1951 as the new building of Swofford Tire Store (*Watauga Democrat*, November 29, 1951). During the early 1990s, this building was home to the Deal and Smith law firm (*Watauga Democrat*, July 1, 1992) and is presently home to Appalachian Management Service. The addition to the rear appears to have been completed in 1960, when a "two-story building at the rear of [Swofford's] main retail appliance store" was completed to serve as a tire recapping department (*Watauga Democrat*, October 27, 1960). A 1963 low-angle aerial image taken from the east (Appalachian Collection) verifies the current configuration.

WT0809 Terrace Apartments (1964)

247 Queen Street

This two-story, brick apartment building with basement sits on a high ridge and fronts on the south side of Queen Street while overlooking West King Street to the south. The basement level is composed of parged concrete block. The basement level of the south elevation includes two side-by-side, single entrances with screen doors and a low concrete stoop and patio surface, centered under a shed-style, porch roof clad in asphalt shingles. One-over-one, double-hung sash windows with storms flank these two basement apartment entrances. The brick of the south elevation on the first and second floors (and indeed the entire building) is multicolored, running bond. Both the first and second floors of the south elevation feature symmetrically spaced, one-over-one, double-hung sash windows with storms and brick rowlock sills. While the roof is essentially flat, the south elevation parapet roofline is oddly stepped down from west to east.

Entrances to the first and second story apartments are primarily aligned along the west elevation, with the first floor breezeway resting on a parged, concrete block foundation. A set of parged, concrete block steps with an iron railing rises from the west parking lot to the first floor breezeway and north patio space near the northwest corner of the building, although these stairs have been covered by a wooden set of steps, presumably to obscure the deterioration of the original stairs. The second floor breezeway is supported by iron poles with iron balustrades between them. The first and second floors of the west elevation are divided into three bays, each representing an apartment. Each bay features a central, single entry door (most different from one another) with a screen door over it. Each door is flanked by one-over-one, double-hung sash windows with metal storms. Decorative iron rods with iron balustrades between them support the roof over the second floor breezeway.

The north elevation patio space also rests on a continuation of the concrete block foundation, with a set of concrete steps with iron balustrade rising from the northeast corner of the building to the second floor breezeway. As with the south elevation, the parapet wall of the north elevation steps down from west to east. The second floor features two widely spaced, one-over-one, double-hung sash windows with metal storms and brick rowlock sills. The first floor windows are positioned proportionally to the second floor windows, and the east first floor window is identical to those on the second floor. The west, first floor window, however, is half the size of the others but still a one-over-one, double-hung sash. The first floor patio then wraps onto the east elevation, providing access to what appears to be another apartment bay at the northeast corner that mimics those found on the west elevation, with the exception that the doorway is covered by a shed-style, wooden awning clad in asphalt shingles. Above this first floor apartment entry on the east elevation are two widely spaced windows; the one at the north end of the elevation is a one-over-one, double-hung sash window with metal storms and rowlock sills, like those found on the second floor of the north elevation, while the other window to the south is a much smaller, one-over-one, double-hung sash with rowlock sills. An exterior boiler stack, which creates the appearance of a pilaster, rises between this north bay of the east elevation and the rest of the east elevation. Beyond this boiler stack, the bay pattern of the north bay of the

second floor of the east elevation appears to be repeated on both the first and second floor of the remainder of the east elevation, although a portion of this elevation was obscured by bushes and not fully visible.

The precise date of construction for this building is not certain, but the building is not evident in a circa 1963, low-angle aerial of Boone taken from the east (Appalachian Collection). The building does show, however, in a circa 1964 postcard image of Boone taken from the west (Bob-Bre-02-134). The property appears to have been owned by Ernest and Virginia Lewis at the time the apartment building was built.

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

237 Queen Street

This two-story, side-gabled house (possibly Colonial Revival in its original appearance) appears to have been the family home of J. M. and Ida Moretz, based on a 1953 plat (Watauga County Plat Book 2, Page 58), a 1953 deed (Watauga County Deed Book 72, Page 265), and a 1983 deed (Watauga County Deed Book 230, Page 46), and was likely built sometime before 1905, when it appeared in a J. J. Coffey postcard image of downtown Boone taken from the south (Bob-Bre-02-117). Newspaper blurbs from 1897 suggest that the house was completed that year (*Watauga Democrat*, October 28, 1897). A circa 1915 postcard image (Bob-Bre-02-114), also by Coffey, shows a remarkably different home at the same location, a house that more closely resembles the present building. According to a deed dated February 1, 1900 (Watauga County Deed Book X, Page 34), J. M. Moretz conveyed this same parcel, known at the time as Lot 48 of Court House Square, to Ida Moretz, along with two other adjacent lots. Whether the present building was a new build circa 1915 or a reconfiguration of the house shown circa 1905, it appears clear that it took its present general form sometime between 1905 and 1915, which would make it one of the oldest residences within Downtown Boone, albeit much changed from its original appearance.

Currently fronting on Queen Street, the house is visible in a 1955 aerial photograph of Boone that also shows a path leading from West King Street to the building, suggesting that it originally fronted on West King Street. The 1915 image shows a one and a half-story frame building with the same wide dormer that currently dominates the south-facing roof. The first floor of the south elevation appears to have featured a full-length, covered porch that wrapped partially onto the east elevation in 1915, and the 1928 and 1947 Sanborn maps, as well as an April 10, 1940, image (Jones House Collection, not yet online), appear to verify that the porch was intact and still open as late as 1947. A late 1950 aerial image by Palmer Blair (Pal-Bla-02-004) also suggests the open porch but is less clear. A *Watauga Democrat* article from September 22, 1955, mentioned that Peck Holshouser was “starting a remodeling program on the Monroe Moretz old residence...designed to supply needed apartment dwelling space. Located on point of the hill alongside the Paul Coffey residence [WT0582], the house is one of the town’s oldest, and was built just above the Moretz (later Miss Jennie Coffey) Store.” A circa 1960 image of Downtown Boone from the south (Alf-Dai-01-001) shows the porch enclosed by that time.

Today, this timber-framed, side-gabled building with a concrete foundation has been converted into student apartment housing. The roofing is composed of asphalt shingles and the present weatherboard siding appears to be of either fiberboard or asbestos board. Because of private property accessibility issues, the south elevation cannot be viewed straight on, but images taken from the adjacent WT0582 property show that the original front porch has been enclosed and absorbed into the living space of the house. The first floor of the south elevation features two widely spaced, double window groups of two-over-two, double-hung sash, wooden windows with aluminum storms, with a one-over-one, double-hung sash, wooden window with aluminum storm between them but skewed slightly to the west. The south dormer of the upper level, which is skewed slightly to the east, includes three, irregularly spaced, one-over-one, double-hung sash windows with aluminum storms. This appears to be a different window configuration from what was present in the 1940 image.

The first floor of the east elevation, meanwhile, contains an off-center, wooden door entrance to “Apartment 2,” with a shed-style, asphalt-shingled, bracketed awning covering the doorway and a low stoop. A long, plastic shutter is aligned just to the north of the doorway. A wide, concrete patio fills the area to the south side of this elevation, while a concrete sidewalk leads to the north side of the building. To the south of the door is a double window group of two-over-two, double-hung sash, wooden windows with aluminum storms and a single, plastic shutter on the south side of this group, followed to the south by a single, one-over-one, double-hung sash, wooden window with an aluminum storm and flanking plastic shutters. To the north of the door is a double window group of two-over-two, double-hung sash, wooden windows with aluminum storms and flanking plastic shutters. An odd piece of off-color trim delineates the tympanum under the gable, while two symmetrically spaced, double window groups of two-over-two, double-hung sash, wooden windows with aluminum storms and plastic shutters appear under the gable and just above the trim line. The south gable line has been extended dramatically to cover the former porch space of the south elevation.

The north elevation features a prominent, wide dormer on the upper level that is skewed slightly to the east and appears similar to the one found on the south elevation. This dormer retains what appears to be the original window configuration of three symmetrically spaced, one-over-one, double-hung sash, wooden windows with aluminum storms and flanking plastic shutters. Bushes obscure much of the first floor of the north elevation, but at least one double window group of two-over-two, double-hung sash, wooden windows with aluminum storms and plastic shutters is visible near the east end of the elevation. It is likely that another apartment entrance is located to the west of this window group. To the west of this, a one and a half-story, north-gabled extension ties back into the roofline of the original house. This extension is not visible on the 1947 Sanborn map, suggesting that it was added sometime after that date. The east elevation of this extension includes a double window group of two-over-two, double-hung sash, wooden windows with aluminum storms and flanking plastic shutters, while a wide dormer on the second level of the east elevation of the extension includes a similar double window group of two-over-two, double-hung sash, wooden windows with aluminum storms and flanking

plastic shutters. The first floor of the north elevation of this extension was not visible because of overgrown shrubs, but the second level under the gable features a single, two-over-two, double-hung sash, wooden window with aluminum storms and flanking plastic shutters. A squared-out, low retaining wall is visible in the northeast corner of the yard where the elevation drops from an adjacent parking lot to the north.

The west elevation appears to be featureless along the north extension, but along the main block of the original house, the first floor includes a projecting bay window (visible on the 1928 and 1947 Sanborn maps) with a bay roof clad in asphalt shingle. This bay includes a centered, double window group of two-over-two, double-hung sash, wooden windows with aluminum storms and flanking plastic shutters. Toward the south end of the elevation and symmetrically positioned from the bay window group is another double window group of two-over-two, double-hung sash, wooden windows with aluminum storms and flanking plastic shutters. To the east of this, the now-enclosed, former porch space is otherwise featureless. The second floor of the west elevation contains two symmetrically positioned, two-over-two, double-hung sash, wooden windows with aluminum frames and flanking plastic shutters. Curiously, the south gable end of this west elevation is not elongated as on the east elevation, instead resulting in a hipped roof on the former porch area at the southwest corner.

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

740/742 West King Street

This two-story, commercial block building, presently treated as a duplex, was likely built in the early 1950s. It is not visible on the 1947 Boone Sanborn map or in a 1950 Palmer Blair aerial (Pal-Bla-02-002), when the old Jennie Coffey Store occupied the site, but a 1960 image of Boone business leaders (Alf-Dai-01-001) shows the second floor of the south and east elevations with piercings in the same locations. An April 12, 1956, article in the *Watauga Democrat* detailed the demolition of the old Jennie Coffey Store building on the site, noting that, W. B. Hodges (misrepresented as “W. M. Hodges”), whose wife Ola had purchased the property, intended to “erect a modern business structure there.” Later that year, on September 27, 1956, another article noted that W. B. Hodges, “veteran bricklayer and builder, has added a lot to the appearance of the old part of the business district with the construction of a handsome brick block where the old Moretz Store (Miss Jennie Coffey’s store) stood.... The street floor of the new building accommodates the uptown office of the New River Light and Power Co., while the Radio Electric Co. occupies the other side. Upstairs space for apartments has been provided. The new building was built personally by Mr. Hodges and a group of helpers.” A 1971 parade image from the *Rhododendron* shows the building with a flat awning and multiple-light windows in the same piercings that remain today on the second floor of the south elevation. Ola Wilcox Hodges, the widow of William Burton Hodges, died in 1982, at which time the property appears to have changed hands to Wanda Baxter, although no deed has been found. After Baxter’s acquisition, the building was commonly called the Baxter Building. During the early 1990s, the building was home to The Property Shop, the Denton Insurance Agency, and Bill Kund’s Photo-Graphics (*Watauga Democrat*, July 1, 1992). The building has had a

steady procession of tenants in recent years, including several since the field survey was completed.

The south elevation consists of two mirrored storefronts on the first floor that slightly angle in towards the center of the elevation. This elevation is clad in running bond brick that is likely a veneer. Separating the storefronts is a brick pilaster and a wooden privacy screen. A shed-style, hipped, porch roof with asphalt shingles and dentiled molding trim covers these two storefronts. Three wooden posts along the building's face support the porch roof, as do three similar posts at its outer edge at the sidewalk. The storefronts each consist of a large, plate glass window with a single wooden door that is oriented toward the center of the building. Each entry door has a large glass light and a transom opening above; both transom openings hold an air conditioning unit. The second story of this elevation offers two side-by-side, sliding, vinyl replacement windows, each centered above its corresponding storefront. The roofline is coped in terracotta tile.

The rear (north) section of the main building indicates that this is actually a front gabled building with brick parapets around the west, south, and east elevations, although modern aerials imply that the front gable behind the parapet may be clipped. Rubber roofing material covers the gable faces and runs under the metal, terracotta coping atop the parapets. A brick chimney, probably for a boiler, rises at the rear (north) end of the roof near the apex of the gable. The building is likely composed of concrete block, with parging on the east elevation and a brick veneer on the south and west facades. A small shed addition with rubber on its roof has been constructed at the rear of the building, beginning just below the gable and tying back into the hill rising from the property to the north. This addition is clad in a combination of plywood and vertical wood boards and has a bay of four six-light, wooden windows on the west elevation. The north elevation of the addition is unremarkable, and the east was not visible to the surveyor. Another addition has been constructed at the north end of the west elevation at the ground floor level and extending to the west. This element has a flat rubber roof, is clad in vinyl siding, and offers a door on its south elevation, while the remaining elevations were not visible to the surveyor.

The north elevation of the main building, which is only partially visible above the rear addition, consists of vertical weatherboard with two identical vents beneath the gable apex. The west elevation is clad in a running bond brick veneer and offers a single wooden door with two small lights on the first floor and three side-by-side, sliding, vinyl replacement windows with rowlock sills on the second floor. At the northwest corner of the main building the brick veneer interlocks with the parged concrete block to give the appearance of quoins. This treatment is not replicated anywhere else on the building. The east elevation is unadorned, parged concrete block. While the second floor of the east elevation contains two window piercings, their configuration and materials were unobservable due to the narrowness of the alley separating this building from WT0812.

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

736 West King Street

This one-story, side-gabled, brick veneered, Colonial Revival building appears to have been built in 1957, according to a ceremonial brick next to the main entrance and a November 7, 1957, *Watauga Democrat* article. This date is backed up by the appearance of the building in the background of a 1960 image of Boone businessmen (Alf-Dai-01-001), and its lack of appearance in a 1955 aerial photograph of Boone. The building also does not appear on the 1947 Sanborn map. An October 22, 1959, article in the *Watauga Democrat* refers to the “new office of Wade E. Brown.” A 1971 image from the *Rhododendron* shows the front of the building in much the same configuration as it is today, although there was no awning at that time, and the windows of the south elevation consisted of three horizontal lights. A plaque next to the main entrance of the building reads, “Wade E. Brown AD. 1938,” identifying the former Boone mayor for whom the building may have been constructed, but this appears to refer to his former law office several buildings to the west. Wade Brown did build the nearby Miller and Moseley Law Office (WT0586) in 1938, and it appears that he moved the plaque here after he obtained a half-interest in the property in 1955, then presumably built this building (see Watauga County Deed Book 74, Page 121). The lot in question was originally Lot 4 of the Ida Moretz Estate Subdivision (Plat Book 2, Page 58). The building was home to Mountaineer Bail Bonds at the time of the survey. The building was demolished in early 2019.

This building appears to be constructed from parged concrete blocks with a running bond brick veneer on its south elevation. The southwest and southeast corners of the building feature brick patterns tied into the parging, giving the impression of quoins. The front (south) elevation of the building contains a central, wooden door with a large glass light, a prominent, Federal-style, wood surround, and a rowlock brick lintel flanked by two metal lanterns. This entrance treatment sits above a rowlock sill set on a low rise of veneer brick. Two one-over-one, double-hung sash, vinyl replacement windows with rowlock sills flank this central entrance, and a metal frame, vinyl awning extends over the entirety of these south elevation piercings. The area in front of the building has been paved with brick pavers, as opposed to the concrete sidewalk that follows the road for most of downtown.

The first floor of the west elevation features a single, wooden door near the rear (north end) of the building with four evenly spaced, one-over-one, double-hung sash, vinyl replacement windows. The southern third of the building rises to a side-gabled, Adams style treatment with faux chimney parapets at the apex of the east and west gables. At the attic level, under the gable of the west elevation, is a vent. The east elevation offers two one-over-one, double-hung sash, vinyl windows on the first floor with a vent underneath the gable in the attic space. Slight parapets rise along the west and east elevations and are capped with concrete coping.

The rear (north) two-thirds of the building consists of a one-story, shed-style roof that slopes down to the north behind the north gable face. Asbestos shingles that resemble slate cover the roof. The rear (north) elevation was not visible to the surveyor.

WT0813 Stacy Eggers Law Office (1959)

728 West King Street

This single-story, flat-roofed, brick commercial building with a crab orchard stone façade fronts on West King Street from the north. Aluminum coping covers the short parapets along the roofline. A brick chimney rises above the roof at the center of the west elevation. The interior of this building and the one to the east (WT0814) are connected. At the time of the survey, Speakeasy Tattoo Company occupied both this building and WT0814. The current parcel was originally Lots 2 and 3 of the Ida Moretz Estate Subdivision (Plat Book 2, Page 58), purchased by Stacy and Elizabeth Eggers in March 1959 (Deed Book 81, Page 273) and September 1959 (Deed Book 82, Page 264). The exact date of construction is not known, but it appears to be the building referred to in a May 14, 1959, *Watauga Democrat* article describing excavation in front of the “J. M. Moretz old place” for the “law office of Attorney Stacy Eggers” and an October 22, 1959, *Watauga Democrat* article describing the building as “alongside the new office of Wade E. Brown.” Curiously, the building was described as being of brick, with no mention of the crab orchard stone veneer, in a September 24, 1959, *Watauga Democrat* article about continued work on the building. The building is visible in a March 1960 of the “1960 Blizzard” (Gle-Tho-01-015) and is visible on the 1964 high aerial (Agr-Ext-1964-1FF-148).

The front (south) elevation has a crab orchard stone façade with a low, brick planter with a stone cap abutting the building. This crab orchard stone treatment bears a striking resemblance to treatments found on WT0859 across the street, as well as WT0864, WT0874, and WT0882, located elsewhere in downtown, all of which were completed between 1959 and the early 1960s. Reading from east to west, the façade features an aluminum frame door, a plate glass window with a stone sill, and at a short distance, another, larger plate glass window with side-by-side hopper windows directly underneath. This second window also has a spanning, stone sill. The west elevation features two one-over-one, double-hung sash, vinyl replacement windows with rowlock sills; the southern window is covered with a screen. Two additional, one-light awning windows with rowlock sills are present at the north end of the elevation. A low, interior chimney, probably a boiler stack, rises at the edge of the west roofline midway along the elevation. The rear (north) elevation consists of a central wooden door flanked by two one-over-one, double-hung sash, aluminum windows with rowlock sills. Brick along the west and north elevations is Flemish cross bond in a five-to-one ratio of running bond to Flemish bond. The east elevation is covered entirely by WT0814, which rises above the height of this property and overlaps slightly along the east elevation and at the junction of the buildings on the south elevation.

WT0814 Stacy Eggers Annex (1988)

724 West King Street

This flat-roofed building abuts the Linney Law Office (WT0587) to the east and WT0813 to the west. It is a parged, concrete block, one-story, commercial block building with a crab orchard stone façade on the south elevation that mimics the façade treatment on WT0813,

although the stone stock itself seems to be slightly different. The interior of this building is connected to the interior of WT0813, and its current business, Speakeasy Tattoo Company, occupies both buildings. The roofline consists of similar aluminum coping to WT0813, as well. This parcel was originally Lot 1 of the Ida Moretz Estate Subdivision (Plat Book 2, Page 58), purchased by Stacy C. Eggers, III, in April 1976 from Edith W. Madison (Deed Book 162, Page 158). The Eggers Brothers Irrevocable Trust owned the property at the time of the survey. The exact date of construction is not known, but the building does not appear in the 1963 aerial image of Boone (Appalachian Collection), and the parcel appears to be wooded in the blurry circa 1972 (Bob-Bre-02-136) and circa 1984 (Bob-Bre-02-142) Brendell postcards of Downtown Boone. This building was likely built in the late 1980s, well after the construction of WT0813. Construction materials for the building are visible on site in 1988 images taken for the architectural survey of the Linney House (WT0582), suggesting that year as its construction date.

The front (south) elevation features an aluminum-framed door with one-over-one sidelights that are also aluminum framed. A large, aluminum-framed, plate glass window with a stone sill sits east of the entrance. A crab orchard stone planter with stone caps sits at the southwest corner of the building, and a stepped, crab orchard stone, cheek wall with stone caps extends to the public sidewalk at the southeast corner of the building. The surveyor was not able to observe the full, rear (north) elevation, but a metal door and two one-over-one, double-hung sash, aluminum windows are visible. The two windows have metal grates covering them. This rear elevation appears to be parged concrete block, as is a small portion of the west elevation that rises above the roofline of WT0813 to the west. The east elevation, while very slightly separated from WT0587 to the east by a roughly four inch-wide “alley,” was not observable.

WT0815 Todd and Higgins Esso Service Station (1954)

664 West King Street

This one-story, concrete block building sits on the site of a former gas station, Todd’s Esso Service, which occupied the lot by 1928, when it first appeared on the Boone Sanborn map as a small, square building along the west side of North Depot Street with a large wooden overhang extending toward King Street. It was originally built in 1924 for F. C. Ward, who opened it in August 1924 (*Watauga Democrat*, August 28, 1924). By 1940, as seen in a Boone Post Office dedication image (not yet online), the complex included a detached, rectangular building with two garage bays to the west (identified as a “wash rack” in the 1947 Sanborn map). By 1950, when the station was known as “Todd & Higgins Esso” (His-Boo-1.14.4), the original structure and the wash rack had been modified into a unified, irregularly shaped building that very much resembles what stands today. However, that structure was entirely demolished in July 1954 and replaced with a building approximating the same footprint (*Watauga Democrat*, July 8, 1954). When completed later that year, the present building was clad in the porcelain enamel tiles commonly used on service stations during this period. Later tenants included the First Union Bank and a restaurant known as St. Sinners (*Watauga Democrat*, July 1, 1992). The building is currently home to Melanie’s Food Fantasy, a restaurant.

Today, the entire, flat-roofed building is parged concrete block, its porcelain enamel tiles long since removed. At the west end, a square-shaped addition extends from the original plane of the west garage bay and contains a Bank of America teller machine and access point, with the machine located to the east of the access doorway. A metal-framed, vinyl porch covering with aluminum and glass sidewalls provides shelter for ATM users. As the featureless east wall of this addition joins the original plane of the east garage bay, the old garage bay entrance has been dramatically altered to contain a double, wooden door entry with flanking, five-light sidelights. Each door contains fifteen lights, while a triple-light, rectangular transom is visible above the doorway. A large, wood-frame, standing-seam metal, shed-style awning overhangs this entry. To the east is the angled wall of the center portion of the south elevation. This angled wall features a large, three-light, metal-frame window opening with a similar, wood-frame, standing-seam metal, shed-style awning above the windows. To the east of this angled wall is a short, rectangular protrusion to the east that appears to be reduced in width but higher than the original portion of the building seen here in 1950. A single, vinyl doorway opens into this extension on its south elevation.

The east elevation of the east extension is featureless, as is the entire north elevation (aside from various rooftop, mechanical and air handling elements visible on the roof that are hidden from the south elevation by the modest parapet of the south and east elevations. At its west end, the elevation juts slightly to the north where the original garage bays extended to the north. The north and west elevations of the former garage bay area are also featureless, parged walls, although slight bump outs—suggesting quoins or pilasters at the former northwest and southwest corners of the original garage bay—are still evident under the parging. Coping for the entire roofline is metal.

WT0816 Colvard Chevrolet Showroom (1949)

130 North Depot Street

Long associated with the Colvard Chevrolet Garage and auto dealership historically located at WT0817, and often assumed to have been built at the same time, this building was actually a comparatively late arrival to the strip of commercial block buildings along the east side of North Depot Street. The building is clearly not present in a 1939 wide-angle image of the Town of Boone from the southwest (Cy Crumley Scrapbook), nor does it appear on the 1947 Sanborn map of Boone. The building does appear in a circa 1949 image from the Historic Boone collection (His-Boo-1.59.10), however, and it is clearly evident in the 1950 Palmer Blair aerial (Pal-Bla-02-002) and a 1955 high aerial image of Boone. A May 12, 1949, article from the *Watauga Democrat* describes the new building as occupied but not yet officially opened and specifically highlights the mezzanine level still extant today within the building. The official opening appears to have occurred in June 1949 (*Watauga Democrat*, June 23, 1949), while images of the exterior and interior of the entire Colvard complex appeared in the August 18, 1949, *Watauga Democrat*, along with a claim that Colvard was the first Boone business to install television in its waiting areas.

Deed records (Deed Book 145, Page 697) from January 1974 indicate that WT0816 and WT0817 have historically been treated as one parcel, but they also reference the existence of the Colvard Chevrolet Garage building (WT0817), a showroom, and a parking lot. As noted above, it appears that WT0816 was opened as a showroom building sometime around June 1949, at which time both it and WT0817 displayed painted concrete block on their west elevations, as seen in the August 1949 images noted above as well as several aerial images by Palmer Blair taken during the early 1950s. By 1963, the west elevation was clad in porcelain enamel tiles, which was common to automotive buildings of the period (His-Boo-1.43.7). A more direct view of the façade can be seen in a mid-1990s image from the Downtown Boone Development Association (Dow-Boo-01-131), when it was home to Vance Recapping. This façade treatment remained until approximately 2005, when it was removed and replaced with a brick veneer designed to mimic 1930s commercial block architecture (see below). The Colvards sold the property to Andrews Chevrolet (Deed Book 72, Page 336) in November 1953. Because of the current architectural and historic functional distinction between WT0816 and WT0817, each building is treated as a separate resource for survey purposes. The Phil H. Vance, Jr., Family Trust owns both parcels at present. This building is currently home to the Lost Province Brewery.

This one-story, commercial block building is composed primarily of concrete block with a multicolor brick façade on its west elevation. Discussions with John Cooper and other Mast General Store employees indicate that the current brick façade was installed in approximately 2005 as part of an effort to improve the appearance of the building and mimic the appearance of other one-story, commercial block buildings historically associated with Downtown Boone. Additional improvements were made when Lost Province renovated the space in 2014. The main entrance is centered on the west elevation, with a single wooden door with a Craftsman-style light in its upper section, all contained in a metal frame. A cable-hung, flat, wooden awning, not original but certainly sympathetic to the present architecture of the building, hangs over this central entrance, while a single-light transom is visible above the awning and the doorway. An attractive, soldier course lintel caps this transom light. Flanking this central entrance are two large window groupings, each containing three large, plate glass windows with smaller lights above mimicking the transom of the door. Each large window group features brick, rowlock sills, and soldier course lintels. While the current window, door, and awning treatments are the result of a recent renovation, they nevertheless retain the original piercings and are complementary to the historic architecture of the building. An attractive soldier course band serves as a corbel treatment just below the low parapet of the west elevation. That parapet is coped in aluminum.

The north elevation, meanwhile, is composed entirely of painted concrete block. Working from west to east, much of the north elevation is featureless in its first third, with the exception of a single, wooden, Craftsman-style door like that found at the front entrance. A modest concrete patio with iron balustrades for outdoor seating is located immediately north of this west third of the north elevation. At about the one-third point, a large, iron, roof access ladder and chute rises along the north elevation and above the roofline. The upper portion of the middle third of the north elevation reflects the interior division of the back half of the building into the sales floor and mezzanine areas, even though the roofline

of this tall, one-story, commercial block building does not change. This mezzanine area of the middle third of the north elevation features three symmetrically spaced, triple vertical light, vinyl replacement windows with concrete sills. Below the westerly one of these three large window groups is a much smaller, triple-light, fixed, vinyl replacement window with a broad wooden frame adhered around it. To the west on the lower level of the middle third is a shed roof portico addition with a standing seam metal roof and a stockade fence, presumably created to hide mechanicals and a kitchen entrance to the restaurant/brewery that now occupies the building. At the east end of this portico is a low, garage bay door with a steel door just to its east. Above these is a pair of side-by-side, vertical light, vinyl replacement windows, possibly employed as a casement pair, just below the roofline. To the east of these is a much larger garage bay door that provides loading access to the rear section of the Mast General Store, a separate tenant that occupies the east third of this building. A shed-style awning with asphalt shingle roof is above this large garage bay, while low, concrete cheek walls with an iron railing atop the west cheek wall extend from the building to the north in service to this loading dock. To the east of this is a gently up-sloping concrete walkway that leads to a single, metal door with a shed-style awning with asphalt shingle roof. Coping of this north elevation is also of metal, while low lattice structures are visible on the roof in an effort to hide rooftop mechanicals and air handling units.

A large parking lot is located to the north of the building and is part of the property. A very old, natural stone retaining wall runs the east and north ends of the parking lot. The south elevation is obscured by WT0817 and the north addition to WT0891. The east elevation is mostly obscured by terrain located to the east, although what is visible appears to be parged concrete block and otherwise featureless. The roof of this building is rubber.

WT0817 Colvard Chevrolet Garage (Circa 1941)

116 North Depot Street

Originally built as the Colvard Chevrolet Garage and auto dealership, this single building that appears to be a pair of adjoining buildings is clearly not present in the 1939 wide-angle image of the Town of Boone from the southwest (Cy Crumley Scrapbook), but it does appear on the 1947 Sanborn map of Boone as a single, concrete block building with two assigned addresses. A flurry of transactions occurred in the early 1940s, when Colvard appears to have taken over portions of the former Hodges Tire Company property to the south (WT0819) as part of the acquisition of a large amount of property on this block. A June 20, 1940, article in the *Watauga Democrat* verifies Colvard's purchase of the old Hodges Tire Company. This activity culminated in a transaction in June 1942 (Deed Book 56, Page 110), which clearly references "the new Colvard brick building. This suggests the building was built between 1940 and June 1942. The "brick building" nomenclature is misleading, however, as the building was almost certainly of painted concrete block, as suggested by several early 1950s aerial images by Palmer Blair and images of the exterior and interior of the entire Colvard complex (including WT0816) that appeared in the August 18, 1949, *Watauga Democrat*, along with a claim that Colvard was the first Boone business to install television in its waiting areas. By 1963, the west elevation was clad in porcelain enamel tiles, which was common to automotive buildings of the period (His-Boo-1.43.7).

A clearer, more direct view of the façade can be seen in a mid-1990s image from the Downtown Boone Development Association (Dow-Boo-01-131), when it was home to Vance Recapping. This façade treatment remained until approximately 2005, when it was removed and replaced with a brick veneer designed to mimic 1930s commercial block architecture and break up the façade to make it appear as if it is two distinct buildings. John Cooper, who oversaw this change, says that this work was done because the old porcelain enamel tiles could not be repaired or restored, and the concrete block underneath required a new treatment to create an appropriate appearance for a building in the historic downtown area. The building is now home to the Mast General Store warehouse.

To the south of this pair of buildings is a low, single-story storage area that was originally described in deeds from the early 1940s as an alley. Although the 1947 Sanborn implies that this was a concrete block structure with wooden frame ends that was used as coal storage, the reality is that the east and west ends of the alley had simply been closed by that time with wooden walls between the concrete block walls of WT0817's south elevation and the north elevation of WT0819. Indeed, the current deed description for this property maintains a reference to this space as an existing alley. This alley portion is technically an addition to WT0591 and is more specifically described under that property. Meanwhile, it appears that WT0816 was added as an adjoining showroom building to the north of WT0817 in 1949. Around this same time, a large, concrete block, flat-roofed annex was appended to the east elevation of WT0817 in order to create a uniform east elevation among WT0816, WT0817, and WT0891. Because of the architectural and historic functional distinction between WT0816 and WT0817, each Colvard building is treated as a separate resource for survey purposes, with the annex associated with WT0817, even though it is presently used by the Mast General Store, the tenant of WT0891. The Phil H. Vance, Jr., Family Trust owns both WT0816 and WT0817 at present.

The warehouse complex consists of two distinct, brick façades on its west elevation covering a single, concrete block building that is rectangular in shape, with its long sides running west to east. The north portion of this west elevation is of single color, red, running bond brick, with a central entrance that has been covered with wood panels and is flanked by double window bays with clerestory windows above plate glass windows. The central entrance and the two window bays each have a soldier course lintel, while the two window bays have rowlock sills. A triple-tier corbel run is visible just below the stunted parapet roofline, which features what appear to be crenellations at the north and south ends of this half of the façade. Aluminum coping caps the parapet walls. The south portion of this façade is composed of multicolored, running bond brick and has a large, former garage bay entrance on the left side, which has been filled in with an inverted frame entrance and double steel doors with a wood panel surround. A brick, soldier-course lintel is visible over this former garage bay. To the right of the former garage bay are two double window bays with clerestory windows above plate glass windows. Each bay has brick rowlock sills and soldier course lintels. A complex, brick, basketweave pattern serves as a corbel run near the parapet roofline, with aluminum coping on the stunted parapet.

The visible upper portion of the south elevation reveals painted concrete block with terracotta coping on the elevation's stepped parapets. The north elevation is obscured entirely by WT0816. The long, east elevation is mostly obscured by the west hillside of WT0008, although visible portions reveal parged concrete block punctuated by six window piercings with deeply set, metal-frame windows with metal bars over them. This complex features a rubber roof.

WT0818 A. E. and Roberta Hodges House (1940)

171 Grand Boulevard

The date of construction for this impressive brick home appears to be 1940, and the former Town of Boone Cultural Resources Department Director Pilar Fotta has confirmed that Mazie Jones—the owner of nearby WT0008 for much of the twentieth century—told Fotta that the lot on which WT0818 sits was sold by Mazie's mother, Mattie Jones, in order to pay for Mazie to attend college, probably sometime before 1930. While the story may be accurate, the estimated date is not. A recorded deed shows the sale of this lot by Mrs. J. W. Jones and Mazie Jean Jones to A. E. Hodges on June 19, 1940 (Deed Book 52, Page 515). The Hodgeses appear to have defaulted on the property in 1940, so Mattie Jones purchased the property in March 1941, then once again sold it to the Hodgeses on the same day (see Deed Book 54, Page 92, and Deed Book 54, Page 93). The index notation for this second transaction also reads, "Adj. Mrs. J. W. Jones in the town of Boone, being lot on which is located the new home of A. E. Hodges and wife." The house does not appear on the 1928 Sanborn Map, but it is visible on the 1947 Sanborn Map. The house does not appear in a 1939 wide-view image of Downtown Boone (Cy Crumley Scrapbook), but it is visible as under construction and nearing completion in a 1940 aerial image of Boone, suggesting a completion date in 1940.

This two-story, red, running bond brick, side-gabled building is an excellent example of the Colonial Revival style of architecture popular in the first half of the twentieth century. Sitting on the southwest corner of Queen Street and Grand Boulevard, this building features a rear-gabled extension on the west (rear) elevation and a small, side-gabled, enclosed porch addition on the south elevation. Each corner of this building features projecting brick courses that give the appearance of quoins. Asphalt shingles adorn the roof. A large parking lot is located to the west (rear) of the building with driveway access to both Queen Street and Grand Boulevard along the west and south sides of the building, respectively. A stone retaining wall runs along the north side of the southern driveway, in line with the basement of the porch addition. A concrete retaining wall with iron railing on top runs north to south at the west end of the west parking area. This wall separates the two parking areas and features a colorful mural painted on it. Stone retaining walls run along the perimeter of the side and front yards of the building, and a lone, octagonal picnic table has become part of the landscape at the northeast corner of the yard.

The main (east) elevation fronts on Grand Boulevard. A concrete walkway extends from the public sidewalk to the main entrance of the building. The main entrance is an ornate, Georgian-style entrance with a deep, paneled surround and a fan light window above the

paneled wooden door, which appears to retain its original hardware. Flanking the entrance are sets of two wooden pilasters separated by single vertical light windows. These sidelights have aluminum storm windows covering them, and the door also features an aluminum storm door covering it. Above the doorway and sidelights is a rounded arch with a mostly vacant pediment, with the exception of a bas-relief vase. A half-circle, slate porch with a brick perimeter further defines the main entrance. The remainder of the east elevation features three symmetrically spaced, eight-over-eight, double-hung sash, vinyl replacement windows with rowlock sills and wooden shutters on the second floor, and two windows in the same style on the first floor, one on each side of the entrance. Four attic vents are visible on the east face of the main asphalt shingle roof just below the apex.

The north elevation offers three window bays on both the first and second floors, two on the main block of the house and one on the west addition. Each bay contains an eight-over-eight, double-hung sash, vinyl replacement window with rowlock sills. The east bay windows are larger than those found in the other two bays. At grade beneath each first floor window is a concrete window well that is covered by wooden weatherboard panels. Between the middle and east window bays (on the north elevation of the main portion of the building) is an exterior brick chimney flanked by two three-light, quarter-round, windows in their original wooden frames at the attic level, each with rowlock sills and surrounds. The chimney features an aluminum cap and rises at the apex of the gable. The main portion of the building also features prominent cornice returns with a boxed cornice on this north elevation. Three vents are visible on the north slope of the roof of the rear (west) extension.

The west elevation of the building features two widely spaced, eight-over-eight, double-hung sash, vinyl replacement windows with rowlock sills on both the first and second floors. An additional set of two six-over-six, double-hung sash, wooden windows with a rowlock sill is located centrally at the attic level beneath the gable. Prominent cornice returns with a boxed cornice are also visible on this elevation. At the center of the first floor, a nine-light, vinyl door fills half of a large, former double door opening, with vertical weatherboard filling the other half. This door is accessed via a wooden exterior staircase that descends to the north along the west elevation. This staircase is then accessed via a set of stone steps that descend to the rear parking area at the west of the building. The basement level of this north elevation presents a former garage bay, which has been filled in with a set of three aluminum storm windows; two one-over-one, double-hung sash windows flank a single, fixed light window. The bulkhead of the bay contains vertical weatherboard. North of this former garage are two single-light, aluminum windows that partially fill larger window piercings, with the remaining portion of the piercings filled with vertical weatherboard.

The south elevation features an enclosed, side-gabled, porch addition on the first floor with a brick basement below. The first floor of the porch addition consists of vertical weatherboard with horizontal wood weatherboard beneath the gable, which features prominent cornice returns. A vent is located at the apex of the gable. Two eight-over-eight, double-hung sash, vinyl replacement windows are on the first floor of the south elevation, while one window of the same style is located on the first floor of both the east and west

elevations of the porch addition. On the south elevation the brick basement level offers two, single-light, aluminum windows in larger piercings with vertical weatherboard filling the remainder of the piercings. The west elevation of the brick basement offers one window of the same style as the south elevation's windows. A parged, concrete block foundation is visible beneath the brick of the porch basement.

The south elevation of the main building offers two eight-over-eight, double-hung sash, vinyl replacement windows with rowlock sills on the second floor flanking an exterior, brick chimney that rises at the apex of the gable. Two three-light, quarter-round windows flank the chimney at the attic level, replicating those on the north elevation. The chimney features a complex cap of concrete with a slate stack cap elevated at the four corners by bricks. Prominent cornice returns are featured at the ends of the gable on this elevation as well. The south elevation of the rear (west) extension features an eight-over-eight, double-hung sash, vinyl replacement window with a rowlock sill at both the first and second floors. The basement level offers a single-light door with a wood-framed, shed-style roof with asphalt shingles covering it. A concrete porch and ramp with metal rails extend to the south parking lot and driveway. Three vents are visible just below the apex of the south slope of the roof of the rear (west) extension.

WT0819 Boone Garage (1922)

642 West King St.

This building, which is the east half of the current di Santi, Watson, Capua, and Wilson law firm, appears to have been built as a mechanic's garage in 1922. Because of this tenancy, past surveys have mistakenly grouped this building with WT0894, a related property, as a singular complex. This survey update remedies that confusion.

Walter Johnson acquired the property from J. W. and Mattie Jones (Deed Book 28, Page 477) in 1922, with a stipulation that a two-story, brick building would be built on the site, to which Jones would be permitted to attach his own building on his lot to the east (see also *Watauga Democrat*, April 27, 1922). Two years later, F. C. and Verta Ward bought the "Boone Garage" from Walter and Lillie Johnson. The Wards sold the "Boone Garage" in 1927 to A. G. Miller (Deed Book 35, Page 304), who appears to have operated as the "Miller-Moretz Motor Company" in the late 1920s (*Watauga Democrat*, February 7, 1929). The building has been drastically altered numerous times in the years since. By January 1935, the building fell into default, at which time the Watauga Building & Loan Association sold the property to A. E. Hodges (Deed Book 43, Page 493). Hodges retained the building until July 1940, when he sold it to R. W. Colvard (Deed Book 52, Page 401). Colvard also obtained WT0894 that same year, at which point the two buildings became linked in the minds of members of the community. For details on the west building, see WT0894.

This complex of two-story buildings (WT0819 and WT0894) on the south elevation now consists of a uniform, running bond, brick veneer that covers both buildings. This represents a significant change from the appearance of the east building (WT0819) in 1936, as seen in the H. Lee Waters film of Boone (Cec-Gre-01-001), when the two-story

structure extended all the way to the sidewalk on West King Street, flush with the south elevation of WT0591 to the east. This extension consisted of an enclosed second floor with an open garage area underneath. Sometime after 1936 Waters film but before July 7, 1938, when a photo of the building ran with a Hodges Tire Company advertisement in the *Watauga Democrat*, Hodges removed the second floor overhang and trimmed back the building footprint to a position slightly forward of WT0894. He also appears to have clad the new façade in natural stone, with two double bays of one-over-one, double-hung sash, wooden windows on the second floor and a large, arched garage bay set to the west side of the first floor (the east side of the first floor was obscured in the image). This configuration was dramatically altered again before 1963 (His-Boo-1.43.5), when WT0819 included three sets of louvered awning windows on the second floor, the outer bays consisting of two four-light, vertical runs and the center bay consisting of one four-light, vertical run. Terracotta coping ran along the low parapet roof. Between the first and second floors was a pronounced flat awning that wrapped onto the modified west wall of WT0591 and the south elevation of the west building of this complex. The first floor of the WT0819 is more difficult to decipher from images from this period, but it appears to have included a large, aluminum-frame shop window configuration of two large, side-by-side, plate glass windows to the west and a single doorway with small transom immediately east of these windows, while a second aluminum frame plate glass window, perhaps one-over-one, was located in the east corner. This configuration appears to have survived until sometime before the 1988 survey (see WT0591), when images show that the second floor windows had been modified to a double bay of six-over-six, double-hung sash windows flanked by shutters to the west and a single six-over-six, double-hung sash window flanked by shutters at center. The east window bay is not visible, but presumably continued this alteration pattern. Parking was available in front of the south elevation.

At an unknown date after 1988, the east building was further altered to its present configuration. The terracotta coping survives, and WT0819 still steps out slightly to the south from WT0894, but the second floor windows are now, single-light, fixed plate glass windows with aluminum frames. The flat awning between the first and second floors has been removed entirely and replaced with a run of corrugated metal paneling with a border. The first floor has two sets of three side-by-side, plate glass windows with aluminum frames. It should be noted that the brick veneer that wraps onto the west wall of WT0591 is separating from that building and is in danger of collapse. A large landscaped area is now located in front of WT0819.

WT0820 Tastee-Freez (1960)

516 West King Street

The owner at the time of the survey indicated that this single-story building with an irregular, rear-sloping, overhanging, flat roof originally opened in 1962 as a Tastee-Freez ice cream shop, although advertisements from the *Watauga Democrat* during 1960 indicate that the building may have been in place by then. Built on the site of the original, frame Smithey's Store building that dated to the 1920s, the building is clearly visible in the circa

1963 Appalachian Collection aerial image. Its current operation (Boone Bagelry) opened in 1988.

The building's roof retains the classic, rounded front overhang and rear-sloping pitch found on many Tastee-Freez outlets during the 1960s, although the area immediately under the rounded front has been enclosed for additional seating space. The original entrance and service are still intact within this added seating area. In addition to the previously described roof details, the south elevation features a built-out addition under the eaves that is angled at its southeast and southwest corners to fit under the overhang. This addition is clad in wood clapboard and features five evenly spaced, long, plate glass windows on the south-facing elevation with a sixth window on the southwest angled face. The southeast angled face has a single, aluminum-frame, entrance door underneath a metal-frame, quarter-round, fabric awning. The boxed soffit of the roofline is clad in metal sheathing, and exposed rafters are visible under the eaves of the east elevation; rafters visible on the south elevation create the appearance of brackets because of the front addition.

The east elevation has two side-by-side, long, plate glass windows just to the right of the main entrance, then bumps out into a boxed, window wall feature consisting of one large, irregularly shaped window on the south face of the bumpout and two side-by-side, long, plate glass windows on the east face. The east wall also projects slightly outward as it rises to the overhanging roof. A cultured stone pilaster then breaks up this wall before a brick wall continues the remainder of the east elevation toward the north. A low, decorative, concrete block wall separates the parking lot from a concrete patio seating area on the east elevation. The west elevation is clad in weatherboard similar to what is found on the south elevation. A fence on the west elevation obscures the rest of the view of the west elevation, and the north elevation was not accessible.

WT0821 Marvin's Gardens Building (circa 1975)

506 West King Street

This building, which has been home to a long list of restaurants over the past few decades, probably dates to the mid-1970s. A 1950 Palmer Blair aerial photo (Pal-Bla-02-002) showed the lot as vacant aside from a small shed and a host of cars. Jean Cole, a long-time Boone resident, recalls that the site was once home to Taylor's Used Cars, which may be the business shown in the Blair photo. A 1969 parade image from the ASU Digital Collection indicates that it was a business called "Crown" and sold gasoline, but no clear image of the much smaller building at this site at that time has been found. By the mid-1970s, whatever original structure was there was either demolished or incorporated into the present building, which featured a much different appearance and served as a restaurant known as Marvin's Gardens. The building does show as a somewhat modified version of its current iteration in the 1984 aerial postcard (Bob-Bre-02-142). Brad Harmon and his family have estimated the construction date of the present building at circa 1972, but a 1973 slide image (Lin-Mil-01-016) shows a small service station building on the site. Deed records indicate that the property was in the Greer family for decades dating back to the 1960s but make no clear reference to buildings on the property until a 2010 deed that refers to it as

the site of the “Tupelos Building,” referencing one of the many restaurants that have been at the site. Since the date of the survey, the restaurant has again changed names from Hob Nob Café to Wild Craft Eatery.

This south-facing, two-story, barn-shaped building with a gambrel roof includes a large, front, covered patio that is an obvious addition to the property, likely completed between 2008 and 2011. The south elevation is dominated by this covered patio, which consists of three low walls (east, south, and west) of wood clapboard and a post and beam structure that supports an open-raftered, standing-seam metal, shed roof with visible rafter tails. Behind this front patio is still another addition to the original building on the south elevation, itself possessing a standing-seam metal, shed roof with the area underneath enclosed to provide four-season seating for this restaurant. A nine-light, wooden door on the west side of this addition provides egress to the interior seating area, while five full-length, plate glass windows run the remainder of the south elevation of this addition to the right of this door. A narrow sidelight is visible immediately to the left of the door and the right of this run of five windows. The second story of the south elevation of the main building is board and batten, while the roof is clad in standing seam metal. Two widely and symmetrically spaced, one-over-one, double-hung sash wooden windows are visible on the second floor south elevation.

The east elevation shows board and batten panels on the first addition and the main building, followed by façade brick underneath an exterior, front-facing, wooden staircase leading to a second floor entrance. The wooden stairwell landing is covered by a shed-style, standing seam metal, porch roof. Some restaurant ventilation equipment is also visible on this elevation. The back portion of the building is concrete block on the remainder of the east elevation. The west elevation features a narrow, one-story addition that runs the full length of this side, with a slight upward change in elevation near the northwest corner, which is the likely location of the restaurant freezer. The roof over the freezer is flat with standing seam metal, while the roof on the remainder is shed-style with standing seam metal. The entire elevation is clad in board and batten. A large, sliding glass door with faux muntins is visible at the center of this elevation, to the right of which is a slight bump in to three west-facing, one-over-one, double-hung sash wooden windows. The south elevation of this addition includes an aluminum frame, plate glass door that is the main entrance to the restaurant. The north elevation was not accessible.

WT0822 John and Lennis Greene Building (Circa 1975)

454 West King Street

The precise date of construction for this building is not known. An individual onsite at the time of the survey (who claimed to be the owner but did not provide his name) indicated that the building was built in 1976. This is consistent with a 1967 parade image (ASU Digital Collection, 12743) that shows the lot wooded at that time and a 1972 postcard (Bob-Bre-02-136) that does not show the building in situ. I. J. Bingham sold this property to John and Lennis Greene in October 1972 (Deed Book 134, Page 456), who in turn sold the property to Jerry Butler in December 1978 (Deed Book 186, Page 201). It's likely that the

building was erected between 1972 and 1978. The first floor has been home to numerous restaurants over the years. One of its recent and longer tenured tenants, Capone's Pizza, has moved out of the building since the survey was completed, and Carolina Pizza now occupies the east storefront.

This three-story, concrete block building is comprised of retail space on the first floor (facing south on West King Street) and apartments on the upper floors. The first floor of the south elevation features four concrete columns clad in cultured stone (probably not original), behind which are two recessed storefronts. Low walls of cultured stone capped with wood plank fill the spaces between the first and second, then the third and fourth stone columns (moving left to right). Access to these two storefronts is gained through an aluminum-frame, central, double-doorway that essentially functions as an airlock. To the immediate left and right of this entrance are four full-length, aluminum frame, plate glass windows. All of these windows, as well as the central entrance, feature single-light, aluminum frame, fixed transom lights. The east and west walls of the columned patio are parged and painted concrete block. Once inside the airlock, additional single, aluminum frame doors provide egress to each shop. The west shop was vacant at the time of the survey, while Capone's occupied the east shop.

Above this entrance configuration and patio on the south elevation, and separating the first and second floors, is a wooden frame awning finished with corrugated metal roofing. The previously described columns rise slightly above this awning, creating a pilaster effect; their stone finish terminates just above the base of three windows on the second floor, but the pilaster continues to the roof, including an outwardly scalloped edge at the divide between the second and third floor. This pilaster effect essentially divides the second and third floors into three bays. Each bay contains a large, triple window group on each floor consisting of a large, fixed, central window of plate glass flanked by one-over-one, double-hung sash windows of an unknown material, likely metal. The entire south elevation above the awning, including the pilasters above the cultured stone treatment, is parged and painted. This elevation is finished with an attractive, neo-Art Deco triple band corbel that wraps onto the east and west elevations. The walls are capped with an unadorned metal coping.

The west elevation features three small, widely-spaced, single-light windows on the second and third floors. The entire wall surface is parged and painted. The triple band corbel expands to an eight-band corbel on the west elevation. Much of the south portion of the east elevation is obscured by the adjoining WT0824, but the exposed third floor and the portion of the second floor visible behind WT0824 replicates the appearance found on the west elevation. The north elevation was not accessible.

WT0823 Van G. and Kate Hinson House (1937)

446 West King Street

This one-story, vernacular, brick house with neoclassical elements sits on a hill behind WT0824 but faces south toward West King Street. The main block of the house features a

hip roof, while a front porch area on the south elevation has a front gable that ties back into the hip roof, and an addition at the northwest corner features a rear gable that ties into the hip roof. All roofing appears to be asphalt shingle. The entire house is clad in a multi-colored, running bond, brick veneer (apparently over frame). The south elevation porch area features a concrete stairwell with an outer, stepped, brick cheek wall rising from the east to a single, wooden door with a triple, horizontal light, upper section on the east face of this projecting porch. The south face of the porch has a central bay of four one-over-one, double-hung sash, vinyl replacement windows in the original wooden frame, with a soldier course lintel and a rowlock sill. Above this bay and under the gable is a single, fixed-light window, also with a rowlock sill. Below the bay are a one-over-one, double-hung sash window to the west side of the face and a wood-paneled doorway, presumably to the crawl space, located to the east side of the face. Both feature soldier course lintels. The west face of this projecting porch area has a single, one-over-one, double-hung sash window. On either side of this porch area on the south elevation is a bay of two, side-by-side, one-over-one, double-hung sash windows with soldier course lintels and rowlock sills.

The east elevation features three windows, each a one-over-one, double-hung sash, vinyl replacement window with a soldier course lintel and rowlock sill. The outer windows are symmetrically placed near the corners of this elevation, but the middle window is substantially smaller and located slightly left (south) of the larger window near the northeast corner. A planter area made from treated railroad ties spans the full length of this elevation, while a large, detached, wooden staircase near the northeast corner of the house rises across the terrain to a parking area at the rear (north) of the main block of the house.

The north elevation includes a hip-roofed dormer emerging from the upper part of the main roof, providing attic venting, around which the walls of the dormer are clad in wood shake. Immediately above this rises a small, brick, interior chimney just below the crown of the hip roof. Two one-over-one, double-hung sash windows are located on the north elevation, with a free-standing oil tank centered between them. The east elevation of the previously described northwest addition features a nine-light, vinyl replacement door near the junction with the north elevation of the main block, with a small, one-over-one, double-hung sash window located immediately north of this door. A stout, natural stone, exterior chimney rises along the north elevation of this addition in line with the gable. The west elevation was not visible to surveyors.

The estimated construction date for this property is circa 1937, based in part on the 1928 Sanborn Map for Boone, which does not show the building, and a 1939 image of Boone that shows the house standing at that time (Cy Crumley Scrapbook). Chapell and Clarice Wilson owned this land between 1923 and 1934, when they sold it to Chapell Wilson's ASTC colleague, Van G. Hinson (sometimes rendered "Henson") and his wife Kate, in February 1934 (Deed Book 45, Page 364). A small news blurb in September 1936 announced the Hinsons' plans to build a new home on the site, suggesting a completion date sometime in 1937, and there are documented meetings at the Hinson home by 1938 (*Watauga Democrat*, September 10, 1936, 1, and February 3, 1938, 5). The Hinsons sold the property in 1941, after which it changed hands another three times before January 1947. The multi-colored brick pattern was typical in residential construction during late 1930s. The

northwest addition appears in the 1939 image from the southwest, a 1950 aerial image by Palmer Blair (Pal-Bla-02-004), the 1955 high aerial, and the 1963 low aerial image from the east (Appalachian Collection), but is strangely not reflected on the 1947 Sanborn.

WT0824 Boone Flower Shop Building (Circa 1942)

444 West King Street

This two-story, running bond, brick veneer building sits immediately to the east of WT0822, so that its west elevation is not visible. The building fronts to the south on West King Street and features retail space on the first floor and apartments on the second. The building has a pyramidal roof with asphalt shingles. Since completion of the field survey, Foggy Pine Books has moved into and out of this space.

The precise date of construction is not known but dates to the period between 1940 (Agricultural Extension high aerial image), when it was not yet in place, and 1947 (Boone Sanborn Maps), when it was portrayed as a one-story, brick structure. Prior to 1941, Van G. and Kate Hinson owned the property (see WT0823), but they sold it to Frank and Ellen Payne that year. The property had three other owners before January 1947. It is possible that the building was in place by October 1942, when Priscilla Mast announced in the newspaper that she had moved her business, the Boone Flower Shop, from King Street to her home in Daniel Boone Park, although the Masts technically did not own this property until late 1943 (*Watauga Democrat*, October 15, 1942, 5). The flower shop was definitely located there by December 1945, when an ad for the shop ran with the same address for the property as the one shown in the 1947 Sanborn (*Watauga Democrat*, December 13, 1945, 7). The one-story arrangement is confirmed by a 1950 low-aerial image of Boone by Palmer Blair (Pal-Bla-02-003), which shows the south façade possessing two large, rectangular window openings with a different colored surround, possibly of stone, on the south elevation. This same image and another (Pal-Bla-02-004) show the building with a low-pitch, front-gabled roof and possibly a porch overhang extending to the east. Given the simplicity of the surviving brick pattern and stock on the first floor, a good estimate for the date of construction would be circa 1942. By 1963, as suggested by the ASU Special Collections aerial image, a second floor and flat roof had been added to the building, allowing for the east chimney to be functional. It is unknown when the current, pyramidal roof was added. A 1963 parade image in the *Rhododendron* clearly indicates a different window configuration on both the first and second floors of the south elevation, although this photo indicates that the larger window openings from 1950 had been partially bricked in by that time.

The south elevation reveals a stacked, natural stone foundation, with two large bays with three one-over-one, double-hung sash, wooden windows with brick rowlock sills in each bay of the first floor. These window bays appear to only partially fill the original window openings of the first floor level, given the significant color difference in the fill brick and the original surrounding brick for these openings. Both window bays are covered with wooden, shed-style awnings with asphalt shingle roofing and decorative supporting brackets. The second floor of this elevation features two slightly larger window bays of three one-over-

one, double-hung sash, wooden windows with brick rowlock sills. The roofline features a wide, overhanging soffit. To the east side of this south elevation is a decorative brick wall that is flush with the south elevation and shields the concrete staircase rising from the west elevation of WT0825 to an east doorway on this property.

The east elevation includes a single, first floor, fifteen-light doorway near the southeast corner that provides egress to the retail space. A wooden, shed-style awning with asphalt shingles and decorative brackets covers this entry. Immediately to the right (north) of this door is a former window space with a brick rowlock sill and soldier course lintel that now contains a large, window air conditioning unit. A vestigial exterior boiler chimney rises to the eaves of this east elevation but does not break the roof plane, suggesting that it is no longer in use. A second floor, one-over-one, double-hung sash, wooden window with rowlock sill is visible just forward (south) of this chimney. Behind (north of) the chimney, the east elevation is featureless aside from mechanicals.

The north elevation includes a concrete pathway providing egress to the second floor apartment. Access is gained through a wood-paneled door covered by an aluminum storm door located near the northeast corner. Immediately west of this doorway is a small, two-over-two, horizontal light, double-hung sash window with brick rowlock sill. To the west of this, near the northwest corner, is a larger, two-over-two, horizontal light, double-hung sash window with a brick rowlock sill.

WT0825 Hinson Garage (Circa 1938/Circa 1950)

440 West King Street

The exact date of construction is unknown but falls sometime between 1928 and 1947 (Boone Sanborn Maps). An anomaly in the 1939 Boone image (Cy Crumley Scrapbook) suggests that the first floor of this structure may have been in place by that time, when it may have served as a one-story garage for WT0823. Two 1950 aerial images by Palmer Blair (Pal-Bla-02-003 and Pal-Bla-02-004) show the second floor in place, with a set of windows fully wrapping the portion presently marked by weatherboard on the south and east elevations, and likely wrapped onto the west elevation in similar fashion. This orientation was still in place when a 1963 parade image was taken for the *Rhododendron*. Frank and Ellen Payne acquired the property in 1941 from V. G. and Kate Townsend Hinson, who in turn had acquired it from Chapell and Clarice Wilson in 1934 (see WT0823 and WT 0824). A succession of owners has owned the property since that time. Split Endz Hair Salon has vacated the property since the survey was completed.

This intriguing property is a small, narrow, two-story, front-gabled building comprised of a menagerie of exterior materials. Roofing is asphalt shingle. The first floor, much of which is below grade, features natural stone walls that tie into a fieldstone retaining wall on the west side of the building, behind which are concrete steps rising to the properties up the hill. This fieldstone retaining wall is capped with a decorative brick, cheek wall. The second floor of the south elevation features vertical weatherboard that simulates a board and batten pattern. This weatherboard wraps on the south portions of both the east and west

elevations in a horizontal pattern that simulates rough-cut siding, behind and below which the rest of the second floor is of running bond, brick veneer. A concrete slab separates the brick and stone portions of the second and first floors and is visible on the exterior joints, suggesting that it may have been the original roof of the stone structure when it may have functioned as a garage around 1939.

The west elevation features a single paneled door entry to the second floor via the concrete staircase to the west. This door is covered with an aluminum storm door. Other than mechanicals, this elevation is otherwise featureless. The south elevation has a single, fifteen-light, wooden door on the first floor, positioned to the right side (east) of the elevation. To the west of this door are two one-over-one, double-hung sash wooden windows. A wooden shed-style awning with asphalt shingles separates the first and second floors on the south elevation. The second floor features two four-over-four, double-hung sash wooden windows, over which hangs a decorative barn hoist. A small, triple vent is visible immediately below the gable of this elevation. The east elevation is mostly featureless, aside from a second floor opening for an air conditioning unit and an exterior small boiler chimney with a concrete cap that rises just above the roofline. The north elevation reveals only the rear-facing gable (the rest is below grade), which is clad in vertical weatherboard in a board and batten-type finish, with a small triple vent immediately under the gable.

WT0826 Fred and Ethel Wilson Building (Circa 1952) 432 West King Street

The exact date of construction is not known, but this building dates to the period between 1950, when it was not present in two Palmer Blair images of the site (Pal-Bla-02-003 and Pal-Bla-02-004) and 1955, when it was visible in a high aerial image of Boone (Agr-Ext-1M-94). The 1963 ASU Special Collections low aerial image from the east indicates that the building originally had a flat roof with a low parapet wall on the south elevation. It is not known when the current, side-gabled roof was added. The property appears to have belonged to Fred and Ethel Wilson when the building was constructed (Deed Book 58, Page 518). Mile High Vapory has left the property since the survey was completed.

This side-gabled, two-story, running bond, brick building fronts on West King Street and includes a raised seam metal roof with a boxed soffit along the north and south elevations. The south elevation reveals several significant alterations over time. The first floor of this elevation includes a central, wooden doorway with one large light in the door. This entrance is covered with a wood-frame, bracketed, front-gabled awning with a standing seam metal roof. To either side of this entry is a large, wood-frame, plate glass window for the retail space located on the first floor. Each has a rowlock sill. Residual debris around these windows suggests that these windows at one time had a more elaborate surrounding treatment, although the wood frame and plate glass appears to be original. The second floor of the south elevation has four evenly spaced, one-over-one, double-hung sash, vinyl replacement windows with brick rowlock sills. To the east of this elevation, a low, natural stone, retaining wall, flush with the south elevation, leads to a set of concrete steps leading

up the hill between this property and WT0827 to the northeast. To the east of this staircase, directly opposite the east entrance (described below) is a concrete patio often used by the tenants of this property. The 1963 low aerial image shows a structure on this site, which may have been a garage. There are some indications of the foundation of this former structure to be found today in the surrounding soil. A 1988 survey shows this structure still in place as a one-story, brick building (Plat Book 10, Page 362) that may have straddled the property line with WT0828 and WT0829, and the final vestiges of this structure can be seen in a circa 1997 image of the hillside from the Boone Cultural Resources Department (not yet online).

The previously described set of steps up the hill provides access to a concrete walkway that provides access to a second floor apartment in this building. The doorway to this apartment on the east elevation is a vinyl replacement door with a single, large, upper light. To the left (south) of this doorway is a one-over-one, double-hung sash, vinyl replacement window with brick rowlock sill, the bottom sash sporting a window air conditioning unit. To the right (north) of the doorway is a two-light, sliding sash, vinyl replacement window with a metal grate installed over it. The area above the second floor and beneath the gable is clad in vertical wood panel simulating a board and batten finish. Near the southeast corner on the first floor is a six-light, steel window—possibly originally casement in style—that is now boarded over from inside and covered with a steel grate. This is the only portion of the first floor that is visible on the east elevation, as the rest falls below grade.

The west elevation repeats the same vertical wood panel, board-and-batten-style treatment below the gable that is found on the east elevation, except that an opening of unknown purpose has been cut in this material and replaced with a paneled door of the same material. On the second floor of the west elevation, what appears to be either an awkwardly placed pilaster or a former exterior boiler chimney suddenly terminates at the paneled material below the gable. This is a dead giveaway for the fact that this building once possessed a flat roof. To the right (south) of this chimney is a two-light, sliding sash window with a brick, rowlock sill. To the right of this is a one-over-one, double-hung sash window with a brick, rowlock sill. On the first floor is a former window opening that has been filled with a window air conditioning unit and covered partially with a homemade, metal awning to deflect rainwater. The north elevation is largely unremarkable, as it is almost entirely below grade, aside from the roof.

WT0827 Carter Cook House (1926)

422 West King Street

The exact date of construction of this unusual, modified Craftsman home is not known, but the likely date is sometime in 1926, when Carter G. Cooke (sometimes Carter S. Cook in other sources) purchased this property from W. H. and Annie Gragg (Deed Book 34, Page 42). Press accounts during the latter part of 1926 addressed an ongoing legal dispute between Carter Cook and J. R. Hagaman over Hagaman's construction of a house for Cook, which was described in a separate article as being near the Methodist Church (*Watauga Democrat*, November 18, 1926, 5, and October 11, 1928, 4), which aligns with this location.

Sheriff L. M. Farthing posted notices in January 1927 regarding a February 7, 1927, auction of the house to settle the dispute, but Cook appears to have kept the home (*Watauga Democrat*, January 13, 1927, 7). By 1928, the Sanborn map of Boone showed the house in place. Curiously, this 1928 Sanborn showed a wooden front porch, but the current brick front addition is evident in the 1939 image of Boone taken from the southwest (Cy Crumley Scrapbook), with obvious openings to this porch on the upper level still open to the elements. This porch was still open air in 1950, when the Palmer Blair low aerials (Pal-Bla-02-003 and Pal-Bla-02-004) were taken. The front awning appears to have been in place in the 1963 Appalachian Special Collections aerial image showing this property, suggesting that the porch had been enclosed by that time. J. D. Rankin, the first Dean of the College of Arts and Sciences at nearby Appalachian State Teachers College, and his wife Tula purchased the house in August 1932, perhaps to be close to Rankin's ASTC colleague, Chapell Wilson, who owned the neighboring house at WT0580.

This one and a half-story, Craftsman-style, running bond, multicolored brick building on a concrete foundation features a complex arrangement of features. A set of concrete steps rises from West King Street to the main entrance to this building. The main block of the house is side-gabled with jerkinhead ends. To the south is a front porch extension that features a front gable with a jerkinhead end, while the rear extension is a long, rear-gabled roof with a jerkinhead end. This ultimately creates the illusion of a cross-gabled design. This north extension actually consists of two portions, one with the aforementioned rear-gabled upper roof with jerkinhead, the other located directly behind with a simple rear-gabled roof. These various jerkinhead ends all feature pronounced brackets and open tail rafters. The entire roof is currently clad in standing seam metal, although what appears to be the original slate roof is still visible underneath this new metal roofing.

The south elevation is dominated by the porch extension, which consists of a natural stone treatment that originally served as a porch wall but now appears as a frieze, with a soldier course on top of a limestone arched lintel above the original porch opening and resting on multicolored brick imposts with triple-tier corbel collars. The stone porch wall has been capped with a brick, rowlock sill and its opening filled with running bond brick, uniform in color, as well as a window bay of a large, fixed, central window flanked by two-over-two, double-hung sash wooden windows with an aluminum storm window over each. A corrugated metal awning with a scalloped drop edge covers this entire window bay. Above the soldier course rounded arch and beneath the jerkinhead is a single, fixed light window with rowlock sill. Below the natural stone porch wall is the brick basement wall, which features a single, wooden door with three horizontal, stacked lights, all covered by a wooden screen door. The west face of this projecting porch offers a single, one-over-one, double-hung sash window with a brick header sill at the basement level; this sill treatment differs from the rowlock sills found elsewhere on the house, suggesting that the window is a later addition. The east face of this projecting porch offers a single, wooden doorway with an aluminum storm door covering at the main level of the house. To the east of this projecting porch is a long, wooden staircase and porch, obviously an addition, that has been built over a partially demolished, original, brick and concrete staircase and patio. A remnant of the concrete-capped cheek wall is still visible at the top of this staircase. The south face of the main block of the house is dominated by a complex, wooden window with

a large, central light and four vertically stacked lights on each side, underneath of which is a brick, rowlock sill.

The east elevation retains a remnant of the old, brick staircase and porch at its south end. The east elevation of the main block of the house, however, includes a below-grade basement entrance with a soldier course lintel, the entirety of which has been boarded over. To the immediate left (south) of this is a two-over-two, horizontal light, double-hung sash window. The first floor of this elevation includes a large, six-over-one, double-hung sash, wooden window with soldier course lintel and brick, rowlock sill, with a large, fixed, single-light, plate glass window with soldier course lintel and brick, rowlock sill located far to its right (north). The second floor of this east elevation of the main block includes a double bay of one-over-one, double-hung sash windows with a rowlock sill, all located just below the jerkinhead. To the rear (north) of the main block on the east elevation is a projecting sunroom addition at the northeast corner, comprised of wood weatherboard over concrete block. The south face of this sunroom features one single, plate glass window, while the east elevation of the sunroom has a one-over-one, double-hung sash, metal window near its southeast corner, followed (north) by an aluminum, one-over-one storm door, then four four-light, square, wooden windows that are likely awning windows. Behind this sunroom is the rear (north) extension, and at the termination of the sunroom, a single, one-over-one, double-hung sash, metal window with rowlock sill is visible on the east face of this north extension. A stone retaining wall, apparently built in service to the large apartment complex to the north (WT0828), immediately abuts the north elevation of this north extension, while a concrete stairwell with natural stone cheek wall rises to this apartment complex at the northeast corner of the property.

Moving back from the previously described south porch extension along the west elevation, this building offers three windows at the basement level. The southernmost is a single, fixed window, separated by an exterior chimney from a one-over-one, double-hung sash window, then another on the stepped out portion of the side-gabled, west extension behind the main block of the house. The first floor offers single pane windows with rowlock sills on either side of the exterior chimney in the main block of the house, while a three-over-one, double-hung sash window with a rowlock sill is visible under the gable of the west extension. Behind this west extension is the stepped-back north extension, which offers a three-over-one, double-hung sash window with a rowlock sill on its west face. At the northwest corner is yet another extension with a shed-style roof. A set of stone steps rises to the single-door entrance with covering storm door on the south face of this northwest extension.

WT0828 Wallace Circle Apartments (1964/circa 1970) 271 Wallace Circle

The exact construction date for this large complex of apartments is not known, although the complex is not visible in the circa 1963 Appalachian Collection low aerial image. By the following year, the middle portion was visible—and the western portion possibly under construction—in a circa 1964 postcard image (Bob-Bre-02-134). By the time a circa 1972

postcard image was captured (Bob_Bre-2-136), the entire complex was established. Regardless of the exact date of construction, this complex has a bizarre ownership history that suggests that the western, middle, and eastern portions of the building were separately owned until 1991, when SC&S Future, Inc., acquired the middle and eastern portions and joined them to their western acquisition completed in 1988. Prior to that, the two portions (western and center/eastern) were never owned by the same party after construction of the complex. Indeed, the deed references often make mention of the common wall between the western portion and the middle portion. At the suspected time of construction of the center and western sections, circa 1964, J. D. and Della Phillips were the owners of the western portion (Deed Book 65, Page 453), while W. K. and Cora Lee Wilson owned the middle portion (Deed Book 75, Page 354). Walter and Eula South acquired the eastern portion of the lot from Ruth McConnell in 1965 (original deed lost but re-recorded at Deed Book 256, Page 754). Elledge Rentals acquired the middle portion from W. K. and Cora Lee Wilson in 1967 (Deed Book 95, Page 601), which was then acquired by the Souths in 1970. It's likely that W. K. and Cora Lee Wilson built the center portion in 1964, the Phillipses built the western section shortly thereafter, and the Souths added the eastern portion sometime after 1965, possibly in 1970, when they acquired the middle portion from Elledge Rentals.

The top story and main façade (north elevation) of this side-gabled complex fronts on Wallace Circle from the south. This north elevation is divided into three distinct sections. The western and eastern sections are composed of running bond brick, while the middle section is clad in a wood, board and batten finish. The eastern and middle sections share a common roof of asphalt shingle, although there is clear evidence of the eastern portion as a later addition, as evinced by a bulge in the roof where the two sections meet. Meanwhile, a drop in elevation to the west creates a drop to a second side-gabled, asphalt shingle roof. Each of the three bays of the eastern section represents an apartment and consists of a single, wood frame door with a double bay of two-over-two, double-hung sash wooden windows with horizontal lights and rowlock sill to one side, with a single, smaller, two-over-two, double-hung sash, wooden window with rowlock sill to the other side of the door. The eastern section exhibits some rather dramatic settling damage to the northeast corner, where metal braces have been added. A concrete walk runs along the north elevation of the apartments of the eastern section, leading to a metal staircase with metal handrail at the northeast corner. The area under this staircase reveals that the entire building complex rests on a concrete block foundation.

The center section of the north elevation has the same bay system as the eastern section, minus the rowlock sills. Windows are framed in wood trim instead. Doors and some windows of this center section have been replaced with vinyl replacements or other alternatives. The western section features four bays of a different configuration; each offers a single door with a double bay of two-over-two, double-hung sash, wooden windows to the right (west) of each door. The concrete walkway continues in front of the center and western sections along the north elevation. Boxed soffits are visible along the entire front of the north elevation.

The west, gabled elevation features a symmetrical arrangement of windows on the upper story, lower story, and basement level. The upper and lower story windows are two-over-two, double-hung sash, wooden windows with rowlock sills. Basement level windows are smaller and covered in the bottom sash, apparently to provide venting from a laundry room. A set of concrete steps leads from the Wallace Circle parking lot down the west side with grade to the basement level, with a concrete retaining wall stabilizing the Wallace Circle parking area to the east.

The south elevation, which was partially obscured from the surveyors, features a large, wooden, covered breezeway with cultured stone piers and a standing seam metal roof. Rear-gabled elements of this breezeway are visible at two staircases providing egress from the breezeway. The visible section of the basement level of the south elevation is essentially featureless brick wall, at least on the eastern section. The lower story of the south elevation of the eastern section is divided into three bays consisting of a single door with a window complex of a fixed, plate glass window at center flanked by two-over-two, double-hung sash windows with horizontal lights. The upper story offers a single, two-over-two, double-hung sash window in each bay. Specifics of the center and western sections along the south elevation were not visible. The east elevation has a wooden staircase that provides access to the wooden breezeway on the south elevation and is otherwise featureless brick. Metal braces have been added to the southeast corner as well. Numerous patched cracks are visible on each elevation.

WT0829 Chapell and Myrtle Wilson Rental House #1 (Circa 1938) 412 West King Street

This intriguing one and a half-story, Craftsman-inspired, fieldstone house was erected sometime between 1928 (first Boone Sanborn) and 1939, when the house was visible in a Boone image taken that year (Cy Crumley Scrapbook). The 1947 Boone Sanborn shows this house as a one-story frame property, but the survey team believes this to be a recordation error, given that the house appears in its present configuration in the 1939 image and the two 1950, low-aerial images by Palmer Blair (Pal-Bla-02-003 and Pal-Bla-02-004). The house was almost certainly built between 1932 and 1939, and likely later in this period, Chapell Wilson's wife Myrtle having acquired a portion of the lot on which the house sits in 1932 and the remainder in 1937 (see Deed Book 41, Page 328 and Deed Book 47, Page 340). The Wilsons did not sell the lot until May 1955, when it passed to W. K. and Cora Lee Wilson. It is almost certain that this property and WT0830 were rental properties for the Wilsons.

The front (south) elevation of this cross-gabled house faces south toward West King Street, but the house is set back substantially from the road and partially obscured by a large apartment complex to the southeast (WT0831). The entire house, excepting only the areas under gables, is composed of roughly coursed rubble whose pattern is marked by large, dark facing fieldstones. It is possible that the fieldstone is a veneer, but the presence of a fieldstone chimney and stone sills on window openings argues against this. The south elevation is dominated by a large, front-gabled, projecting porch supported by sturdy

squared columns at the southeast and southwest corners of the porch. A low wall of fieldstone with concrete sills and pronounced, decorative foot drains with linteled arches surrounds the porch. The tympanum under the gable's deep soffits is parging over an unknown material, with a pronounced, horizontal cornice separating the parging from the open porch below. The porch roof is clad in a recent, standing seam metal application, while the south face below the porch opening offers a recessed window opening with a fieldstone sill, the opening having been partially boarded in. Open rafter tails are visible along the east and west faces of the projecting porch, while the porch ceiling is composed of beadboard. An uncovered section of the porch extends to the east, where a set of concrete steps with a pronounced cheek wall of fieldstone and a metal railing descend to the south. A set of wooden steps has also been added at the east side of the uncovered portion of the porch.

The remainder of the first floor of the south elevation under the porch includes a single, wooden door with a nine-light window but is otherwise featureless. The first floor of the south elevation to the left of the porch includes a double bay of three-over-one, double-hung sash, wooden windows with metal storm windows and a concrete sill. A gorgeous, keystone, angled stone lintel is visible above this window bay. The basement level offers two additional, recessed window openings that are now partially boarded in and vent the basement area. Both have fieldstone sills and keystone, angled stone lintels. The tympanum of the south-facing gable, meanwhile, includes the same parging treatment found on the porch gable, with a double bay of three-over-one, double-hung sash windows with metal storm windows and a wooden trim treatment. The parging treatment also descends slightly below the tympanum area near the junction of the porch roof with the main, south elevation face. The southwest and southeast corners both offer large fieldstones arranged in a rough quoin pattern.

The west elevation is remarkable for the prominent, exterior, fieldstone chimney located near the southwest corner of the house. Two additional recessed, basement-level window openings with stone sills and keystone, angled stone lintels flank the stone chimney, which features a brick cap covered in concrete. Centered below the gable on the first floor is a double bay of one-over-one, double-hung sash wooden windows with metal storm windows, a concrete sill, and a keystone, angled lintel. Another off-center, basement-level, recessed window opening with a stone sill and keystone, angled lintel is visible below this double window bay. Toward the rear (north) end of the west elevation is a large oil tank resting in the yard, while a single, one-over-one, double-hung sash, wooden window with a metal storm window, a concrete sill, and a keystone, angled lintel is visible just above this oil tank on the first floor. The second floor portion of the west elevation, contained entirely in the tympanum of the side gable, is parged as elsewhere and offers a double bay of one-over-one, double-hung sash, wooden windows with metal storm windows. Damage to the surrounding parging suggests that this entire window unit may be a replacement of an earlier window treatment at this location. A small, three-over-three, double-hung sash, wooden window with metal storm window is located directly under the eaves at the north end of the tympanum. Open rafter tails are visible along the entire length of the west elevation.

The north elevation was partially inaccessible but appears to offer two symmetrically positioned, single windows with concrete sills and keystone, angled lintels on the first floor, while the parging of the tympanum on this north elevation is equivalent to that found elsewhere. A double bay of double-hung sash, wooden windows (perhaps three-over-threes) with metal storm windows is centered on the tympanum directly below the gable peak. The stone quoin treatment found at the southeast and southwest corners is also visible at the northwest and northeast corners. A low, stone retaining wall is located a short distance from and runs parallel to the north elevation.

The first floor of the east elevation, moving from south to north, features one wooden door with three vertical lights, followed by two symmetrically placed, three-over-one, double-hung sash, wooden windows with metal storm windows, stone sills, and keystone, angled stone lintels. A slightly larger, third window opening is found at the north end of the first floor of the east elevation and is a three-over-one, double-hung sash, wooden window with a storm window, stone sill, and keystone, angled stone lintel. The tympanum of the second floor of the east elevation includes a centered double bay of windows similar to that found on the west elevation, with flanking one-over-one, double-hung sash, single, wooden windows on either side. A third, smaller, one-over-one, double-hung sash, wooden window is located directly under the eaves near the north end of the tympanum. Well-worn stone steps at the rear (north) of the lot rise to the rear (south) side of WT0828. A set of concrete steps with stone cheek walls and metal railings also leads up from West King Street to the south elevation; these are likely original to this property.

WT0830 Chapell and Myrtle Wilson Rental House #2 (Circa 1940) 402 West King Street

This two-story, vernacular, running bond, brick building was constructed between 1939 (Cy Crumley Scrapbook) and 1947 (Boone Sanborn Map), probably circa 1940. The house was almost certainly built at the direction of Chapell and Myrtle Wilson, who purchased the lots encompassing this property in 1937 (Deed Book 47, Page 340) and did not sell them to John and Theresa Hollar until November 1955, long after this house had been built. It is almost certain that this property and WT0829 were income-producing rental properties for the Wilsons. The southeast corner porch was clearly open to the elements in 1950, low-aerial images taken by Palmer Blair (Pal-Bla-02-003 and Pal-Bla-02-004). A small dormer that may have functioned as an attic vent and that was located on the east face of the roof was visible in those Palmer Blair images and as late as 1972 (Bob-Bre-02-136) but has since been removed. The previous asphalt shingles for this hip-roofed building are still partially visible under the recently applied, standing seam metal roof.

The first floor of the main (east) elevation, reading from left (south) to right (north) includes a six-over-six, double-hung sash, vinyl replacement window (muntins are likely fake); a single vinyl replacement door with a divided upper light (muntins are likely fake); an open-raftered, hip-roofed awning with standing seam metal roofing over this doorway; a very small, one-over-one, double-hung sash metal window immediately right of the door; a slightly larger but narrow, one-over-one, double-hung sash, vinyl replacement window

immediately right of this; and a one-over-one, double-hung sash, vinyl replacement window near the north end of the elevation. The second floor, reading left (south) to right (north), includes a six-over-six, double-hung sash, vinyl replacement window; two narrow, widely spaced, four-over-four, double-hung sash, vinyl replacement windows; and a six-over-six, double-hung sash, vinyl replacement window directly above its first floor cousin. All of the muntins in these second floor windows appear to be fake, and all of the piercings on both floors appear to occupy the original piercing placements for this elevation and feature marble sills and lintels that appear to be original to the building. A large wooden deck, clearly not original, occupies the yard on the south half of the east elevation and provides access to the entrance, while a wide set of wooden stairs descends from this porch to a concrete pathway near the southeast corner of the building. Open rafter tails are visible along the entire roofline of the east elevation.

At the south end of the east elevation is a brick, one-story, porch addition with a hip roof of standing seam metal. This originally open porch has been enclosed on the east elevation with vinyl siding and the addition of a single door covered with a metal storm door. This porch appears to rest on a concrete foundation and wraps to the south elevation, where the porch opening is again enclosed with vinyl siding and the addition of two sets of windows—a double bay of one-over-one, double-hung sash, vinyl windows to the east and a single, one-over-one, double-hung sash, vinyl window to the west. Open tail rafters are visible on all three sides of this porch addition. The west face of the porch addition includes a shed-style awning clad in standing seam metal over a basement-level wooden door that is accessed from a door well below grade.

The southwest corner of the main building is slightly stepped out and roofed with its own hip roof projection clad in standing seam metal. The second floor of this projection's south face includes a six-over-six, double-hung sash, vinyl replacement window with faux muntins. The first floor offers a double bay of six-over-six, double-hung sash, vinyl replacement windows with faux muntins. Both window openings have marble lintels and sills. Recessed window openings filled with wood and a center vent are visible at the basement level, both with concrete sills. The second floor of the south elevation above the porch addition, meanwhile, includes a single, six-over-six, double-hung sash, vinyl replacement window with faux muntins and the customary marble sill and lintel. Open rafter tails are visible along the entire length of the south elevation roofline.

The west elevation is dominated by an exterior chimney that interrupts the prominent roof overhang and terminates with a brick, arched cap. The right (south) side of the chimney is stepped with marble capstones. To the right of this chimney on both the first and second floors is a six-over-six, double-hung sash, vinyl replacement window with faux muntins and a marble sill and lintel. A basement-level window opening similar to those on the south elevation is visible at grade. To the left (north) of the chimney on the first floor is an unusual, two-light, vinyl replacement, sliding sash with marble lintel and sill. A slightly smaller, six-over-six, double-hung sash, vinyl replacement window with marble sill and lintel is located near the north end of the first floor. To the left of the chimney on the second floor are two widely spaced, six-over-six, double-hung sash, vinyl replacement windows with faux muntins and marble lintels and sills. The north elevation offers two

symmetrically spaced, six-over-six, double-hung sash, vinyl replacement windows with marble sills and lintels on both the first and second floor, although the first floor west window is slightly smaller than the others.

WT0831 Chapell and Myrtle Wilson Apartments (Circa 1945)

400 West King Street

Located on what was originally a single parcel containing WT0829 and WT0830, this building has a complex history that originates sometime between 1939, when it did not appear in the Cy Crumley Scrapbook image of Boone from the southwest, and 1947, when it appeared in the Boone Sanborn map as two concrete block buildings—a smaller, one-story building set to the west, adjoined immediately to the east by a larger, two-story building. A 1950, low-aerial image by Palmer Blair (Pal-Bla-02-003) clearly shows that the smaller, west building was a two-bay garage building, probably for WT0829 and WT0830. The east building, meanwhile, had similar window and door piercings, except that the large, first-floor openings at the east and west ends of the east building were clearly used as garage bays. These dates and the deed history suggest that the building was yet another income-producing project of the Chapell and Myrtle Wilson, who owned the property at the time. Another Blair image (Pal-Bla-02-004) actually shows a car parked in the east bay. Between 1955 (Agr-Ext-1M-94) and 1963 (Appalachian Collection low aerial image), the west building was converted to a two-story apartment building adjoining the east building. This work was completed by one of two possible owners during this period: John and Theresa Hollar or J. C. and Ruth McConnell. The third floor appears to have been added to each building between 1963 and 1972, when it appeared in a postcard image (Bob-Bre-02-136); this addition was likely the work of Walter and Eula South (South and South Rentals), who acquired other properties on this hillside and were making additions to those properties during the mid-1960s. The Souths purchased this property in 1965 (original deed lost, but see Deed Book 256, Page 754).

This complex construction history is evident in the appearance of the south elevation of the building, which in reality is still two distinct but adjoining buildings. Multi-colored, running bond brick dominates all elevations, although multiple stocks appear to be in play. The south elevation of the west building is marked by mirrored apartment bays with two separated wooden doors with aluminum storm doors at the center and double window bays of one-over-one, wooden, double-hung sash windows with brick, rowlock sills. A clear seam in the brick, resulting in slightly different brick stock, is visible between the second floor of the west building and the second floor of the east building. The south elevation of this second floor of the west building features two widely spaced, double window bays of six-over-six, wooden, double-hung sash windows with aluminum storm windows and brick, rowlock sills. The second floor of the west building is divided from the third floor by a concrete band that appears to have originally been the roof for this west building when its second floor was added. The third floor of the west building offers a similar, widely spaced pattern of two double window bays, although those on the third floor are slightly larger than those on the second floor, creating an imbalanced appearance.

The first floor of the south elevation of the east building reveals that its outer, former garage bays each have been filled in with a window and door grouping. The paneled door is covered by an aluminum screen door, while a large, plate glass window with a wooden bulkhead sits to the outer side of the door relative to the building. Moving toward the center from these outer bays are small, one-over-one, double-hung sash windows with wooden bulkheads, followed by single, wooden doorways with aluminum storms leading into each of these middle, ground-floor apartments. At dead center is a single, wooden door with an aluminum screen door that provides access to the second floor apartments. The second floor of the south elevation of the east building is marked by five symmetrically spaced windows with rowlock sills, all of them one-over-one, double-hung sashes (probably wooden), with the exception of the second window from the east, which is a six-over-six vinyl replacement. The second floor of the east building is separated from the third floor by a concrete band at a slightly lower level than that found on the west building; this served as the original roofline for the east building before the third floor was added. Brick stock moving from the second to third floor is noticeably redder. The third floor offers three double bays of six-over-six, double-hung sash windows (probably vinyl replacements) with rowlock sills. The outer windows are symmetrically spaced, but the center window is slightly off center to the west. The roofline of the west building, meanwhile, sits slightly higher than that of the east building, with a narrow band of vertical siding covering the slightly exposed east elevation of the west building. The side-gabled roof on both sections is clad in standing seam metal.

The east elevation of the east building is largely featureless, running bond brick, aside from the concrete band dividing the second and third floors, plus a small, wooden vent at the apex of the gable that sports a rowlock sill. Various mechanicals are also visible. A concrete staircase, visible in images from 1950 and 1963, has been removed from the hillside along the east elevation. The north elevation, meanwhile, reveals only the third floor of the complex at grade. A concrete sidewalk runs the length of the north elevation, and the east building is divided into three bays. The first two bays from the east are essentially mirrored, with a wooden, paneled door with an aluminum storm door at the far east end, followed quickly to the west by a horizontal, two-over-two, double-hung sash, wooden window with aluminum storms and a rowlock sill. A short distance to the west of this window is a small, sliding sash, vinyl window with a rowlock sill. This pattern is then replicated in reverse, except that what appears to be a brick, squared column separates the large window from the door in the center bay; this may be the remnant of an old boiler stack. The pattern is then repeated to make up the third bay of the east building along the north elevation. Below grade along this elevation are at least two window wells, presumably for the second floor apartments (a third appears to have been filled in). A slight dividing wall separates the east building from the west building, which consists of two bays that essentially repeat the features of the east building in mirrored fashion, except that both entrances of the west building are reached via a three-step stoop. Window wells for the second floor of the west building are adjacent to these stoops toward the center of the elevation, and the concrete band between the second and third floors runs between the stoops and the actual threshold for each apartment entrance. Both the east and west buildings have prominent eaves with boxed soffits along the north elevation.

The west elevation of the west building is similar to the east elevation of the east building, with the concrete band dividing the second and third floors and the small vent below the apex of the gable with a rowlock sill. A Z-shaped set of stone steps with stone cheek walls and a metal railing rises from King Street to the north elevation, pausing at the second floor for a single, wooden doorway with an aluminum storm door, covered by a shed-style roof with wooden brackets and standing seam metal as a decking. The west elevation is otherwise featureless.

WT0832 Estes Electric Shop and Apartments (1949)

380 West King Street

This two-story, brick and concrete block building with a flat roof was likely completed in 1949. It does not appear in the 1947 Sanborn map, although it is visible as a two-story building in two 1950 aerial images by Palmer Blair (Pal-Bla-02-003 and Pal-Bla-02-004); at that time the west end of the first floor, south elevation, was a garage bay. The building was apparently built during the ownership of Edith Estes and Cecil Ray Estes, who purchased the lot in August 1947 (Deed Book 63, Page 356). Ray Estes appears to have opened the Estes Electric Shop in the building, described as being “opposite Baptist Church” in a March 31, 1949, *Watauga Democrat* advertisement, sometime prior to that date. It’s likely that the second floor was reserved as apartments at that time. Today, the entire building serves as student apartments for nearby Appalachian State University.

The south, main elevation at street grade with West King Street has changed dramatically from its appearance in 1950. Originally entirely of running bond, multicolored brick fascia over concrete block, the first floor on the south elevation now has horizontal weatherboard covering the original treatment. At the west end of the first floor, the original garage bay has been replaced by a recessed entrance to an apartment with a wooden door and an aluminum storm door, followed to the right (east) by a double window bay of one-over-one, double hung sash, wooden windows with aluminum storms. Just to the east of this, the pattern is repeated in mirror fashion, replacing a large plate glass window piercing that was in this location in 1950. Just east of this, a piercing visible in the 1950 Palmer Blair image (probably originally a doorway to the second floor staircase) has been covered over completely, while to the east of this, another large plate glass window bay from the 1950 image has been converted into yet another double window bay and door combination. At the east end of the first floor is a single, full-length glass door entry, presumably functioning as a staircase to the second floor. The second floor of the south elevation, meanwhile, retains its original window piercings, consisting today, from left (west) to right (east), of two double window bays, a single window bay just off center, another double window bay, and a single window bay at the east end. All have rowlock sills, and all windows appear to be six-over-six, double-hung sash, vinyl replacement windows with faux muntins. A shed-style roof with asphalt shingles and a boxed soffit divides the first and second floors of the south elevation.

The east elevation features a slightly stepped parapet roof with terracotta coping, and it is windowless but reveals an intriguing consequence of a change to the parcel to the east. A 1963 low aerial image from the Appalachian Collection shows this east wall with veneer

brick on the second floor but the first floor still composed of concrete block that had suddenly been exposed as a result of excavation of the land to the east. This lower portion has been parged over with a thin layer of brick-like veneer arranged in an imprecise running bond pattern. Near the junction of this added material with the original brick above, a bizarre run of rowlocks is visible near the south end of the wall, perhaps originally having served as a lintel to a side garage bay. Unfortunately, no photographic evidence of an opening on this side at this location survives, so the purpose of this lintel treatment is not known. Sometime since 1963, a doorway with a wooden door and a deep surround has been cut into the first-floor level near the north end of the building; this door and its frame appear to have been salvaged from another location, possibly on this property. To the rear (north) of this, the unusual brick parging treatment has been applied to a retaining wall added to support the patio area at the rear (north) of the second floor. In addition, a concrete wall with a gaudy, faux stone pattern applied to it has been added on top of this retaining wall.

The west elevation, meanwhile, has a similar stepped parapet roof with terracotta coping, as found on the east elevation, and reveals a similar veneer treatment applied to the concrete block foundation of the building when a concrete staircase leading up the hill was added, probably in service to WT0833, located just north, and installed sometime between 1950 and 1963. The second floor of the west elevation offers a single, six-over-six, double-hung sash, vinyl replacement window with faux muntins and a rowlock sill just south of the parapet step down, while a larger, double window bay of one-over-one, double-hung sash, vinyl replacement windows with a rowlock sill is visible just north of the parapet stepdown. The roof, which is visible from the concrete stairwell leading north along the west elevation, is of rubber.

The north (rear) elevation, meanwhile, moving from west to east, consists of a series of six-over-six, double-hung sash, vinyl replacement windows of varying sizes, all with faux muntins and most with rowlock sills, arranged in order as a single medium-sized window, a larger single window, a medium single window, a small single window, a medium single window, a large double window bay, and a single medium window. Just east of the second single window from the west is a tall boiler stack, from the base of which leads a metal chute to a boiler house located a short distance to the rear of the building. This boiler house appears to be concrete block that has been clad in the same unusual, parged "brick" treatment. Surrounding the boiler house is a concrete pad, and its roof is also covered in concrete with a metal railing on three sides, creating a deck-like area for WT0833 to the north. A set of wooden steps descends to the concrete pad around the boiler house, apparently covering or replacing concrete steps that were visible in the 1963 image. The doors and windows of this boiler house appear to have been bricked in, raising questions about whether it is still functional.

WT0833 Cecil Ray and Edith Estes Apartment Building (Circa 1958)

392 West King Street

This two-story, multicolored, running bond, brick building appears to have been built between 1955 and 1963, probably by Cecil Ray Estes and Edith Estes. The building does not appear on several aerial images of this hillside taken by Palmer Blair in 1950 (Pal-Bla-02-002 and Pal-Bla-02-004), nor does it appear on the 1955 Watauga County Soil and Water aerial image of Boone (Agr-Ext-1M-94). It does appear, however, on the 1963 low aerial image from the Appalachian Collection and remains essentially unchanged from its appearance that year.

The first and second floors of the south elevation are essentially divided into two vertical spaces that mirror one another. The first floor, reading from left to right, features a single doorway with a wooden door with stepped, rectangular lights and an aluminum screen door, over which hangs a metal awning. To the east of this door are two slightly separated, medium-sized, horizontal-light, two-over-two, double-hung sash, metal windows with metal screens. Both have rowlock sills. To the east of the second window is a double window grouping of large, horizontal-light, two-over-two, double-hung sash, metal windows with metal screens and a rowlock sill. This pattern is repeated in mirror fashion along the second half of the elevation. A concrete walkway supported by a natural stone retaining wall provides egress from the nearby concrete sidewalk to the apartment entrances. The second floor of the south elevation, reading left to right, has a medium-sized, double window bay of horizontal-light, two-over-two, double-hung sash, metal windows with metal screens and a rowlock sill. A single version of this window type is a short distance to the east, followed by a large, double window bay of horizontal-light, two-over-two, double-hung sash, metal windows with metal screens and a rowlock sill. The pattern is mirrored for the east half of the elevation.

The west elevation has the concrete staircase coming up from WT0832 passing just to the west of the building. The first floor of the west elevation, meanwhile, features a medium, double window bay of horizontal-light, two-over-two, double-hung sash, metal windows with metal screens and a rowlock sill, followed to the north by a single version of the same window type. The second floor features a large, double window bay of horizontal-light, two-over-two, double-hung sash, metal windows with metal screens and a rowlock sill, centered over the grouping on the first floor. The east elevation of the building was not accessible, but the 1963 low aerial image suggests that this same window configuration was present on the east elevation at that time. The north elevation, meanwhile, is at grade with the second floor of the building, with a wide concrete patio in the space between the building and a concrete retaining wall supporting the parking for the building just to the north. At the extreme ends of the north elevation are two doors, each a wooden door with three stepped, rectangular lights and a metal screen door. Both are covered with a metal, shed-style awning. The roof is essentially flat, with a slight crown at center to aid with drainage. The roof is clad in rubber.

WT0834 Mayflower Beauty Shop and Apartments (1956)

362 West King Street

This two-story, running bond, brick building fronting on West King Street was built in 1956, probably by Ralph and Edith Estes, who purchased the property in June 1956 from Chapell and Myrtle Wilson. A plat recorded in late June 1956 also displays this building as a “Beauty Shop” (Plat Book 2, Page 87). The Mayflower Beauty Shop, owned by Mrs. Ralph (Edith) Estes, opened in the building on September 17, 1956, according to an advertisement in the September 13, 1956, issue of the *Watauga Democrat*. The building does not appear in the 1950 Palmer Blair aerial images or the 1955 Watauga County Soil and Water high aerial image (Agr-Ext-1M-94). It is visible from the east in the 1963 Appalachian Collection low aerial image, looking very similar to its present appearance. It’s likely that the second floor was used as apartments, as it is today. The first floor was home to Veggies, Fruit, and More, a farmstand, at the time of the survey visit.

The building features a hipped roof that was clad in asphalt shingles as late as 2014, meaning that the present, standing seam metal roof is a recent addition. The first floor of the south elevation features a shopfront configuration that may be original or similar to the original. The shop entrance is inverted at a slight angle, with three large, plate glass windows (one of which was busted out at the time of the survey and boarded over temporarily) in a wooden frame, with a fifteen-light wooden door with a narrow transom light overhead. Another large, plate glass window is just to the right of the door as the face of the building angles back out again. The second floor is separated from the first floor by a shed-style overhang clad in asphalt shingles that also has a boxed soffit, which is supported by two decorative iron posts toward the east end of the elevation. These iron posts were replaced sometime in 2017 by wooden, treated posts. This feature also appears changed from the appearance in 1963, when it appeared to be a flat overhang supported by poles. The second floor of the south elevation, meanwhile, offers a sliding sash, vinyl replacement window to the left side and a slightly larger, sliding sash, vinyl replacement window to the east. Both have rowlock sills.

The west elevation is a mostly featureless, running bond, brick wall, save for two tiny, symmetrically placed, one-over-one, double-hung sash, vinyl replacement windows on the second floor level, probably used as bathroom windows for the apartments. A brick chimney stack—probably for a boiler—rises at the rear of the building. Beyond this is a one-story brick addition to the north elevation, featuring a metal door with a wood frame and a large, boarded over, picture window with a concrete sill to the left of the door. This addition also features a tall chimney stack rising from it. To the rear of this is a concrete block addition of unclear purpose but perhaps built as a retaining wall for the hillside behind. The second floor of the north elevation of the main building, meanwhile, offers two sliding sash, vinyl replacement windows with rowlock sills, this time equivalent in size to one another and symmetrically spaced.

To the east of the main block, a brick retaining wall supports the patio for the second floor apartments. A short distance to the east is a set of concrete steps that rise to the second floor apartments. Since the time of the survey, a wooden deck appears to have been built

over the original concrete patio and steps. The east elevation of the second floor, meanwhile, reading from south to north, includes a vinyl replacement door, followed at center of the elevation by two symmetrically spaced, sliding sash, vinyl replacement windows with rowlock sills, followed to the north by another vinyl replacement door.

WT0835 John W. Hodges Garage and Office (Circa 1930)

352 West King Street

This two-story, hip-roofed building composed of stone, concrete block, and running bond brick is located at grade with West King Street and appears to have been built sometime between 1928 and 1935, almost certainly at the direction of John W. Hodges, who owned the property from at least 1910 until his death in 1956. Marsha Turner, the present occupant of WT0624, just up the hill to the north of this property, indicates that Hodges initially built the building as a garage for WT0624 and kept an office upstairs. The building does not appear on the 1928 Sanborn map of this vicinity. Newspaper advertisements from as early as December 12, 1935, suggest that the Mayflower Beauty Shoppe—which occupied this building for years before moving to WT0834 in 1956 (*Watauga Democrat*, September 13, 1956)—was located in this building, noting its location as “opposite Reins-Sturdivant Funeral Home.” That funeral parlor business was located at the southeast corner of King Street and College Avenue, directly opposite WT0835, as shown on the 1947 Sanborn map. The beauty parlor building appears to be visible in the 1939 Cy Crumley Scrapbook image of Boone taken from the southwest, with some suggestion that it may have had a garage bay on the first floor and an apartment or shop upstairs. The building appears on the 1947 Sanborn map with its original brick, core footprint and is described as a two-story store. The front porch addition appears to have been in place by 1963, as seen in the low aerial from the Appalachian Collection. The building, which most recently housed a coffee shop, has remained vacant for a number of years dating back to well before the survey was completed.

Based on material visible at the southwest corner of the original building, it appears that the foundation of the main block is of natural stone, with concrete block built atop that for the upper story of the main block, which has a brick fascia applied over the block. The second story of the south elevation includes a large window complex at center, featuring a large, central plate glass window with flanking, two-over-two, double-hung sash, wooden windows to either side. Eaves of the hip roof are prominent on all sides, and the roof is clad in asphalt shingles. The first floor of the main block’s south elevation is obscured by a concrete block addition that appears to have been added between 1950 and 1963. The south elevation of this addition is dominated by a run of three large, plate glass windows with a wooden frame, followed to the east by a single door with a wooden screen door, followed in turn to the east by another large, plate glass window. The west elevation of this south addition features a one-over-one, double-hung sash, wooden window. The remainder of the west elevation is obscured by an irregularly shaped addition of parged concrete block or stone on the first floor, with a one-over-one, double-hung sash, vinyl replacement window with bars over it visible on the south face of this west addition. The first floor of this west addition is capped by a second floor addition of vertical paneling topped by a

shed style roof with asphalt shingles. The large, concrete staircase leading to the east apartment entrances of WT0834 runs alongside the west elevation of WT0835. A prominent boiler chimney is visible rising along the west side of the building.

The east elevation is almost entirely obscured by a large, wooden, stockade fence set back slightly from the south addition face. A set of concrete steps leads up to a gate in this fence, then continues behind, rising to the John W. Hodges House (WT0624). A single window is visible along the second floor of the east elevation, but it was too obscured to determine specifics about the window. What appears to be a former exterior chimney is visible along this east elevation, and there appears to be another window—possibly another one-over-one, double-hung sash, vinyl replacement window with bars over it—on the north portion of the east elevation. The north elevation was not accessible but appears to be largely obscured by retaining walls built for a deck used by yet another building located on the property to the rear of WT0835. This rear building was neither visible nor accessible to surveyors and has been confirmed solely through current aerial images.

WT0836 J. D. Rankin House (1923) 471 West King Street

According to Brad Harmon, whose family has owned this building since 1950 (Deed Book 68, Page 17), this one-story, front-gabled, frame building on a parged foundation (likely of concrete block) and currently clad in vinyl siding was built in 1923 for Dr. James D. Rankin, a professor of English at nearby Appalachian State Teacher's College (now University). The deed record seems to confirm this date, as Rankin bought the property in January 1923 from C. M. and Annie Yates, shortly after accepting his position at ASTC in 1921 (Deed Book 29, Page 361). The residence is also clearly visible in the 1928 Sanborn Map of Boone. The building has been altered repeatedly since at least the 1950s; while many of these changes are reversible, the house bears little resemblance to its original appearance.

This building fronts on West King Street from the south and has a raised seam metal roof that is not original and is of different composition than the asphalt shingle roof seen in images before 1963. Driveways leading to the large parking lot at the rear (south) of the building are located on both east and west sides of it. The center of the building features a raised, front gabled, bungalow-style roof section clad in vinyl siding, with one small, single light, fixed window on the east elevation and two small, single-light, wooden windows on the west elevation. The north (front) elevation features the main entrance with a prominent, attic-level deck with a gable extension over it; this deck feature was added in 2009, offers iron railings on its perimeter and exposed rafters under the roof, and is supported by two Tuscan-style columns. An attic-level entrance is defined by multi-light French doors. The attic level of the main house, meanwhile, has vinyl siding beneath the gable, with a painted decorative strip below the vinyl with star elements on it. The first-floor, bricked-in porch features a one-light aluminum door at center, flanked by double, one-over-one, double-hung sash, vinyl window sets with rowlock sills. This brick entrance was formerly a porch that was enclosed around 1960, according to Harmon. A 1963 aerial image (Appalachian Collection) confirms that the porch was bricked in by that time, but a

1950 aerial image by Palmer Blair (Pal-Bla-02-004) also seems to indicate that the porch was bricked in by then. The northwest corner of the building, outside of the porch, features a small set of concrete steps descending to the west driveway.

The east elevation wraps the brick from the former porch at the northeast corner, with vinyl siding extending along the remainder of the first floor of the elevation. Two sets of double, one-over-one, double-hung sash, vinyl windows are located in the vinyl portion of the first floor. The basement level consists of parged concrete and has two sets of two-over-two, horizontal-light, double-hung sash, aluminum windows at the center of the elevation, as well as two covered, former window openings toward the rear (south).

The south elevation offers two widely spaced, basement level, wood-paneled doors with wood-frame awnings clad in raised-seam metal over each door. The first floor level has filled in framed areas, one of which is narrow and tall (apparently a former large, narrow window, as seen in Pal-Bla-02-003), and the other short and wide (a former window bay, as seen in Pal-Bla-02-003). The short and wide area features one small, fixed-light, vinyl window inside part of it. The remainder of the area is filled with vinyl siding. A similar space to the narrow and tall frame is located in the attic level under the gable apex, also filled with vinyl siding.

The west elevation of the building features a multicolored brick, exterior chimney at the center, though the chimney does not breach the roofline and thus is likely non-functional. The basement level has two one-over-one, double-hung sash, vinyl windows south of the chimney and one small, side-by-side, fixed-light, metal window to the north of it. The first floor has two double, one-over-one, double-hung sash, vinyl windows south of the chimney and one north of the chimney. The window set to the north of the chimney, however, has plywood covering the southern window with a heating vent at the top of the plywood.

WT0837 Carolina Pharmacy Building #2 (1973)

489 West King Street

According to a family member of Brad Harmon named George, who was present during the survey of WT0836, this building was built sometime around 1971. A more likely date is late 1972 or early 1973, following the sale of this property by R. H. and Cleata Harmon to James and Wilma Greene on August 1, 1972 (Deed Book 131, Page 500). The building was the third location of Carolina Pharmacy and apparently built for that purpose. The building is also significant in local lore for Greene's employee, Dr. Howard M. Logan, who was murdered during a robbery in the building in December 1982 (*Asheville Citizen-Times*, December 12, 1982). Greene retired in 1987 and sold the property later that year. Long divided into two storefronts thereafter, the present tenant—Boone Saloon—has recently taken over the second space and converted the building to a single storefront once again. Since the survey, this owner has erected a large, elevated, wooden deck on the east side of the building to facilitate outdoor seating.

This one-story with basement, concrete block, flat-roofed building fronts on West King Street and features a multicolored, running bond, brick veneer on its main (north) elevation. The roof of the north elevation features metal coping, and the east elevation roofline displays terracotta coping. Parking lots are located to the east and south of this building, and the west elevation abuts the neighboring building on the west (WT0838). At the time of the survey, a wooden staircase descended to the south along the east elevation of the building at the northeast corner from the street level to the lower, east parking lot. The north (main) elevation has two entrances of similar designs. The entrances are recessed bays with full-length, one-light, aluminum doors flanked by vinyl windows with faux, fifteen-light muntins and rowlock sills, although the west window of the east bay does not have the muntins. Above the entrances are concave, rectangular, metal awnings with wood panel ceilings. West of the west entrance is a projecting, three-window bay with vinyl windows in each bay and a continuous rowlock sill. The outer two windows have 24 light muntin treatments. Above this bay is another concave, rectangular, metal awning.

The east elevation of the building has a centrally located basement entrance consisting of double, full light, aluminum doors flanked by one-over-one plate glass sidelights. Over the entrance is a wood-framed gable roof with asphalt shingles. The basement entrance is slightly below grade, and concrete retaining walls extend out along the gable-roof outline. Iron rails extend above these retaining walls, and concrete steps descend to the entrance from the east parking lot. Slightly south of the entrance and at the first floor level is a large plate glass window with a steel lintel. Since the field survey was completed, the building's owner has added a large, wooden, elevated deck along this east elevation, which is accessible from the King Street sidewalk and the restaurant interior via a doorway at the former location of the plate glass window with the steel lintel. The southeast corner of the building features a painted brick chimney with a concrete cap.

At the west end of the south elevation's basement level is a steel door with a wood frame awning with a raised seam metal roof. Moving east from the door are utilities and mechanicals, a small, three-light window with steel grate covering, further utilities and mechanicals, a small, wood, utility shed, and a 24-light, steel window in a six-by-three configuration with a fixed top row and hopper sash for the two bottom rows. This steel window features a concrete sill and a grate acting as a security feature. The first floor features two widely spaced one-over-one, double-hung sash, vinyl windows.

WT0838 Harvey Ayers Building (1963)

493/497/499 West King Street

This two-story, flat-roofed, brick building fronts onto West King Street from the south and was completed by Perry Greene in late 1963 at the direction of Harvey Ayers. Newspaper accounts describe a children's shop (operated by Ayers) and Cupboard Casuals, a ladies' shop (operated by Jack Feimster), as the original tenants on the first floor, with four apartments (two two-bedroom, two one-bedroom) on the second floor. The basement level was intended to hold parking for the apartments (*Watauga Democrat*, July 18, 1963, and

November 7, 1963). These newspaper accounts also include images of the building's façade.

The building offers a multicolored, running bond, distressed brick façade on its main (north) elevation and an appearance that is essentially unchanged since 1963. The roof features parapet walls with terracotta coping on the north, east, and west elevations. Dominating this north elevation is a shallow awning roof with slate shingles and a wood ceiling that spans the entire elevation over the first floor. The east end of the first floor features a wood panel door with a two-light transom, likely leading to the second floor apartments. The remainder of the first floor is devoted to the retail space, with a recessed entrance consisting of two wood panel doors with faux, nine-light muntins and transoms. A wood beam separates the two doors, confirming that the retail space was planned for two businesses, although it currently houses one business in the entire first floor. Flanking the entrances are two angled, one-light, plate glass windows with a low, brick bulkhead and a rowlock sill. East of the recessed entrance are two large, plate glass windows. West of the entrance are two larger, plate glass windows with large, wood muntins to give the appearance of four windows. The windows all sit on a continuation of the low brick bulkhead with its rowlock sill. The second floor of the north elevation has two double, symmetrically spaced, six-over-six, double-hung sash, wooden windows with rowlock sills and aluminum screens. Between these window sets is a smaller, single, six-over-six, double-hung sash, wooden window with a rowlock sill.

The west elevation, also of running bond brick, features three recessed, six-over-six, double-hung sash windows with fake muntins at the basement level. Damage around the northernmost window area suggests that this wall is a brick veneer over concrete block masonry. The first floor is unremarkable, while the second floor has six evenly spaced, single windows. The northern three appear to be six-over-six, double-hung sash, wooden windows with rowlock sills, while the southern three appear to be one-over-one, double-hung-sash, vinyl replacement windows with rowlock sills. Distinct bands of brick stocks are visible on this west elevation, suggesting that the brick was poorly sourced at construction.

The south elevation features a recessed entrance at the basement level on the west side of the elevation, which probably replaced the original garage entrance for the property and bears a distinct address of 499 West King Street. This entrance consists of one large, one-light door and a window set with a rowlock sill on the south elevation. The window set appears to be placed in a larger opening that has been filled with a one-over-one, vinyl window and a large, single-light, vinyl window. The east face of the recessed entrance features a door with one half-light window. The remainder of the basement level features a small, one-light, vinyl window with a rowlock sill. The first floor level, reading from west to east, features a side-by-side, sliding, metal window with a rowlock sill; two widely spaced, small, one-over-one, double-hung sash, metal windows with rowlock sills; and one larger, one-over-one, double-hung sash, metal window with a rowlock sill. An additional small, one-over-one, double-hung sash, metal window with a rowlock sill is located slightly higher than these first-floor windows. The second floor, reading from west to east, features a side-by-side, sliding, vinyl window with a rowlock sill; a wood-framed, metal door without a deck; a one-over-one, double-hung sash, metal window with a rowlock sill; and another

side-by-side, sliding, vinyl window with a rowlock sill. The southeast corner of the building also features a brick chimney with a concrete cap that probably is in service to a boiler.

WT0839 King and College Apartments (Circa 1974)

511 West King Street

This three-story with basement, side-gabled, running bond brick apartment building with asphalt shingles on the roof and breezeways on the east elevation was built between 1972 and 1984 (Appalachian Collection parade images and a Bobby Brendell Postcard Collection image, Bob-Bre-02-142). The building was likely constructed at the direction of the Western Investment Corporation, which acquired the property in January 1963 from C. C. and Julia Wilcox (Deed Book 89, Page 380).

The building sits on the south side of West King Street, but its east elevation, which does not front on West King, is the primary means of access to the building. An outer, iron stairwell tower rises near the center of the east elevation, providing access to each of the three floors. The breezeways have concrete slabs for flooring, ceilings made up of vinyl panels, and decorative iron balustrades on the outer part of the breezeways. The decorative pattern in the iron railings has three reverse “S” shapes between each support post. Many of the reverse “S” shapes have their bottom, curling segments broken off. Each floor has four apartment bays, with each bay consisting of a door flanked by one large and one small, one-over-one, double-hung sash window with rowlock sills. This bay configuration is arranged in an alternating pattern from apartment to apartment. All of the windows and doors are vinyl replacements.

The south elevation features one door at the southwest corner and a boarded-up window with rowlock sill at the basement level. Utility mechanicals and two metal vents are located to the east of the window piercing. Directly under the gable is a rounded arch piercing with a rowlock sill that has been filled with vinyl siding material. The remainder of the elevation is unadorned and unremarkable. The west elevation features 24 (eight per floor) evenly spaced, one-over-one, double-hung sash windows with rowlock sills. The vertical space between windows consists of tan brick, providing a striped column appearance to the west façade facing Appalachian Street. The north elevation consists of six (two per floor) evenly spaced, one-over-one, double-hung sash windows, with rowlock sills and decorative vinyl shutters. Directly beneath the gable is another rounded arch piercing with a rowlock sill that has been filled with vinyl siding material, mimicking the south elevation.

WT0840 Estel and Lucille Wagner Building (1957)

525 West King Street

This two-story, concrete brick building with basement, sits on the southwest corner of West King and Appalachian Streets. Prior to 1956, this lot—traditionally known as the “old Episcopal church corner” (*Watauga Democrat*, May 24, 1956)—was home for many years to a garden and plant business (that also apparently sold ice cream from time to time) run

by James Lyons. In May 1956, Estel and Lucille Wagner purchased the lot from Chapell Wilson (Deed Book 77, Page 70), shortly after which Wagner began construction on the building. A deed from March 1957, conveying a half interest in the property to Cecil and Flossie Miller, stipulated that the Wagners would “finish the building now under construction” on the lot (Deed Book 77, Page 597). First tenants included the Twins Bakery, operated by W. R. and H. J. Cottrell in the west section of the building, and Smith Printing Company, operating out of the east section of the building. A side entrance on Appalachian Street provided access to the Appalachian Barber Shop, operated by R. B. Fitch in the basement (*Watauga Democrat*, May 2, 1957). This building appears in a 1958 parade image of downtown Boone (Appalachian Collection) and 1957-58 footage from the Clarence A. Price Home Movies Collection (Cla-Pri-01-016) but is not visible in footage shot by Price during the winter of 1955-56 (Cla-Pri-01-015). Based on images in the Appalachian Digital Collection, by 1969, Linzy’s Hobbyscrafts, Records, and Gifts occupied at least one of the two storefronts. Carolina Business Machines then occupied the first floor as a single storefront from about 1972 until at least 1975. Jimmy John’s has occupied the building in recent years, with apartments on the second floor.

Fronting on West King Street, first floor of the main (north) elevation consists of a storefront, while the west elevation abuts the property to the west (WT0841) and is thus unobservable. The flat roof features terracotta coping on parapet walls with a brick chimney rising at the southeast corner. There appears to be rubber roofing material overhanging at the southeast corner of the building, indicating that the roof is rubber. The north elevation offers large, storefront windows that wrap around the northeast corner to the east elevation. Images from 1957 and the 1970s (Appalachian Collection) indicate that the storefront configuration has changed from the orientation at that time. While the piercings of the storefront now are essentially the same, the original configuration had a low bulkhead set back from the façade plane, with the shop windows running at an inverted angle from top to bulkhead. The two sets of windows also angled inward toward the center column, causing the column to serve as a divider between the two store entrances.

Currently, the center of the north elevation has a small column of concrete brick on the first floor. West of this column is a recessed entrance with an aluminum framed door and transom with a one-over-one sidelight, and a one-over-one plate glass storefront window completes the recessed entrance west of the door. Two one-over-one, plate glass, aluminum-framed windows finish the west end of the first floor of the north elevation. East of the concrete brick column are three one-over-one, plate glass, aluminum-framed windows. Above this first floor storefront is an aluminum-framed, vinyl awning that also wraps around the northeast corner of the building to the east elevation. The second floor of the north elevation features two sets of double, one-over-one, double-hung sash, vinyl replacement windows with concrete sills.

The east elevation features two one-over-one, plate glass, aluminum-framed storefront windows at the northeast corner of the first floor with an aluminum-framed awning over them. The remainder of the elevation offers two aluminum-framed doors at the southeast corner of the basement level. The basement level also features two vinyl replacement

windows, one in a wooden frame and one that has been entirely replaced, as well as a vinyl replacement, side-by-side, sliding window. The remainder of the first floor offers two aluminum-framed, plate glass windows as well as a nine-by-four glass block window that is not original to the building, as there is evidence of an earlier window that was removed from the piercing. The second floor has three bays of vinyl windows; each bay consists of a large, fixed central window flanked by one-over-one, double-hung sash windows, all supported by a spanning concrete sill.

The south elevation, fronting on a rear alley, has an alcove in the southwest corner at the basement level with a metal door next to utility mechanicals slightly east of the alcove. The first floor level has a five-by-six glass block window that does not appear to be original, as well as a piercing of a similar size that has been filled with concrete bricks. The second floor has two one-over-one, double-hung sash, vinyl windows.

WT0841 Daniel Boone Shoe Shop/Carolina Pharmacy Building #1 (1939)

531 West King Street

This is a one-story, red brick, commercial block building with basement that was constructed in 1939 at the direction of Chapell Wilson, who had purchased this land that had previously held the Episcopal Church (reported incorrectly as the Boone Lutheran Church on the 1928 Sanborn map) up until 1936 (*Watauga Democrat*, May 14, 1936). A *Watauga Democrat* article from August 31, 1939, described the construction of this complex, noting that “two buildings,” one with 25 feet of street frontage, the other with 17 feet, were underway and expected to be completed by November 1939. Walter Greene was the contractor on the project, with W. B. Hodges supplying the masonry work. The building appears from the north elevation to be two separate buildings, but the rear (south) elevation reveals that it is in fact one building constructed with two front-facing shopfronts divided by a firewall. The larger storefront to the west was home to Carolina Pharmacy, which had previously occupied a frame building known as the John W. Hodges Building (*Watauga Democrat*, November 9, 1939), believed to be the current site of WT0847. On October 26, 1939, a *Watauga Democrat* advertisement for the Carolina Pharmacy announced that establishment’s anticipated move into “a new location next to the Dixie Store” (WT0842). Daniel Boone Shoe Shop later occupied the east portion of the building. A separate ad from November 9, 1939, explicitly referred to WT0841 as the Wilson Building. The building also appears in the 1940 high aerial image (Agr-Ext-1940-9B-76).

A brief glimpse of the building is visible in a circa 1947 home movie from the Clarence A. Price Home Movies Collection (Cla-Pri-01-001) and in later films within this same collection. By winter 1955, the original, brick façade of the east portion had been covered over with panels (apparently those still visible at the top of the north elevation), although a large, multi-light, shopfront window with angled façade plane was still intact. After 1953, the east portion of the building was sometimes referred to as the L. D. Hagaman Building for its new owner, independent of the Carolina Pharmacy (west) portion of the building. By 1970, Thrif-Tee Discount occupied the east half of the building, hosting a prominent cable-hung awning that has since been removed (ASU Digital Collection parade images). The

following year both the large, cable-hung awning and business sign were removed and replaced with vertical metal paneling that extended from the roofline at a slight angle that includes a small, wood-frame, metal sign indicating that the business occupying the building at that time was Lids Boutique (according to a 1972 image from the ASU Digital Collection). The current stone treatment along the bulkhead and lower portions of the east half of the north elevation was added at an unknown date. The west portion of the building, meanwhile, displayed for many years a gorgeous, cable-hung awning with the Carolina Pharmacy name emblazoned in Art Deco lettering. Appalachian Tees occupied the east portion of the building at the time of the survey, while the west portion was vacant and temporarily boarded over. Macado's (WT0842) has since expanded into this west portion of the building.

Currently, the east portion of the building is occupied by Appalachian Tees and looks remarkably different from how it appeared in the 1970s. The north elevation is now visually divided into two halves by a large vinyl and metal frame awning spanning the length of the elevation. Beneath the awning the façade is clad in cultured stone with an entrance invertedly angled from east to west. The entrance is comprised of an eighteen-light, wooden door beneath a single-light transom in a wooden frame. The west wall of the north elevation angles in slightly toward the entrance from the westernmost corner of the elevation. Two large, single-light windows in wooden frames are on this slanted wall, apparently replacing the original multi-light window. The space above the awning is composed of painted-over, concrete panels that appear to date to the 1950s. The west portion of the building at the time of the survey offered a parged treatment along with terracotta coping along the north edge and a temporary work entrance for use during remodeling efforts at the property.

Following lengthy renovations that were finally completed in 2019, the original, multicolored, running bond, brick façade of the west part of the building was revealed. Framed by pilasters at the east and west ends of this west part of the building, a center, recessed frieze plate sits below a quadruple-tier corbel run that is coped with terracotta tiles. Decorative, gooseneck lamps now hang from the frieze plate. The original storefront configuration is long gone, replaced by a deeply recessed, outdoor seating area framed in paneled wood trim. Three boxed posts support the wide fascia board at the top of this opening. A metal-framed, vinyl, shed roof-style awning overhangs the seating area, which features a poured concrete floor. Three decorative balustrades fill three of the four gaps between the posts. The south wall of the seating area features two aluminum-frame doorways at the outer edges of the wall, with a parge, sixteen-light, garage door to allow open-air access to the rest of the restaurant.

The east and west elevation are not visible due to the neighboring buildings—WT0840 to the east and WT0842 to the west. The south elevation is clad in five-course, common bond, red brick and exposes a basement level. The first floor has five window openings in a random pattern. From west to east, there are two one-over-one, double-hung sash windows, a small, single-light window, a one-over-one window with a stationary bottom and hopper top, and a four-over-four hopper window. The first three windows are framed in wood, while the last two are framed in metal. The roof has a firewall parapet with

terracotta coping and a visible boiler stack centered on the roof. The basement level consists of a double wooden door and a single wooden door in the east corner of the south elevation. There are four window openings and another door opening farther west on the elevation that has since been boarded over. It is not known whether improvements were made to the south elevation as part of the 2019 renovations.

WT0842 Wilson Building (1938)

539 West King St.

This one-story, brick building with basement was completed in late May 1938 at the direction of Chapell Wilson explicitly for the Dixie Store, which occupied the Hahn Building (WT0597), sometimes known as the Caro Jean Inn, immediately prior to that (*Watauga Democrat*, June 2, 1938). The building has experienced numerous changes to its north elevation (front façade) since a 1947 oblique image (App-The-04-006) showed the building with a central, recessed shopfront entrance flanked by showcase windows to either side. About 1950, a substantial addition was added to the rear (south elevation), nearly doubling the footprint of the building (see Pal-Bla-02-002, where the foundation for this addition can be seen, with piles of bricks nearby). By 1965, when the building housed a Sears Roebuck and Company store, the north elevation entrance configuration had been brought flush with the main façade plane and replaced with aluminum-frame, plate glass windows, while most of the area between the original, quadruple-tier corbel band and the shop windows was clad in vertical wood siding. By 1971, the shopfront configuration was also paneled over with wood paneling, with the main entrance oriented to the far left (east) of the north elevation and geometrically patterned, narrow, single lights cut into the paneling along the remainder of the lower portion of the north elevation. Above the shopfront area, a wood-paneled overhang with open rafter tails at bottom and a series of nine interrupted, faux, front gables clad in metal shingles along the parapet roofline created a gaudy, “modern” appearance. The building was home to an unidentified business in 1971 but had changed to Coe Insurance and Realty by 1972 (Appalachian Digital Collection parade images). Today, this building operates as the Macado’s restaurant; the owners have recently purchased a portion of WT0841 directly to the east and are in the process of expanding the restaurant into that newly acquired space.

In 1962, E. F. and Ruth Coe, who had acquired this building from Chapell and Myrtle Wilson in 1956 (Deed Book 74, Page 590), also acquired from Myrtle Wilson a land-locked outparcel just east of the rear extension of this building that also backed up to WT0843 to the east (Book 88, Page 503). Using the previously deeded alley rights between WT0840, WT0841, WT0842, and WT0843, it appears that the Coes established a one-story garage building on this outparcel. This structure is missing from the circa 1963 Appalachian Collection low aerial image taken from the east but is visible in the 1964 high aerial of Boone (Agr-Ext-1964-1FF-118). Long separately deeded, it seems fair to nevertheless historically associate this garage addition with WT0842.

At the time of the survey, the upper portion of the north elevation of the main building was clad in red, running bond brick with the original quadruple-tier corbel band still visible

above the red brick exposed frieze. Terracotta coping lined the low parapet roof of the north elevation. Two red brick pilasters in a running bond pattern framed the north façade. The roof is flat and composed of rubber. Following renovations completed in 2019, these features still survive. At the time of the survey, the entrance configuration had returned to a central, inverted entrance with a double doorway flanked by two narrow sidelights. There was a single light with a painted wood surround on both inverted walls leading to the entrance. On either side of the inverted entrance was a large, single-light window with painted wood surround flanked by two pilasters that support a wood-paneled covering over the original transom lights. Indeed, the entire lower portion of this north elevation was clad in this vertical wood paneling, the entirety of which was covered by a fabric awning that ran between the two brick pilasters. Following the 2019 renovations, this entire storefront was removed and replaced with a new, paneled wood configuration consisting of three bays of two-light sliding windows above paneled bulkheads set to the east side of the building. Posts between the windows create a stunted pilaster effect. At the far west end is a recessed, double, aluminum door entrance with a wood panel set above the entrance. A metal-framed, vinyl, shed-roof style awning spans the entire storefront.

WT0597 obscures the north portion of the west elevation, but the exposed portion of the west elevation is clad in red brick in a nine-course, common bond, brick pattern. Terracotta coping runs along the stepped parapet roofline. This elevation is otherwise unremarkable, aside from some spalling of brick. The basement becomes exposed along this west elevation to the decline in grade toward Howard Street to the south. The concrete block foundation is exposed on the southwest corner of this elevation.

The east elevation is only exposed slightly in an alleyway; adjacent buildings cover the rest of this elevation. This east elevation is composed of nine-course, common bond, red brick. The basement level has a single, metal door in a metal frame underneath a wood awning with asphalt shingles. The awning has a hipped roof with metal flashing. Farther south on the main floor exists a window opening that has been boarded over. There is terracotta coping along the roofline of the east elevation.

The south elevation has two six-over-six, single-light windows in metal framing on the eastern portion of the main floor. The only other visible feature on the main floor is an air-handling vent at the eastern extreme of the main floor. The basement level has a metal frame window opening that now houses another air-handling unit. Farther east on this elevation are two three-over-three windows that no longer have glass in the panes. All windows on the south elevation have header sills. The concrete foundation is further exposed on this elevation. It is no known whether improvements were made to the east, west, or south elevations as part of the 2019 renovations.

The single-story garage to the east of the rear (south) extension has a raised seam metal roof. Its north elevation has a boarded-up garage door area, with a wooden door in this space as well as a wide, vinyl, tilt-in window. West of this former garage door space is a single wooden door. The south elevation has two bays of double, two-over-two, double-hung sash, windows with horizontal lights that have been boarded over from the interior at

the first floor level. The basement level offers a boarded-over doorway and two metal grates.

WT0843 Anderson-Weston Building (1962)

128/132 Appalachian Street

This two-story with basement, flat-roofed, brick building with two storefronts on the first floor and apartments on the second floor was completed in December 1962, according to an article in the July 4, 1963, issue of the *Watauga Democrat*. The building and surrounding alleyways have a ridiculously complex deed history. Chapell and Myrtle Wilson initially sold this property to Lee and Essie Anderson in 1957 (Deed Book 77, Page 604), the property having been part of the old Episcopal Church parcel purchased by the Wilsons in 1936. The property appears to have sat undeveloped, in spite of a flurry of transactions between the Andersons and E. F. and Ruth Coe involving the northern portions of the original parcel. The Coes in turn sold most of this land to Ruby Weston in September 1962, reserving to themselves only the extreme north portion as a six-foot alley leading to the garage building that sits between WT0843 and WT0842. Shortly thereafter, Anderson appears to have begun construction on the current building, agreeing with Weston in December 1962 on a party wall agreement (Deed Book 88, Page 576) for the shared wall between the two storefronts in the building (given that Weston and the Andersons each owned half of the land on which the building sits). Lee Anderson opened the Appalachian Shoe Shop in the southern half of the building shortly after it was completed. Ruby Weston—the widow of Paul Weston, a noted Boone photographer who had died in July 1962—appears to have continued operating the Paul Weston Studio out of the northern half. Images from 1969 show the Daniel Boone Shoe Shop operating out of the southern storefront (Par-Wes-02-039). Apartments were located on the second floor. Since then, the two shopfronts have been home to numerous businesses. To this day, the northern and southern halves of the building remain separately deeded. In later deeds for adjoining properties, this building is sometimes referred to as the Carolina Business Building. The building is currently home to 3rd Place, a Campus Ministries operation, in its southern storefront, while Insomnia Cookies occupies the northern storefront.

The roofline of this building features terracotta coping along parapet walls. The basement level reveals a concrete block foundation. The rear (west side) of the building abuts a single story, brick and concrete block garage that is not historically a part of this property. The main, east elevation, reading from south to north, features a double bay of one-over-one, plate glass windows with a concrete sill, a wooden door with six lights, and a wooden door with nine lights at the center of the elevation (presumably providing access to the apartments upstairs), followed to the right by three large, plate glass, aluminum-framed, storefront windows with a spanning concrete sill, and an aluminum framed door with transom at the northeast corner. These latter features are part of a circa 2015 renovation of the north storefront. Two concrete steps lead to the two central wooden doors, with an iron railing on the south side of the steps. A brick planter extends into the sidewalk just north of the nine-light wooden door. The second floor features four one-over-one, double-

hung sash windows. The north two windows are aluminum, while the southernmost is vinyl, and the second from south is a wooden window.

The south elevation features a wood-framed door at the first floor level that is flanked by two small, fixed-light, wooden-framed windows with rowlock sills. This entrance is accessed via a concrete stoop and stairs with iron rails surrounding it, and concrete stairs descend away from the stoop to a lower parking lot at the southwest corner of the building. The west end of the first floor has a single, one-over-one, double-hung sash, vinyl window with a rowlock sill. The second floor features two small, fixed, wooden frame windows with rowlock sills located centrally, while there are two single, one-over-one, double-hung sash, vinyl windows with rowlock sills on the east and west ends of the elevation. The basement level is primarily of concrete block and features a former garage bay at the southwest corner that has since been filled with wood panels and a metal door. East of this former garage bay is a six-light, glass block window directly above the concrete block foundation.

The first floor of the north elevation features one large, aluminum framed, plate glass window with a rowlock sill at the northeast corner (part of the 2015 renovation), thus continuing the storefront from the east elevation. The remainder of the first floor consists of two single, one-over-one, double-hung sash, aluminum windows with rowlock sills, and a wood panel door at the northwest corner of the elevation between utility mechanicals. The second floor, reading east to west, offers a single, one-over-one, double-hung sash, aluminum window with a rowlock sill; a double one-over-one, double-hung sash, aluminum window group with a rowlock sill; and a small, two-light, sliding, vinyl window with a rowlock sill. There are three basement-level, metal vents along the sidewalk on this elevation as well, possibly obscuring additional windows at the basement level. A single-story garage building (associated with WT0842) located to the west of this building, as well as an overgrowth of trees, obscures the majority of the west elevation.

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

140 Appalachian Street

Completed in early 1942 for Dr. H. B. Perry, this two and a half-story with basement, side gabled, brick building with an asphalt-shingled roof stands on the northwest corner of Appalachian and Howard Streets and was built on land purchased by Chapell Wilson following the demolition of the Episcopal Church that stood on this site before 1936. Wilson in turn sold the lot to Perry in June 1941 (Deed Book 54, Page 246), and Perry hired Walter C. Greene, a local general contractor, to erect the building that was designed specifically to serve as a medical structure. According to a January 15, 1942, *Watauga Democrat* article, "There is a full basement, while on the street floor are located the offices of Doctors Perry and [R. H.] Harmon, each having his own treatment room. There is on this floor an X-ray room, laboratory, two bedrooms, and reception room, while on the second floor are two housekeeping apartments, and one on the third floor." Perry apparently intended to convert the building into a "model small hospital" at some point in the future. By April 1947, Boone Sheet Metal Works was occupying the basement of the building (*Watauga Democrat*, April 3, 1947). By 1959, the facility had become an apartment building

known as Ivy Hall ("Rooms for rent to college men," *Watauga Democrat*, September 10, 1959) and operated by Mrs. W. C. Winborne. Perry sold the building in 1971, and it has seen several owners since that time. It is currently used almost exclusively for apartments and a rental management office (the latter, Pads for Grads, located in the basement).

The building consists of running bond brick with three separate brick stocks visible; the rich, east (front) stock is clearly distinguishable from the northern and southern elevation stock at the northeast and southeast corners, where these two stocks tie into one another. Meanwhile, the attic level, visible under the gable apexes of the north and south elevations, consists of a different stock than the first and second floors on the north and south elevations. A 1950 image in the Palmer Blair Collection (Pal-Bla-02-002) suggests that this was by design. The front (east) elevation is dominated by a projecting, central-gabled extension, while the attic level of the west elevation features a bungalow-style dormer instead of a gable. A brick chimney extends from the east face of the north end of the roof and features terracotta caps. The building is surrounded on the south and west sides by a parking lot. Descending from the public sidewalk on Appalachian Street to the southern parking lot at the southeast corner of the building is a concrete staircase with a concrete block cheek wall.

The east elevation's projecting, gabled extension offers two wooden doors with wood-framed transoms, concrete thresholds, front-gabled, bracketed awnings, and light fixtures on their outer sides on the first floor. These doorways appear original to the building, although the awnings, as indicated by Pal-Bla-02-002, are not. Between these two doors is a double, six-over-one, double-hung sash window bay with aluminum storms covering, rowlock sills, soldier course lintels, and decorative, board and batten, wooden shutters flanking. The second floor of the gable extension offers an identical window bay to the one on the first floor, while the attic space beneath the gable is occupied by a single, one-over-one, double-hung sash, vinyl window with a rowlock sill, soldier course lintel, and decorative wooden shutters.

On the portions of the east elevation that are not the gable extension, there are two additional doors, one on either side of the gable extension. These doors are not original to the building, occupying spaces originally dedicated to windows, as seen in Pal-Bla-02-002. The southern door is wood paneled, while the northern one is a nine-light, wooden door. These doors also offer concrete thresholds, front-gabled, bracketed awnings, and light fixtures on their outer sides. To the outer extreme of these doors on the main block of the first floor are single, six-over-one, double-hung sash, wooden windows with aluminum storms covering, with rowlock sills, soldier course lintels, and decorative, board and batten, wooden shutters. The second floor of the main block features two single windows at each end in the same style.

The north elevation features three six-over-one, double-hung sash, wooden windows with aluminum storms and rowlock sills on both the first and second floors. The attic level features a single, one-over-one, double-hung sash, wooden window with a rowlock sill. The first floor also features a single, wooden door with a concrete threshold between the west and center windows. The northwest corner features a fixed-light, vinyl replacement

window in a rough wood surround at the basement level. The gable returns on this elevation are decorative with a scroll-cut soffit. Beneath the gable is a small vent with a rowlock sill. This elevation also features a large, exterior, iron fire escape with a ladder to the second floor and stairs between the second floor and attic-level window.

A concrete walkway along the north elevation leads to wooden stairs, which descend to the lower west parking lot at the rear of the building. The west elevation reveals a concrete foundation and offers five six-over-six, fixed upper sash, vinyl windows with decorative wood surrounds at the basement level. The first floor features six evenly spaced, six-over-one, double-hung sash, wooden windows with aluminum storms and rowlock sills. The second floor features five windows in the same style, roughly evenly spaced. The attic level bungalow dormer occupies the rear of the east elevation's gable extension and is clad in wood weatherboard on all three visible sides (north, west, and south). The bungalow dormer offers two single, double-hung sash, vinyl windows with decorative, board and batten shutters; the northern window is a four-over-four double-hung sash with fake muntins, while the southern window is a one-over-one, double-hung sash.

The south elevation is clad with large, square, ceramic tiles at the basement level with a decorative wood surround. Within this basement level is a centrally located, double, aluminum door that is widely flanked by single, one-over-one, double-hung sash vinyl windows with wood surrounds. East of the double entrance is a metal drop-box within a wooden surround. Above the entrance is a metal frame, vinyl, elongated, dome-style awning. Two small planters are located beneath each of the single windows and are clad in the same ceramic tiles. The first floor features two widely spaced, six-over-one, double-hung sash, wooden windows with rowlock sills and metal, shed-style awning screens. Between these windows are two metal vents with rowlock sills. The second floor mimics the first, although the windows are one-over-one, double-hung sash windows. The attic level features two single, one-over-one, double-hung sash windows with rowlock sills, and directly beneath the gable is a small vent with a rowlock sill.

WT0845 Chapell Wilson/B. G. Teams House (circa 1937, garage 1963) 363 Howard Street

Originally part of the lot containing the Episcopal church that sat on this property until 1936, this parcel contains two buildings, one of which—the house fronting on Howard Street from the north—was likely built by Chapell Wilson in 1936 or 1937. A *Watauga Democrat* article from May 14, 1936, described the razing of the church and announced Wilson's intention to "use the framing and such other of the timber as is practical, in the construction of a dwelling house on the rear of the lot." Indeed, the house is visible in the 1939 Cy Crumley Scrapbook photograph of Boone taken from the southwest. The Wilsons sold the house to B. G. Teams in May 1945, and it was around 1963 that Teams added the second building, a concrete block structure, to the rear of the property. This second building is not visible in the circa 1963 Appalachian Collection low-aerial image taken from the east but is visible in the 1964 high aerial of Boone (Agr-Ext-1964-1FF-118). The buildings are surrounded by parking lots.

The Chapell Wilson/B.G. Teams House is a rather deteriorated, one and a half-story, front-gabled building clad in textured vinyl weatherboard, originally built from salvaged materials from the Boone Episcopal Church between 1936 and 1939. Its south elevation features a gabled extension on the east side, which functions as an entrance room to the building and appears to have been a former porch (1939 Cy Crumley Scrapbook image) that is now enclosed. It has parged brick piers below it. The south elevation of this extension has a double, two-over-two, horizontal-light, double-hung sash wooden window bay with decorative, board and batten, wooden shutters and a small vent beneath the gable. The main portion of the building's south elevation features a double, three-over-one, double-hung sash, wooden window bay with decorative, board and batten, wooden shutters on both the first floor and attic level. The basement level features a three-light, wooden, top-hinged window.

The east elevation of the southern building offers a wooden door at the southeastern corner on the gable extension, with wooden stairs and a concrete-capped, brick cheek wall leading to the door with a wooden handrail. A three-light wooden door is centrally located on this elevation, with a fixed, single-light, wooden window above it with wooden shutters. There are three, vertical-light, three-over-one, double-hung sash wooden windows with aluminum storm windows and wooden shutters on the first floor, and in a bungalow-style dormer there are three additional windows of a similar style. An additional door on the first floor is present between the northern two windows with concrete block stairs leading to the door with iron railings. The north end of the building features a shed-style addition, the east elevation of which contains a two-over-two, horizontal light, double-hung sash wooden window. The basement level of this east elevation features three fixed-light windows.

The north elevation of the southern building, above the shed-style addition, features a double bay of vertical-light, three-over-one, double-hung sash, wooden windows below the apex of the gable and a single, three-over-one, vertical-light, double-hung sash, wooden window with aluminum storms at the first floor level west of the shed-style addition. The west elevation of this main building features one single, vertical-light, three-over-one, double-hung sash, wooden window with aluminum storm covering and a double bay of three-over-one, vertical-light, double-hung sash, wooden windows with storms at the first floor level. The basement level features two small, fixed-light windows at grade.

This main (south) building sits just south of a similarly deteriorated, two-story, parged, concrete block building. It was likely built as a garage for the main building, although it did not appear until 1963. It features a flat, rubber roof installed over raised seam metal roofing, with prominent boxed soffit overhangs on all four sides. The north building's west elevation features a one-over-one, double-hung sash, vinyl window with a vinyl siding surround and a nine-light door with an aluminum storm door on the first floor. The faint outline of the original garage bay opening (now sealed) is discernible where the first floor window is located. The second floor has two two-over-two, double-hung sash, vinyl replacement windows mounted behind older, aluminum storm windows. The north end of

the building has a wooden staircase rising to the east end of the second floor apartment entrance, though the entrance was not visible to the surveyors.

The south elevation of the north building features an exterior boiler stack chimney of concrete block, which rises above the roofline, and a small utility shed near the southeast corner. The east elevation of this northern building has two window piercings on the first floor level; the southern one is boarded-over while the northern one consists of a one-over-one, fixed upper sash and lower hopper sash, vinyl window. The second floor has three two-over-two, horizontal-light, double-hung sash, wooden windows with aluminum storms.

WT0846 Northwestern Bank (1960)

567 West King Street

This two-story, commercial block building with basement was originally constructed in 1959-60 as a branch office of the Northwestern Bank on property purchased from W. R. and Effie Winkler in April 1958 (Deed Book 79, Page 518), necessitating the demolition of a bungalow home owned by the Winklers. A *Watauga Democrat* article from September 24, 1959, described the start of construction, noting that O'Cain and Brackett of Hendersonville, NC, were the architects, with Greene Construction Company, a local firm, serving as the contractor. The grand opening of the new bank building occurred on May 16, 1960 (*Watauga Democrat*, May 12, 1960). The Boone Town Hall government offices currently occupy this property. A large, arched arcade was added to the front of the building between 1980 and 1985.

Originally, the front façade had a band of vertical, stacked stone covering the eastern third of the elevation, with brick on the remaining portion, but this treatment was replaced at an unknown date, possibly when the arcade was added. Today, the north elevation of the building, which fronts on West King Street, is composed of running bond red brick coped with metal. A large arcade spans the entire first floor of this elevation, with three flat arch openings with soldier course lintels providing access to the original first floor façade. This arcade space is ceiled with a stucco material probably over drywall. The arcade is clad in a squared seam, metal roof. The original, first floor façade face includes a large, slightly inverted, metal-frame, storefront window complex consisting of a single door entry at left (east) flanked by narrow sidelights and capped with a large transom, with two banks of one-over-one windows to the right (west). A brick wall is visible to either side of the storefront window complex, with a bulletin board case mounted to the left of the main entrance. Flower boxes composed of cultured stone with metal railings flank either side of the main entrance. The second floor of the north elevation offers two symmetrically placed, fixed, metal-frame windows occupying piercings visible in 1960 (newspaper photo, cited above), although the windows themselves are new. Two narrow, vertical windows that were symmetrically spaced at the center of the second floor elevation are no longer present.

The west elevation continues the wrap of the arcade with a single rounded arch visible on

the west side of the arcade. A clear seam is visible between the brick of the arcade and the west elevation of the main building. The first floor of this west elevation includes a very large plate glass window in a metal frame with a brick lintel and rowlock sill located at the northwest corner of the west elevation. Immediately to the right (south) of this window is a partially open enclosure with a shed roof clad in standing seam metal over a boxed soffit and a metal frame windscreen parallel to the west elevation. This shields an old, night deposit box still visible on the west wall but no longer in use. Immediately to the right (south) of this are four symmetrically-spaced, metal-frame, plate glass windows with rowlock sills. Immediately beyond the fourth of these windows is a single, metal-frame door with plate glass window, rowlock header, and concrete stoop. To the right (south) of this door are two symmetrically spaced, small, square, metal-frame, fixed-light windows with rowlock sills. A narrow concrete walkway runs parallel with the west elevation and is bordered by a simple metal railing on the outer part of the walkway. As the grade of the adjacent asphalt driveway descends to the south, this concrete walkway terminates in an iron staircase cap just south of the single doorway, then resumes as a concrete walkway with the grade as it descends to the south parking lot. The second floor of this west elevation features six metal frame, single, fixed-light windows with rowlock sills in alternating sizes of small-large-small-small-large-small (reading left to right/north to south). The low parapet wall of this west elevation is coped in metal.

The south elevation is quite complex, featuring a two-story addition (basement and first floor) to the east side of the elevation and a three-sided, single-story addition to the west of the first addition. It is not known when these additions were completed. This latter element also has a prominent, porte cochere-style roof covering in metal with metal support posts, all in service to a two-lane, drive-thru, service window area. This single-story addition features a large, bank-style, metal framed service window on its middle, angled side. An air conditioning unit protrudes from an opening in its south face, while the roof appears to be clad in rubber. The south elevation of the two-story addition has a single, aluminum frame door with plate glass at the west end, followed to the east by a single light, fixed window with rowlock sill. A hipped, awning roof clad in squared seam metal divides the first and second floors. The second floor of the south elevation of the two-story addition has two large, symmetrically spaced, one-over-one, fixed light windows with rowlock sills. A similar window is present on the west face of the second floor of this two-story addition. The east side is obscured by WT0609 to the east. The south elevation of the main block, meanwhile, has two large, single-light, aluminum-frame windows with rowlock sills just above the roof of the one-story addition, while the second story of the south elevation of the main block has three smaller, unevenly spaced, single-light, aluminum-frame windows of varying sizes with rowlock sills. Metal gutters are present along the roofline of all three components visible on the south elevation. A large, interior chimney—probably a boiler stack—rises above the roofline near the southeast corner of the main block. It is composed of two different brick stocks (suggesting a repair at some point to the upper portion) and features a concrete cap.

WT0847 John W. Hodges Building (1940)

587 West King Street

This two-story, commercial block building has seen many changes since its construction in mid-1940. Built on land that originally held a frame structure in which the Carolina Pharmacy was located, the Hodges block was the brainchild of former sheriff John W. Hodges. According to a June 6, 1940, article in the *Watauga Democrat*, Hodges originally intended to build a one-story structure but redesigned the plan to add a second story for apartments. Walter C. Greene was the contractor (*Watauga Democrat*, March 28, 1940). First floor businesses at the time the building opened included the Gateway Café (*Watauga Democrat*, September 19, 1940). The building was also used as the emergency headquarters for the Watauga Red Cross in the wake of the devastating floods of August 1940 (*Watauga Democrat*, August 22, 1940). By 1942, the basement of the facility was home to Charlie's Bowling Center (*Watauga Democrat*, October 29, 1942), later known as the Veterans Bowling Center (*Watauga Democrat*, July 10, 1947, and Pal-Bla-04-236).

Images of the Hodges Block from the 1949 Centennial Parade (Pal-Bla-04-236) and the 1952 Qualls Block fire (Pal-Bla-03-573) reveal that the second floor window piercings of the north elevation were essentially the same as they appear today. The first floor elevation, however, was quite different then. At that time, the space was divided into two storefronts, with a brick pilaster (which still survives) as the dividing line between shopfronts. The east shopfront consisted of a central, aluminum frame door with a transom light above, flanked on either side by large, plate glass windows with low stone bulkheads below. Above this shopfront were leaded glass, clerestory windows divided into four sections. The west shopfront had an L-shaped stairwell with a protective, iron balustrade built out into the sidewalk area, providing access down to the basement level, where the bowling alley was located in 1947. Just to the left was a recessed entry into the west shopfront of the first floor, which was home to the Sanitary Barber Shop for many years. To the right of the recessed opening was a large, plate glass window. Above this section were more leaded glass, clerestory windows, divided into three sections. Similarly, the east wall of the building was originally clad in brick, with four, irregularly spaced, one-over-one windows on the second floor (Appalachian Collection image, 5015_096_03, 1963).

The east and north elevations changed dramatically in 1970, when a devastating fire essentially gutted the Hodges Block and WT0848 immediately to the west. Damage from the fire was extensive, even to the exterior walls (an ASU Digital Collection image from Fall 1970 shows the brick badly blackened around the east, second floor windows), which may explain why the east elevation at the time of survey was a rough parging over the original brick, and all signs of the original window piercings had been sealed over. Instead, seven proportionately spaced window piercings, each with a six-over-one, double-hung sash, wooden window in a deep surround, flanked by wooden, board and batten shutters, are visible on the second floor of the east elevation. The stepped parapet roofline had terra cotta tiles, which appeared to be original, as coping. On the first floor, meanwhile, four large, rectangular openings, none with windows but all covered with iron bars, have been cut into the east wall to provide light and air to a wide breezeway that runs through the east side of the building. Metal framed, canvas awnings cover each of these window

openings. In early 2019, the present owner stripped most of the parging from the east and south elevations and in the process uncovered numerous original piercings that had been bricked in. Unfortunately, due to the application of inappropriate paints that cannot be removed without damaging the brick, the present owner had no choice but to paint over the old brick once again.

The north elevation has seen its own changes since the 1970 fire. The original window piercings of the second floor are present, as are the recessed brick lintel treatments over each window and the rowlock sills. The windows themselves, however, are obvious replacements, now consisting of eight-over-one, double-hung sash, wooden windows. For a brief time, a cable-hung awning covered the north elevations storefronts (as seen in a circa 1997 Cultural Resources Department photograph, when the building housed Earp's in the east storefront), but this appears to have been removed in 2002. The original, multicolored, running bond brick pattern is also mostly intact, although Michael Vetro, who purchased the building in 2002, has removed the original, limestone frieze plate that read, "John W. Hodges," and replaced it with his own limestone frieze plate that reads, "VETRO MMII." The first floor orientation of the north elevation, however, is dramatically changed. The original storefront configuration of the east bay (just left/east of the surviving pilaster) is entirely altered, with a second pilaster added between a large breezeway piercing to the east and a double bay of aluminum framed, plate glass windows to the west. Both the breezeway and the window bay have metal framed, fabric awnings over them. This second pilaster, which is likely of concrete block, has been parged with a poorly executed mix of stucco and brick veneer arranged to resemble a World War I-era, bombed out French village. The east breezeway leads from the front to the rear of the building, providing access to several stores off the breezeway. Just inside the breezeway and to the west is a staircase with an iron balustrade that leads to the basement level shops. The interior walls of the breezeway are parged, while long rows of aluminum frame, plate glass windows and doors provide light into the interior shops. The breezeway floor is over ceramic, multicolored tile intended to resemble brick. To the west of the original, north elevation pilaster, the recessed entry has been brought forward, flush with the façade, and the sidewalk staircase to the lower level has been filled in. The new configuration includes an aluminum door with plate glass to the left/east, followed to the west by another aluminum framed, plate glass window, while the original window piercing to the west of that has been parged over with another poorly executed mix of stucco and brick veneer. This window and door configuration also has a metal framed, fabric awning hanging over it. Curiously, the clerestory window piercings appear to survive, although they are obscured/filled in by more of the poorly executed mix of parging and brick veneer.

The south elevation was also parged over (removed in 2019 and original brick repainted), and much of it is obscured by a massive, iron staircase structure that provides access from the rear ground level to the south end of the breezeway, then up to a single, metal door at the second floor level. Metal-framed, fabric awnings provide coverage to landings on the staircase structure. Two six-over-one, double-hung sash, wooden windows, each with flanking, board and batten, wooden shutters, are visible at the east and west ends of the south elevation on the second floor. Meanwhile, the basement level features two symmetrically spaced, metal doors, along with a single window at the east end of the south

elevation. Concrete pads at the southeast corner support several propane tanks. Much of the first floor and basement level of the west elevation is obscured by WT0848 to the west, but the rear portion of the west elevation is fully exposed. The basement level appears to be a concrete foundation that has been parged over. The first and second floors are of red brick that started out as five-course common bond, but this was abandoned after the first two groupings. Some of the brickwork on this west elevation shows signs of spalling. The second floor of the west elevation, meanwhile, features at least five, symmetrically spaced window piercings that have been bricked in. Support rods and plates have been introduced along this west wall, apparently to stabilize the wall following the fire. The roofline of the west elevation is a stepped parapet identical to that found on the east elevation, and also clad in terra cotta coping. The flat roof of the building is presumed to be rubber.

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

593 West King Street

This intriguing, narrow (6' 10" wide, according to deeds), one-story, commercial block, brick building with basement was built sometime between May 1940, when J. L. and Cora Qualls bought a portion of the alley between the Hodges Block (WT0847) and the Qualls Block (WT0595), and December 30, 1943, when the *Watauga Democrat* announced that the Watauga County Public Library would be moving from the courthouse to "the building next door to the Qualls Furniture store." When the Quallses sold the Qualls Block to J. R. Craven, reference was made in the deed to the "J. L. Qualls Library Building" to the east of the Qualls Block. The library moved to the county office building (WT0607) in October 1946. Based on the way that the rowlock corbel band on the north elevation of WT0848 ties into an identical corbel band on the north elevation of WT0595, the survey team believes that WT0848 was built shortly after the completion of WT0847 in order to fill the resultant alley between WT0847 and WT0595.

By 1949 (Pal-Bla-04-236), the north elevation of the building featured a structural glass border on the lower portion, trimmed in aluminum frame, with what appears to have been a transom light over the narrow storefront entrance and shop window. Oddly enough, this transom light cut into the eastern edge of WT0595, and the structural glass overlapped the original façade of that building to the west. By 1967, a prominent vinyl awning with metal frame adorned the north elevation over the shopfront entrance. The building appears to have been damaged in the 1970 fire that gutted the Hodges Block to the east. Thereafter, it was home to Yogi's, a popular eatery, for much of the 1970s. At the time of the survey, the building was home to Wolfie's Deli & Subs, which has since closed.

Today, the north elevation is noteworthy for retaining its original running bond brick on the high parapet wall above the first floor. This exposed brick still features the rowlock corbel band that ties into WT0595 to the west, as well as an additional double-tiered corbel band just below the metal coping along the parapet. A quarter-round, metal frame, vinyl awning extends over the recessed entrance on the first floor. This entrance retains the general proportions of the original entrance configuration, but all signs of the structural glass border are gone. Instead, the entrance is now framed in faux log construction on the

west extreme of the façade (actually over WT0595's northeast corner) and in the ceiling of the entry. The entrance has a wooden screen door in front of a wooden door with two single lights. A bulkhead clad in cultured stone supports narrow display windows arranged in a trapezoidal configuration to the west of the entrance.

Neither the west or east elevation is visible because of the presence of neighbors WT0847 and WT0595. The south elevation exposes the basement level of the building. The basement level has a single metal door with wood surround that is set into what was originally a much larger opening. The remainder of this former opening has been enclosed with painted plywood. The bulkhead to the east of this doorway is of painted concrete. The first floor is clad in red, running bond brick. Much of this brick has been cut away for what appears to have been a doorway that is now filled with painted plywood and a single, one-over-one, double-hung-sash window in an aluminum frame. Three interior, metal bars cover the center of the window. Above this window is more painted plywood filling an old window opening, with an air conditioning unit located immediately above the door. Metal coping runs along the roofline.

WT0849 Boone Drug Company Building (1921)

617 West King Street

This two-story building with basement was built by Triplett and Poe of Lenoir, NC, for M. P. Critcher, Dr. George K. Moose, and Dr. L. R. Bingham, who were at that time the joint stock owners of the Boone Drug Company. In November 1919, Dr. L. R. Bingham, a local dentist, announced plans for a new, two-story, brick, drug store building (*Watauga Democrat*, November 20, 1919). It's not clear what caused the delay, but construction began in July 1921 (*Watauga Democrat*, July 21, 1921) and appears to have been completed by December, as Boone Drug's grand opening occurred on December 5, 1921 (*Watauga Democrat*, December 8, 1921). The west portion of the building, meanwhile, appears to have started as the home to Davidson's Department Store, which was also advertised as opening in the building in November 1921 (*Watauga Democrat*, November 24, 1921). Indeed, the building itself was initially described as the "Critcher Building," no doubt a reference to M. P. Critcher. A 1923 Historic Boone image (His-Boo-1.19.6) reveals the façade of the north elevation clad in brick with four large, one-over-one windows grouped in bays of two on the second floor, recessed from the façade plane in pairs, so that two bays and shopfronts were effectively created, divided from one another by a pair of pilasters at center, within the center of which was a single, narrow, one-over-one window on the second floor. A doorway at the first floor level provided access to a staircase to the building's second floor doctor's offices. Two either side of this central entrance were traditional shopfront configurations, with a central, recessed entrance, shop windows on either side, and leaded glass, clerestory windows above. This configuration is evident in a 1937 postcard of this part of West King Street (described as Main Street, Bob-Bre-02-115), when the Rexall Drug (essentially, the Boone Drug Company) occupied the west storefront and the Atlantic and Pacific Co. (better known as the A&P grocery store) occupied the east storefront. In many respects, this configuration is similar to other, nearby, brick, commercial block buildings of the same period, including WT0591 and WT0595.

The building has gone through countless changes since that time, most affecting the north elevation. By 1940, for example, the west storefront had a cable-hung, flat awning built over the sidewalk (A&P had moved next door to WT0592, and Western Auto occupied the east storefront), according to a 1940 Boone Flood image in the possession of Becky Haney. By 1953, Boone Drug Company (still a Rexall franchise) occupied the entire first floor (Pal-Bla-04-108), and the entrance figuration had been altered dramatically, with the double storefront abandoned for a single recessed entry with two sets of doors to the drug store and large, flanking shop windows to either side (Appalachian Collection, 5015_131_06). For reasons that are not clear, the bricks on the north elevation had also been painted white. By 1965 (ASU Digital Collection image), the entire second floor of the north elevation, including the second floor windows, was obscured by porcelain-glazed panels and a sign spanning across that space reading "Boone Rexall Drugs." By the 1990s (Cultural Resource Department image, 1997), the entire north elevation was obscured by the "mountain village" wooden awning that is still present today. Boone Drug vacated this building shortly before the field survey was completed, and while the circa 1960 lunch counter survives in the east storefront space, the two shops are again divided. The south elevation has also seen dramatic changes. In October 1939, G. K. Moose and A. W. Hodgson acquired a 44.5' X 20' parcel at the rear of Boone Drug, and sometime between 1964 and 1976, an addition was made to the building that spans the entire width of the south elevation.

On the north elevation today is a large, wooden awning, supported by wooden beams and clad on its upper portion in wood shake. Five deeply recessed openings, creating a reverse dormer effect, lead to the original window piercings of the second floor, although the four large windows are now vinyl replacement, two-light, casement windows, while the narrow piercing at center has been filled with an air conditioning unit. The sides of the recessed cavity walls are clad in weatherboard, while above each of these openings is a front gable clad in diagonal weatherboard. The roof area within these openings is also clad in wood shake, much of which is caked in moss. At the west end of this porch complex, where the building joins WT0592 to the west, a narrow run of horizontal weatherboard covers the seam between the two buildings. Metal coping runs along the roofline. The entire upper portion of this porch complex rests on six wooden posts positioned near the curb of West King Street. From the sidewalk to the bottom of the first floor windows is a bulkhead of multicolored bricks in running bond pattern. The topmost row of bricks directly beneath the windows runs in a rowlock pattern. Horizontal weatherboard makes up the rest of the façade from the end of the end of the brick pattern to the ceiling of the porch. A central double wood screen door provides access to the entrances of the two businesses that are now housed in the building. The two screen doors open to a foyer that then leads to the entrances for the two different businesses. On the east side of the entrance are two single light, aluminum frame windows and on the west side are three of the same windows.

The east and west elevations of the building are obscured by WT0592 to the west and WT0593 to the east. The second floor of the south elevation of the original building is visible above the later addition to the rear. The façade of the second floor is clad in red brick in a seven-to-one common bond pattern. Four unevenly spaced windows with a double rowlock brick arch are present. The center two window openings have been

completely boarded over while the outer two are comprised of rectangular, one-over-one, double-hung-sash, vinyl replacement windows that do not properly fit the piercings; plywood has been used to fill the space around the replacement windows. At the southeast corner of the original building is a chimney, probably for a boiler, that appears to have been extended at some point, perhaps in response to the later construction of the taller WT0593 building to the east. The first floor and basement levels of the rear addition are covered with horizontal, unfinished weatherboard. Five sets of side-by-side, evenly spaced, casement windows comprise the first floor, while the basement level houses a metal garage bay on the east side of the elevation and a single wood door on the west part of the elevation. There is a small alcove on the southwest corner that houses an exterior HVAC unit. Both roofs are flat and rubber with metal gutters.

WT0850 Belk-White Department Store Building (1937, addition 1941) 631 West King Street

This one-story, commercial block building sits on the former site of the Critcher Hotel (once known as the Coffey Hotel), a late nineteenth and early twentieth-century landmark in Boone (*Watauga Democrat*, March 21, 1935). In 1933, Murray P. and Jennie Critcher defaulted on the mortgage on the property, resulting in its sale that spring to Roby T. and H. G. Greer (Deed Book 42, Page 139). Two years later, in August 1935, the Greers demolished the hotel, then attempted to auction off the three lots (WT0592, WT0850, and WT0851) that the former hotel property encompassed. Only one lot sold, however (WT0592, to W. R. Winkler; *Watauga Democrat*, August 8, 1935), and the Greers turned instead to building their own new buildings on the remaining two parcels. Work on the building began in September 1936 under the direction of a contractor named Miller (probably Edward Miller, a frequent local contractor during the period) and B. G. Teams, the onsite supervisor (*Watauga Democrat*, October 1, 1936, November 12, 1936, and January 28, 1937). The store was built explicitly for the needs of the Belk-White Department Store, which had occupied WT0591 across the street for several years, and was 50' X 100' feet, with a full basement and a mezzanine of 50' X 36' (part of which still survives inside at the front of the store), as well as a steel frame. Reference was made to the capacity for a second story to be added in the future, although this does not appear to have ever been completed. An image from the announcement of the store's opening reveals that the double storefront configuration found today at the property was original, and the building was entirely clad in brick. Unfortunately, the original, large shop window that marked the west elevation of the property was obscured when WT0851 was expanded in later years.

By 1940 (Dav-Wyk-01-002), the building featured a retractable, fabric awning between its leaded glass, clerestory windows and the shop entrance below. Contractor Ed Jenkins completed a large, 50' X 40' addition to the rear of the Belk-White store beginning in October 1941. The addition included expansion at all three levels—basement, first floor, and mezzanine—and featured basement walls of stone, while the rest was brick (*Watauga Democrat*, October 30, 1941). The addition altered the mezzanine configuration of the interior, reducing the original mezzanine at the front of the store to 50' X 15' and creating a new mezzanine at the rear of 50' X 76' (*Watauga Democrat*, December 18, 1941). A

November 1944 fire heavily damaged the building (*Watauga Democrat*, November 23, 1944) but does not appear to have altered its exterior appearance; Wilson Brothers and Vannoy completed the interior decoration following the fire, while Ira S. Ayers completed new electrical work (*Watauga Democrat*, December 7, 1944). Seven years later, B. G. Teams Construction Company completed an extensive remodel of the front façade on the north elevation, changing the masonry veneer to bricks of “Virginia green stone” and adding the cable-hung awning (referred to as a “marquee”). It was at this time that the window piercing on the west end of the façade was created, while the brickwork above the new marquee was “stuccoed and the snow-white surface divided into squares” (*Watauga Democrat*, May 24, 1951). A partial view of this façade can be seen in an October 1956 image (Pal-Bla-10-001). By 1961 (Appalachian Collection image, 5015_131_06), the upper portion of the north façade was covered over entirely with porcelain enamel panels, with the 1951 sign for Belk’s still emblazoned across the blank canvass. This treatment was removed by the 1990s, when a circa 1997 Cultural Resources Department photo (not online) revealed that the upper portion of the façade consisted of concrete panels.

Today, the cable-hung awning with plywood panel trim remains on the north elevation, with the upper portion of the façade, which serves as an elevated parapet, parged and painted. Four faux, Native American panels are evenly spaced across the upper part of the façade. The lower section features the complex, aluminum and wood frame show windows with two deeply inverted shop entrances with concrete and tile ramps rising from the sidewalk to sets of double, aluminum doors. A couple of weeks prior to the field survey, a wayward driver rapidly backed into the western shop window while trying to leave a parallel parking space at the curb, destroying the window and necessitating its replacement with a new, aluminum frame shop window that approximates but does not replicate the others. A narrow lintel clad in wood panel trim separates the shop windows from the cable-hung awning above. Flanking the show windows are tan, running bond, veneer bricks that are almost certainly a later façade treatment. At the west end of the lower part of the façade is an aluminum frame window that has been punched into the façade and trimmed out with hastily placed, black, brick veneer with a faux rowlock sill and soldier course lintel. This feature is not visible in the earliest images of the building or even in images from the 1960s. Low, wooden, window box planters are visible in front of each of the shop windows along the façade plane.

The east and west elevations are obscured by WT0592 to the east and WT0851 to the west. On the south elevation, most of the basement level is obscured by the presence of resources associated with WT0603, save a portion at the southeast corner, where a concrete stoop with three steps gives rise to a single steel doorway and a small, partially obscured window to the west of that doorway. The entire area is covered by a steel fire escape supported by steel posts, with a latter obscuring the basement level window as it rises to the first floor level of the fire escape. Otherwise, this elevation is of brick in a common bond pattern with a ratio of 6:1. Obvious examples of spalling along this brick have been “repaired” by slathering cement over the spalled bricks. The first floor portion of the southern elevation, reading from left to right (west to east) offers two, side by side, one-over-one, double-hung sash windows with bars over them and header sills. At the center of the elevation is a four-light fixed window, apparently a vinyl replacement, with bars over it. Its sill is obscured but

believed to be of headers as well. At the east end of the first floor is another window like the one at the center of the elevation, with a single, steel door with six upper lights at the east end. An aluminum flue rises in the corner of this space with WT0592 to the east, apparently venting from the basement level. The second floor (really the mezzanine) offers a nearly identical pattern as the first floor, except that a window piercing appears where the first floor doorway is, and the center window piercing and two east window piercings are filled with air handling mechanicals. A sturdy chimney with a terra cotta cap is visible at the southwest corner of the building, adjacent to WT0851, probably in service to a boiler. An odd stone treatment is also visible, almost as a bulkhead, at the basement level and again on the fire escape landing of the first floor.

WT0851 Crest Five and Ten Cent Store Building (1936, Expanded 1940)

641 West King Street

This one-story, commercial block building with a basement has one of the more fascinating architectural histories among the buildings in Downtown Boone. Located on the former site of the Critcher Hotel (once known as the Coffey Hotel), a late nineteenth and early twentieth-century landmark in Boone (*Watauga Democrat*, March 21, 1935), this building had its origins as a small Shell gas station. In 1933, Murray P. and Jennie Critcher defaulted on the mortgage on the Critcher Hotel property, resulting in its sale that spring to Roby T. and H. G. Greer (Deed Book 42, Page 139). Two years later, in August 1935, the Greers demolished the hotel, then attempted to auction off the three lots (WT0592, WT0850, and WT0851) that the former hotel property encompassed. Only one lot sold, however (WT0592, to W. R. Winkler; *Watauga Democrat*, August 8, 1935), and the Greers turned instead to building their own new buildings on the remaining two parcels and leasing them to specific businesses. In April 1936, notice appeared that the Greers would be building a new filling station on the southeast corner of King and Depot Streets (*Watauga Democrat*, April 16, 1936). A brief glimpse of the service station can be seen at the 1:33 mark in the YouTube version of the H. Lee Waters film of Boone shot later that year (Cec-Gre-01-001).

Known as the Shell Service Station, this early version of the building at this site had a brief and somewhat tortured run. Opening sometime in 1936, the building by January 1937 was being expanded by its operators, Howard and Raleigh Cottrell, to accommodate their Shell Café operation. A portion of the sales room was to be used as a dining room (*Watauga Democrat*, January 21, 1937). Just six months later, however, the Cottrell Twins had turned over operations to Kidd Brewer and Flucie Stewart, both coaches at Appalachian State Teacher's College, at which point it became known as Kidd Brewer's Café (*Watauga Democrat*, July 15, 1937). Brewer in turn sold the business to D. A. Musick in late 1938 (*Watauga Democrat*, September 29, 1938). The building associated with these businesses, as seen in the H. Lee Waters film, is known to have been of brick and set back substantially from the King Street frontage. This is noteworthy because the existing service station walls appear to have been incorporated into the construction of a new, substantially larger building for the Crest Five and Ten Cent Store, which began in July 1940 (*Watauga Democrat*, July 25, 1940). Today, the outline of the original service station west wall is clearly visible on the west elevation of the Crest Building. Piercings from the Shell Café

building, which are visible in the 1939 Cultural Resources Department photo of Boone taken from the southwest, exactly match the bricked in piercings of the present building. It should also be noted that the July 1940 article describing the new building as 50' X 160' with a full basement must have been inaccurate; indeed, the lot itself, from the King Street curb, was only 156 feet deep, and an aerial image from 1940 (Agr-Ext-1940-9B-76) clearly shows the back/south wall of the Crest Building being in line with the back wall of WT0590 on the west side of Depot Street and the back wall of WT0850 to the east before its expansion. It was not until sometime around 1947 that the additional extension at the south end of the building, which this survey treats as a separate building (WT0852), was built. In any case, the Crest Store opened on October 24, 1940, having been built by Ed Jenkins, a local contractor (*Watauga Democrat*, October 17, 1940).

Originally, the north elevation of the Crest Store Building featured a gorgeous façade of black and red structural glass, with a stepped parapet reaching its peak at center, and a retractable, fabric awning positioned over the elaborate, glass storefront with two recessed shop entries surrounded by shop windows (Pal-Bla-04-108 and Pal-Bla-10-001). By 1963 (Von-Hag-01-006), the black and red structural glass was gone, abandoned for blue, porcelain enamel panels that were briefly popular in Downtown Boone around that period. This was likely the result of a substantial remodeling job completed in January 1963, in which a new, lower sales level with a doorway on Depot Street was added to the building, with an interior stairwell connecting to the King Street level (*Watauga Democrat*, January 24, 1963). This lower, west entrance is still visible today, with an address of 125 Depot Street, although all of the original window openings along the west elevation that were associated with this second storefront have been bricked in. By 1965 (ASU Digital Homecoming images), the metal and fabric awning of the north elevation was replaced with a large, cable-hung awning that spanned the entire length of the north elevation. Since then, the north elevation has seen another massive transformation yielding its current appearance, and the Boone Mini-Mall operation—the building's current occupant—has expanded into the second story of WT0852.

Today, the north elevation is clad in vertical board and batten siding with a cultured stone bulkhead running below the windows. This elevation includes an inverted, double entrance at center, with two flanking bays having the same window configuration of a large, five-light, bay display window, while side-by-side, double display windows can be found at the east and west extremes of the north elevation. The inverted entrance has a large support column entering the vestibule, within which are a nine light double wood door and a single display window on both of the inverted walls. A large, shed-style, wooden awning clad in asphalt shingles spans the entire length of the north elevation and extends over the sidewalk in front of the building, where it is supported by four bracketed wooden posts. The original, stepped parapet roofline with its central peak is still in existence as is the terracotta coping.

The west elevation features two different brick stocks. The first, found at the center of the elevation, is a multicolored running bond pattern, representing what is believed to be the original western wall of the Shell Café building. To the north and south of this pattern, as well as above it toward the roofline, is a separate stock of multicolored brick in a modified

Flemish bond of six running bond courses to each Flemish bond course. The upper portion of the west elevation features seven symmetrically spaced, square window piercings with rowlock sills that may have served as windows for offices of the Crest Stores that may have been located on a mezzanine level (none of this mezzanine feature, if it existed, is known to survive in the interior today). The northernmost of these piercings still retains a six-light, steel window. The others are either boarded over or filled with metal vents. The first floor level within the Shell Café portion of the wall has two large piercings with rowlock sills and soldier course lintels that have been filled in with brick, possibly corresponding to windows that were originally in the Shell Café. The basement level has six piercings, all but three of which have been filled in with brick. Of those remaining, one is partially filled with brick, while the rest supports an air-handling unit. Side-by-side, three-over-six windows behind a metal screen occupy the next opening to the south. The southern most opening has not been bricked in and holds a large, metal, double door in a metal frame. The opening in the middle has a soldier course lintel as well as a rowlock brick sill, while the rest of the piercings only have soldier course lintels. This space associated with 125 Depot Street has been used in recent years as an underground artist and band exhibition space.

The south and east elevations are not visible due to the neighboring buildings.

WT0852 R. T. Greer Building (Circa 1947)

127 South Depot Street

This bizarre, two-story brick building facing Depot Street is often mistakenly attributed as being part of WT0851 to the north, but in reality was apparently conceived as a separate building known as the R. T. Greer Building. Its date of construction is not clear, but circumstantial evidence suggests a date between 1941 and 1947. The R. T. Greer Building is not visible on the 1940 high aerial photo (Agr-Ext-1940-9B-76), but it does appear on the 1947 Sanborn Fire Insurance Company map for Boone, where it was described as having a firewall between it and WT0851 but a common roof. Indeed, no newspaper articles or other evidence have been found describing the construction of this building or its intended use as an expansion of the Crest Store (WT0851) between 1941 and 1947. Given that both WT0851 and this property were owned by the Greers, it's possible that the construction of this building may have escaped special notice in the press. In any case, the first newspaper reference to the building appeared in October 1947, when notice was given for a new men's store, Tarheel Togs, that would occupy the R. T. Greer Building (*Watauga Democrat*, October 2, 1947). Later advertisements for Tarheel Togs listed an address—104 Depot Street—that was long associated with this storefront. Beginning in 1951, Palmer's Photo Shop was the tenant in the north storefront here for a couple of years before Paul Weston moved his studio here. Meanwhile, the south storefront space was long home to Kay's Lunches, a popular eatery named for Kay Stacy, the young daughter of the proprietor (*Watauga Democrat*, May 14, 1953). The first floor shops are presently home to Black Cat Burrito. It is not known how the upper floors (probably a second floor and a mezzanine) were intended to be used, but the west elevation originally featured large window piercings on the second floor and smaller piercings at the mezzanine level that match those

found on WT0851. An oblique view of the west elevation of the building can be seen in a Fall 1951 image by Palmer Blair (Pal-Bla-07-004).

Today, the west elevation is composed of a modified Flemish bond brick, arranged in a pattern of five running bond courses to each Flemish bond course. The north end of the first floor at grade has four side-by-side, single light windows in wood framing. The south end of the west elevation has an inverted entrance with a single-light aluminum frame door with a single-light sidelight in aluminum frame immediately to the north. Directly above the window and inverted entrance configurations is a single band of header bricks dividing the first and second floors. The second floor has two large window piercings with rowlock sills that have been partially chiseled away and header lintels; both openings have been filled in with brick, using a pattern identical to the rest of the façade. A small air-handling unit supported by brackets is position near the north window of the second floor, while large, metal ductwork starting at the ceiling level of the first floor rises past the roofline at the south end of the elevation. The mezzanine level has two square window piercings with rowlock sills, identical to those found on the west elevation of WT0851; one has been filled in with a wood board, while the other has been filled with metal venting. Terracotta coping runs along the entire roofline.

The east elevation is obscured by WT0850, and much of the south elevation is obscured by WT0603. The portion that is visible—essentially consisting of the mezzanine level—shows a common bond brick pattern in a 5:1 ratio. Four piercings are visible and symmetrically spaced. The two outer piercings, at the west and east ends of the elevation, have been closed in, one with plywood, the other with a metal sheet and a vent. Both have rowlock sills. At the center of the elevation, the other two openings are a large fan contraption to the west and a small window piercing to the east, the latter filled with plywood and featuring a rowlock sill. The roofline is coped with terracotta tiles.

WT0853 Ralph and Edith Estes Apartment Houses (Circa 1954)

346 Howard Street and 356 Howard Street

This property consists of two apartment houses built within a short time of one another that were constructed for and managed by Ralph and Edith Estes. The Estes apparently donated both buildings, perhaps as part of a willed bequest, to Appalachian State University around 1994. The buildings are presently home to the ASU Physical Plant offices.

The first building is a one-story apartment house with basement, fronting on Howard Street from the south, and was constructed sometime between 1950, when it was not visible in low aerial images taken by Palmer Blair (Pal-Bla-02-002 and Pal-Bla-02-004), and 1955, when the building appeared on a high aerial image of Boone (Agr-Ext-1955-1M-94). The house was also clearly visible in 1963, when it appeared in a low aerial image from the Appalachian Collection (5015_096_03), looking essentially the same as it does today. The building, which is modern ranch in style and was probably intended as a seven-unit apartment house, was most likely built by Ralph and Edith Estes, who acquired this

property in 1946 from Hazel and Walter Cook. It's likely the house was built sometime after 1954, when the Estes acquired additional land to the west edge of the parcel that was probably necessary to accommodate the new building.

The north elevation is clad in red common bond brick and divided into three distinct apartment spaces. From east to west, the first bay is front gabled with a large window bay consisting of a single light window flanked by two one-over-one, double-hung sash windows, all of them apparently vinyl replacements, and undergirded by a rowlock sill. West of the window configuration is a single door with a four-light, half-circle fan behind a two-light, metal storm door. The second bay holds a recessed entrance with the same door configuration as the first bay. A decorative metal post holds up a roof extension from the adjacent gable that serves as a porch covering. To the west is a set of three one-over-one, double-hung sash, vinyl replacement windows with wood trim and a rowlock sill. The third bay is significantly wider than the first two, featuring a front gable that is less stout than the one at the west end of the elevation, under which is a double window set of side-by-side, one-over-one, double-hung sash, vinyl replacement windows with wood surround and a rowlock sill. To the west of this gable is the same door configuration as the first two bays, with a pronounced porch overhang supported by two decorative metal posts. To the west of this is a window configuration identical to the one found in the first bay. A brick walkway with concrete boarder leads to each of the entrances on this elevation. The roof is clad in asphalt shingles.

The east elevation is side gabled with a single, one-over-one, double hung sash, vinyl replacement window in a wooden frame with a rowlock sill offset toward the north end of the elevation. A metal air-handling unit is located on the southern part of the elevation. The only other feature on this elevation is a small, rounded, rowlock arch attic vent directly beneath the gable peak, with a rowlock sill. The west elevation offers a slight, side-gabled bump out with a large, exterior brick chimney that interrupts the edge of the roofline and dominates the façade. The slope in grade from Howard St. reveals a natural stone retaining wall leading to the concrete foundation of the apartment house, which has been parged over. Just beyond the chimney to the south, the bump out retreats to the main block of the apartment house, revealing a single, one-over-one, double hung sash, vinyl replacement window with wood trim, as well as an attic vent just below the gable peak that is identical to the one on the east elevation. The south wall of the west bump out has a one-over-one, double hung sash, vinyl replacement window at the basement level.

The south elevation reveals another set of four apartments at the basement level. An asphalt-shingled, hip-roofed porch supported by eight decorative, metal posts separates the basement level from the rear portion of the first floor. The basement level can be divided into four bays, each consisting of a wooden door with six single lights (with the exception of the second door, which has no remarkable features) with a metal storm door in front. The western and eastern two bays have double sets of one-over-one, double hung sash, vinyl replacement windows; the second bay from the west has a piercing of similar size that has been filled in houses two air handling units. The first floor (upper) portion of the south elevation is clad in the same red brick as the other elevations. Reading from west to east are a single, one-over-one, double-hung sash, vinyl replacement window with a

rowlock sill, followed at some distance by a smaller, one-over-one, double-hung sash, vinyl replacement window with rowlock sill. At the center of the elevation is a double set of one-over-one, double-hung sash, vinyl replacement windows with a rowlock sill. The west window pattern is then repeated in reverse on the east part of the elevation, although it does appear that a second smaller window has been bricked in. Two brick, interior chimney stacks are visible on the south face of the asphalt shingle roof.

The second building on the property is located a short distance to the southeast of the first building. This one-story apartment building with a basement and a hipped, asphalt shingle roof was also constructed sometime between 1950, when it was not visible in the low aerial images taken by Palmer Blair, and 1955, when the building appeared on a high aerial image of Boone (Agr-Ext-1955-1M-94). The building, which is modern ranch in style and was probably intended as a seven-unit apartment house, was most likely built by Ralph and Edith Estes sometime after 1954, when the Estes family acquired additional land to the west edge of the parcel that was probably necessary to provide driveway access along the west side of WT0853 to this building.

The building is clad entirely in a grey-tan brick, aside from the concrete block foundation on which it rests, and a soldier course band of brick generally divides the brick part of the building from the concrete block foundation on all sides. The west elevation reveals two bays arranged in mirror fashion to one another. The north bay, reading north to south, offers a double set of one-over-one, double-hung sash, vinyl replacement windows, followed to the south by a wooden door with six upper lights behind an aluminum storm door. To the south of this is another, smaller, double set of one-over-one, double-hung sash, vinyl replacement windows. This configuration is then repeated in reverse for the southern bay of the west elevation. All the windows have rowlock sills. Concrete steps with metal railings rise to a small stoop in front of each entry. A hipped porch roof clad in asphalt shingles and sloppily tied back into the main building's roof spans the entire west elevation and is supported by seven decorative, metal posts. The north elevation offers a prominent, boxed soffit overhang, below which is a double set of one-over-one, double-hung sash, vinyl replacement windows with a rowlock sill, all centered on the north wall. Near grade, a soldier course divides the brick of the first floor from a small portion of the concrete block foundation that is exposed. Two vent openings are visible in the concrete block foundation.

The south elevation repeats the boxed soffit, double window bay, and soldier course details of the north elevation, but on this end, concrete steps with iron railings lead from the west parking lot down to a concrete pad and a basement entrance. This entrance, which is a single wood door with three vertical, upper lights, is covered by a shabby, aluminum awning. To either side of the centered basement entrance is a nine-light window with a concrete sill. Two large, HVAC units sit on metal stands just to the east of the entrance. A decorative, concrete block retaining wall steps up with grade to the east elevation of the building. This east elevation offers a small window with a concrete sill near the southeast corner, while the first floor portion of the east elevation offers a smaller window piercing with a rowlock sill a good distance from the southeast corner that has been filled with plywood, followed immediately to the north by a double set of one-over-one, double-hung sash, vinyl replacement windows. This pattern is then reversed for the northern half of the

east elevation. Two small, interior, brick chimneys with terracotta caps are visible along the east face of the roof, probably in service to boilers for each unit.

WT0854 Fairfield Apartments (Circa 1973)

326 Howard Street

This complex consists of two large, brick apartment buildings that were likely built by Elmer G. Miller between 1970, when he consolidated ownership of parcels in this vicinity (Deed Book 117, Page 820; Deed Book 116, Page 67; Deed Book 114, Page 429; and Deed Book 95, Page 294), and 1973, given that a postcard from 1972 (Bob-Bre-02-136) and an aerial image from the same year (Hen-Dew-01-003) showed the land cleared for construction, but the buildings not yet underway. Both buildings are present in a 1984 postcard image (Bob-Bre-02-142).

The west building abuts WT0855 nearly on the property line and is a two-story, multi-unit, side-gabled building of running bond, multicolored brick resting on a concrete foundation. Its east elevation offers a dramatic, iron staircase at the center of the elevation, which rises to the second floor breezeway made of concrete over steel construction underneath a prominent roof overhang. A decorative iron balustrade runs along the second floor breezeway and at its ends. The breezeway roof is clad in asphalt shingles, and the boxed soffit under the breezeway roof is clad in vinyl siding. Five units are accessible from this second floor breezeway, and the orientation of their piercings is uniform but alternating. Moving from south to north, the first unit offers a one-over-one, double-hung sash, vinyl replacement window with a rowlock sill, followed quickly to the north by a vinyl replacement, paneled door. Just north of this is a smaller, one-over-one, double-hung sash, vinyl replacement window with a rowlock sill. The second unit reverses this piercing orientation, the third reverses it again, and so on through the fifth unit. This same pattern of piercings is copied on the first floor. Four planters of treated lumber are visible at the ground floor level in front of the breezeway.

The north and south elevations of the west building are nearly identical, offering only a rounded arch piercing with a rowlock arch and sill just below the gable peak, within which is an attic vent composed of vinyl siding. The concrete foundation of the building is visible at the south end, as are various mechanicals for the building. The west elevation, facing WT0855, is partially obscured, but the portion visible at the north end consists of a repeating pattern of a one-over-one, double-hung sash, vinyl replacement window with rowlock sill on the second floor located directly above a similar window on the first floor. A different brick stock, designed to appear whitewashed, functions as the sill and spacing between the two windows, then is used again between the first floor window and grade, although the whitewash has eroded from the lower portions of this treatment. After the first three repetitions of this pattern, the building is obscured by WT0855, while a wooden stockade fence in rough shape connects the west side of WT0854 and the east side of WT0855, apparently for the purposes of securing the narrow passageway between them. This west elevation also has a prominent, boxed soffit clad in vinyl siding.

Just to the south of the west building is a small, side-gabled, running bond, one-story brick building with an asphalt-shingled roof and prominent boxed soffits. It features only a single, paneled door entry on its east elevation near the southeast corner, with a single, one-over-one, double-hung sash, vinyl replacement window with rowlock sill just to the north of the doorway. A concrete walkway leads from the parking lot to the east elevation entrance. The south and north ends of this small building are featureless, aside from a rounded arch opening just below the peak of the gable that mimics the same attic vent feature on the north and south ends of the west building. The west elevation of this building was not accessible because of the proximity of WT0855.

The east building is a near carbon copy of the west building, except that it is three stories in height, with its second floor breezeway details repeated again on the third floor. The center, iron staircase is a bit more complex than that found on the west building, employing reversing sets of stairs that are oriented parallel to the west elevation of the east building, rather than a single run of stairs rising parallel to the second floor as on the west building.

WT0855 Goodnight Brothers Complex (1944/Circa 1958/1964/Circa 1972/Circa 1980/Circa 1980s, portions demolished in 2018)

274 Howard Street

This multi-building complex, which is hereafter split into an “east” and “west” section, sits on the south side of Howard Street and was once the site of the Woodcraft Novelty Company, a wooden factory building no longer present. Careful consideration of the 1928 and 1947 Sanborn Maps of Boone, as well as the 1939 Cultural Resources image from the southwest, suggests that the present buildings replaced those buildings shown on those maps. These earlier buildings were still present on the east section of the complex in 1950, when Palmer Blair’s low aerial images showed the vicinity (Pal-Bla-02-002), although by 1947, construction of the west building had been completed.

The west section was built on land acquired in three transactions by the Goodnight Brothers (Deed Book 57, Page 524; Deed Book 57, Page 525; and Deed Book 73, Page 354) in 1944. No clear reference to the construction of the building has been found, but the 1947 Sanborn map does show a concrete block building housing a wholesale produce business at this location (Goodnight Brothers were produce wholesalers), and an August 17, 1944, *Watauga Democrat* article briefly describes W. C. Greene’s work as a building contractor on “a large produce house on Depot Street,” which was nearby. Given that the Goodnight Brothers had also purchased land fronting on Depot Street that adjoined this parcel, it’s quite possible that the paper’s error in location was an honest one. In any event, the *Watauga Democrat* published an editorial on December 7, 1944, noting the recent completion of the Goodnight Brothers store on Howard Street, which was almost certainly a reference to this west building. For these reasons, it appears likely that the west building was built in 1944. The 1950 Palmer Blair aerials (Pal-Bla-02-002 and Pal-Bla-02-004) show the west building (as well as its two neighbors to the west, WT0856 and WT0857) complete at that time.

By 1950, the Goodnight Brothers had acquired two additional parcels to the east (Deed Book 67, Page 71, and Deed Book 68, Page 538), which provided an additional 108 feet of street frontage on Howard Street and allowed for the construction of the north-south oriented portion of the “east” section with its five loading dock bays on the west side. This new building was not visible in the 1955 high aerial image of Boone (Agr-Ext-1955-1M-94), although by that time the old, wooden factory buildings that were still visible in 1950 had been removed. The north-south portion of the east building is barely visible in a circa 1960 image taken from the south (Alf-Dai-01-001) and in the circa 1963 low aerial image from the Appalachian Collection (5015_096_03), thus placing its construction sometime between 1955 and 1960, and probably earlier in that span. By 1964, the square, one-story portion toward the rear (south) of the “east” section was visible in a postcard image taken that year (Bob-Bre-02-134). It is not known precisely when the rest of the “east” section was built, but the two-story rear (south) portion was visible in a 1972 aerial image by Henry DeWolf (Hen-Dew-01-003). The front (northwest) portion of the “east” section is visible in a 1984 aerial postcard (Bob-Bre-02-142), but the final, two-story portion at the southwest extreme adjacent to Rivers Street was not visible at that time. Other than this last portion, which was used by ASU at the time of the survey, the property had remained vacant for many years, and portions showed signs of serious decay at the time of the survey. Other than the original west section built in 1947, the rest of the complex was demolished during Summer 2018.

The “west” section of this property is a one-story, concrete block building with a basement level and a flat roof, located across a large parking lot and driveway space from the location of the former “east” section, which is now a gravel parking lot. The north elevation, moving from east to west, features a large garage bay with a wood-paneled door with four upper lights and a metal slab lintel, followed by two smaller garage bays, each with a wood-paneled door with three single, upper lights and a concrete lintel. To the west of this is a wooden door entrance in a wood frame that is reached via a concrete stoop; a pair of one-over-one, double-hung sash, wooden windows with concrete sills flanks this doorway. The left window features a concrete lintel that is a continuation of the west garage bay lintel. Basement-level windows are also visible on either side of the stoop, although both openings have been filled with concrete and are covered by rebar. The low, parapet roofline is clad in terracotta coping.

The east elevation of this “west” section is also concrete block, with a large, wooden, loading dock door with wood frame located on the first floor level. A concrete block and wood dock is located in front of the door, with wood stairs and a metal railing descending to the north toward Howard Street. This loading dock and door were not present in 1963 but were evident in 1984. A stepped parapet roofline with terracotta coping descends to the south. The south portion of this east elevation features a large window opening with concrete sill that has been filled in with concrete block. This window was still open in 1963 but sealed by 1984. Remnants of a wooden addition stepping down with the grade to the south elevation, all since removed, are visible along this south end of the east elevation. Parging is visible at the basement level of this east elevation, perhaps covering a concrete foundation. The south elevation, meanwhile, features a large garage bay opening at basement level on the east end of the elevation, followed to the west by six small, boarded-

up window openings. The first floor of the south elevation offers four evenly spaced, one-over-one, double-hung sash, wooden windows with concrete sills. Parging continues along portions of the basement level, suggesting that it covers a concrete foundation. The roof is flat and likely composite. A small portion of the west elevation of this “west” section extends beyond the adjoining wall of WT0856 but is otherwise unremarkable.

The east section of the property—no longer extant—was far more complex. Beginning with the one-story, north-south oriented portion of the “east” section, the north elevation (fronting on Howard Street) featured wood paneling over concrete block with terracotta coping lining the low parapet roof. Moving from east to west, the north elevation featured two triple bay windows with fixed center lights and casement windows on the outer lights. Each bay was covered with a wood-shingled, shed-style roof. To the west of these was a single, paneled, wood door with two irregularly shaped upper lights and a deep, wood surround, covered in turn by a wood-shingled awning like those over the windows. Three concrete steps rose to this door, and a large concrete pad was located to the west of these steps. To the west of the door was a double casement window with a similar awning.

To the northwest and projecting north toward Howard Street was the one-story, northwest addition completed between 1972 and 1984. The entirety of this addition was unadorned and largely unfinished concrete block, with an aluminum gutter system around its perimeter and metal coping along the roofline. No piercings were visible on the east, north, or west elevations. The south elevation of this addition had what appeared to be an old loading dock that had been boarded over. Returning to the north-south oriented portion of the “east” section, the west elevation of this portion had exposed concrete block and five equally spaced loading dock bays. The left (north) three were boarded over with paneling, while the second bay from the right (south) was of a slightly different size, stood higher than the others, and had a steel door with a projecting metal dock and a small wooden staircase leading to this dock. A metal-decked shed roof awning projected over this dock. The southernmost bay had been blocked in with concrete blocks. The two northernmost bays had a concrete pad below them at ground level with a metal-decked, wooden, shed-roof structure covering most of the pad. A window opening was located below the northernmost bay but had been boarded over from within and had metal bars over the opening. Terracotta coping was located along the stepped parapet roof of this west elevation.

Located along the south elevation of the north-south oriented original portion of the east part of the complex was a one-story, rectangular addition whose flat roof sat a few feet below the height of the original portion. This concrete block addition appeared to date to 1964 and had terracotta coping on its entire roof perimeter, but its north elevation and west elevations were otherwise almost entirely unremarkable. A small, one-story addition was located along this portion’s north face and appeared to have served as a covered entrance added at an unknown date. Also of concrete block, its former window openings appeared to have been covered with pieces of plywood, with one opening each on the east and west faces, and four such openings on the north face. A single door was visible at the northeast end of this addition. Its standing-seam metal roof, with composite spread over the top, slanted down to the west.

Connected at the southwest corner of the 1964 addition was a two-story, L-shaped, side-gabled, concrete block building with a northerly, front-gabled extension that appeared to be an addition completed after the rest of this portion. This north-gabled addition appeared to have supported a former loading ramp that led along the west wall of the 1964 addition. At the time of the survey, the area under this north gable was clad in weatherboard and featured a door opening that had been covered over with plywood. The west face of this north addition featured a metal door under the former loading ramp area and angled concrete steps and a concrete pathway with metal railings leading to the outer parking lot to the west. The west elevation of the north gable addition had an old garage bay with loading dock, the former having been filled with an aluminum frame inset with one door. A projecting metal dock was located below this with a severely unstable, wooden deck leading to the concrete path to the parking lot. A rough, shed-style metal awning covered this former bay. The north face of the side-gabled portion was unadorned, painted concrete block. The west gable end featured weatherboard under the gable, with a one-over-one, double-hung sash window with metal bars covering it visible on the second floor at the southwest corner; this window featured a concrete sill. At ground level was a backflow outlet for Boone/Kraut Creek, which ran under this portion of the building. The asphalt shingle roof and much of the soffit system was badly deteriorated and beginning to collapse.

To the south of this side-gabled portion was a post-1984, one-story, rear-gabled addition hereafter referred to as the “southwest addition.” Also of concrete block with weatherboard under the south-facing, rear gable, the entirety of this southwest addition was largely unremarkable, aside from a boarded-over window under the gable, a large ASU logo on the south elevation, and mechanicals on its east elevation. Its roof was also badly deteriorated, particularly at the southwest corner. Rejoining the side-gabled portion, the second floor of the south elevation featured a boarded-over window with an air conditioning unit protruding from the opening. Other than weatherboard under the east gable, the rest of the side-gabled portion was otherwise unremarkable and obscured by its junction with the 1964 portion. The south elevation of this 1964 portion had two one-over-one, metal frame, fixed windows with rebar over them, as well as two vents to the east of this with plywood panels around them. Moving south to north, the east elevation of the 1964 portion had one boarded-up opening followed by one metal vent; a one-over-one, double-hung sash window with rebar covering; and one other vent. Roof drains dumped from a gutter system and had badly damaged the concrete block on this side. The roof of this portion was rubber roof with composite over it. A narrow alley separated the “east” section of this property from WT0854 to the east. Back on the north-south oriented section, one large opening was visible on the east elevation but could not be accessed for further description.

As noted above, in 2018, all sections except for the original, 1947 section were demolished for parking.

WT0856 Christian Tin Shop Building (1948)

268 Howard Street

This one-story, brick and concrete block building with basement was built sometime between 1947 (last Boone Sanborn map) and 1950 (Pal-Bla-02-002 and Pal-Bla-02-004) on land acquired by Henry Christian from J. C. and Rosalee Goodnight that was part of the Goodnights' original consolidation of parcels here in 1944. Christian's deed from 1944 (Deed Book 58, Page 100) clearly references the ongoing construction of the west building of WT0855 to the east and Christian's right to a shared wall and right to attach when he was prepared to build. A blurb in the "King Street" column from the February 5, 1948, *Watauga Democrat* explained that "Shields Christian, the tinner, finds permanent quarters alongside the feed store, and for the first time in more than a quarter of a century here has a regular address." The feed store in question was Wilson's new feed store, located just to the west at WT0857, thus suggesting a completion date in early 1948. W. S. Christian sold his tin shop building to Ayers Electric Shop in September 1956 (Deed Book 77, Page 366), the latter occupying the space by 1958. Since then, the building has changed hands a number of times, most recently being occupied by Griff Gilbert, a counseling provider, who completed a significant renovation of the building just prior to completion of the survey that dramatically altered the original storefront configuration on Howard Street and added the current rooftop feature.

At the time of the survey, the north elevation had a red brick façade in a running bond pattern that tied into the brick façade of WT0857 to the west. A single, metal door with a center, full-length light, two full-length sidelights, and a transom, all in metal framing, were centered on this elevation. Two large, single light, metal frame windows beneath a single light, metal frame transom flanked the entrance. The area dedicated to the entranceway and flanking windows was distinguished from the rest of the elevation by parging surrounding these features as well as a painted wood bulkhead beneath the windows, both hinting at Gilbert's alterations to the original dimensions of the storefront entrance. This entire area fell beneath a standing seam, tin awning designed to exhibit an Asian influence. The space between the top of the awning and the roofline was featureless with the exception of terracotta coping. Solar panels on the roof could also be seen from the north elevation. A sloped, concrete pad, textured to suggest a swirled brick pattern, lay between the front of the building and Howard Street. Gilbert had also added two concrete lion statues on stands just outside the entrance since completion of the survey.

The east and west elevations were not visible due to the neighboring buildings, WT0855 to the east and WT0857 to the west. The south elevation, which was likely concrete block originally, had been clad in parging. A single-light, metal door in metal framing was centered on each floor, one directly over the other. To the west of the door on the basement floor there was a small, one-over one, double-hung sash, metal window, with a similar, slightly larger window directly above this on the first floor. To the east of the basement door was a side-by-side, single-light, sliding window with a horizontal light directly beneath; this configuration was repeated on the first floor level. A metal staircase with return, beginning behind a concrete wall in front of the basement entrance, provided access from the basement floor to the first floor. Metal coping ran along the roofline and stopped

at the parapet wall on the east and west elevations. From the south elevation, a rooftop deck with a metal railing and a front-gabled addition featuring a complex window wall and a small amount of parging on its east end could be seen. This feature was added during the 2015 renovations and was not at all in character with the original appearance of this building. Additional renovations began in August 2019, but details were not yet visible at the time this report was completed.

WT0857 Wilson's Feed Store Building (1948)

260 Howard Street

This one-story, concrete block building with a basement was completed in early 1948 for Ivey Wilson, the owner of Wilson's Feed Store. Wilson bought the land from John W. Hodges in 1946 (Deed Book 60, Page 480), and a brief blurb in the *Watauga Democrat* on February 5, 1948, reported, "Glad Ivey Wilson is located in his brand new building on Howard Street with his feed store.... Likewise, Shields Christian, the tinner, finds permanent quarters alongside the feed store." The tin shop referenced was WT0856. Wilson appears to have run into financial difficulties in 1955; his consistent advertising for the store ended in April 1955, and by July he was listed as being in arrears on taxes. He sold the property to J. B. and Carrie Winkler in August 1956 (Deed Book 77, Page 257). The building remained in the Winkler family's control until 1984, when it was sold to Paul E. Miller (Deed Book 243, Page 357), who operated Miller's Salvage for many years at this location. The building is presently vacant and in deteriorated condition.

The north elevation is composed of red brick veneer in a running bond pattern that ties into WT0856 to the east. Portions of the brick appear to have been whitewashed at some point in time, with gaps in this whitewashing where signage and other façade coverings were likely present. A large, twenty-four light, garage bay door in a wooden frame is located on the east side of the north elevation. The west half of the north elevation consists of a metal, single-light door in a wooden frame directly underneath a square, single-light transom, also in a wooden frame, and is reached by crumbling concrete stairs that run parallel with the façade plane. Two-over-two, single-light, plate glass windows set in a wooden frame with rowlock sills flank the metal doorway. Aside from its stepped parapet with terracotta coping and a few courses of concrete block, the east elevation is entirely obscured by WT0856. The west elevation is composed of painted concrete block with a stepped parapet roofline topped with terracotta coping. The west elevation is otherwise unremarkable. A short, concrete-capped, interior chimney stack, probably in service to a boiler, rises near the center of the west elevation.

The south elevation, composed of the same painted concrete block as the west elevation, exposes the basement level of the structure. The first floor has three two-over-two, metal windows in metal framing. The basement floor has three side-by-side, single-light windows in metal framing, two of which have been boarded over with plywood. The east corner of the south elevation has a large opening that was more than likely once a garage bay but has since been replaced with a small, wooden door and fitted with plywood in the space

surrounding the door. A wood board serves as coping along the rear roofline. Otherwise, the roof is flat and likely covered with rubber.

WT0858 Pastime Theatre Building (1924)

703 West King Street

This much-altered building was originally the home to the Pastime Theatre, a business venture of A. E. Hamby and W. R. Winkler. Hamby and Winkler had been showing movies at the 1904 Watauga County Courthouse, under the name “Dixie Theater,” but decided in 1924 that they needed a proper theater building. Throughout 1924, coverage of the work on this new building, which was built on land acquired from W. L. Bryan in 1921 (Deed Book 28, Page 325), referred to it as the “Dixie Theater Building” (see, for example, *Watauga Democrat*, June 26, 1924). One brief blurb attributes construction of the building to contractor Will Hodges (*Watauga Democrat*, May 8, 1924), while a contractor named Knapp was responsible for the interior of the theater (*Watauga Democrat*, July 24, 1924). The building is visible while under construction as an island unto itself in an image from early 1924 (as reprinted in Ste-Win-2, and misdated circa 1919). Gleaning from photos of the building from the 1930s and 1940s, the Pastime Theatre Building was originally a two-story, commercial block, brick building with a stunted parapet north elevation and a stepped parapet roofline with terracotta coping on its east and west walls. The north elevation had an unusual half-moon design at the center of its parapet wall, which was coped, surprisingly, in brick. The second floor featured three symmetrically spaced, one over-one, wooden windows with soldier course lintels and rowlock sills. The first floor of the north elevation offered a gorgeous set of three, rounded arch openings, with a triple tier of rowlock arches set on corbel-collared brick impost columns. These arched openings entered into what most have been a fairly deep arcade as seen in a circa 1949 image by Paul Weston (Par-Wes-02-021) and the 1936 H. Lee Waters film of Boone. Unfortunately, no photos of the full interior of this arcade are known to survive, making it difficult to know how far back the arcade extended before reaching the entrance doors and/or box office for the theater.

It’s not clear when shows began at the Dixie Theater. The earliest documented show appears to have been a free movie show presented by M. L. Tremain from the Modern Woodmen of America at the Dixie Theater on November 12, 1924 (*Watauga Democrat*, November 13, 1924). By January 1925, however, Hamby and Winkler had changed the name to the “Pastime Theater” (later “Theatre”) for reasons that are not entirely clear (*Watauga Democrat*, January 29, 1925). The theater continued to be the principal source of stage and screen entertainments until the opening of the Appalachian Theatre (WT0609) in 1938. After that, the theater declined and often featured second-run shows. Nevertheless, the Pastime saw some upgrades over the years. Both the H. Lee Waters film from 1936 and a Historic Boone image from 1938 showing the construction of the post office (WT0049) indicate that the Pastime did not yet possess a marquee. This changed sometime between 1940 (Dav-Wyk-01-004) and 1947, when the building was portrayed on the Sanborn Fire Map as possessing a marquee. This trapezoidal, cable-hung marquee is also visible in two images from 1949 and 1953 (Pal-Bla-04-109 and Pal-Bla-04-103), at which point the

rounded arch openings were enclosed with plywood to provide a background for the marquee. This marquee appears to have been metal, with lighted letters spelling out “Pastime” on its east and west faces, while a lighted ribbon ran the length of the north (front) face of the marquee.

The Pastime’s last presentation—a stage show—occurred in 1959. In November of that year, A. E. Hamby, Jr., and his wife Mary sold the building to Dimmette Realty Corporation, which almost immediately began renovations on the building, clearing out the seats for auction, gutting the interior, and covering the façade, with the intention of converting the building to a set of suites known as “The Professional Building” (*Watauga Democrat*, November 19, 1959). Two images from March 1960 (Gle-Tho-01-006, and Gle-Tho-01-004) show that Dimmette bricked in the west arch opening completely and used different amounts of brick to fill in the arches at center and to the east, before introducing aluminum-frame window walls to the openings. Dimmette also bricked in all three of the second floor windows of the north elevation. Following this work, Dimmette punched a series of windows into the façade between the second floor windows and the tops of the arches, then added concrete panels to the north elevation façade. This surviving photo documentation of these changes, plus a close analysis of the present façade, suggests that many of the original elements of this façade still survive underneath the present façade treatment. Indeed, the building is an ideal candidate for façade restoration.

Today, the north elevation consists of four rows of concrete, rectangular panels adhered to the surface of the second floor of the building, with five symmetrically spaced, one-over-one, metal windows occupying the piercings created by Dimmette. Concrete coping lines the north roofline, with the half-moon feature apparently removed. The first floor of the north elevation is clad in what appear to be square, wooden panels that are also affixed to the original brick underneath. The original east bay is completely sealed over, while at center is a slightly recessed, window wall system with a single-door entrance and flanking sidelights, with transom windows above each of these features, all in an aluminum frame. A metal-frame, vinyl awning hangs above this central entrance. The west bay, meanwhile, has been reconfigured to host a recessed entrance with an aluminum frame, single door, with an angled, two-light window leading back out to the façade plane to the east. A quarter-round, metal-frame, vinyl awning hangs above this entrance.

The east elevation is nearly entirely obscured by WT0588 to the east, save for a small portion at the southeast corner, where the original brick—arranged in a six-course common bond, has been parged over, but the parging has begun to flake off. The upper portion of the west elevation is partially visible above WT0859 to the west and reveals rubber roofing material over the original brick, with terracotta coping on the stepped parapet. The rear of the building has also been parged over, with a curious step outward in the rear wall from the second floor to the first. The second floor features a fixed, vinyl replacement window with 15 lights signaled by fake muntins near the southwest corner, plus a recessed, one-over-one, double-hung sash, wooden window at the center of the second floor. The first floor offers a three-light, metal window with a parged sill at the center of the elevation, probably consisting of an upper awning window of two lights and a lower hopper window of one light. A recessed, wooden door is visible near the southeast

corner. A concrete block boiler stack with a terracotta cap is visible near the southwest corner of the roof, which is flat and composed of rubber. The rear portion of the second floor of the west elevation has also been clad in this same roofing material. A concrete pad with a brick cheek wall dividing HVAC units from propane units is visible along the rear (south) elevation.

WT0859 Boone Electric Company Building (1926)

707 West King Street

Construction on this one-story, commercial block building with flat roof (and its neighbor to the west, WT0860) began in August 1925, when the old Bryan Cottage was removed from the site to allow construction to move forward (*Watauga Democrat*, August 27, 1925). The following month, ground was broken for what was initially referred to as the “Goodnight-Hamby Building” in the local press (*Watauga Democrat*, September 3, 1925). Located on land purchased by A. E. Hamby and W. R. Winkler from W. S. Goodnight that same month, the building appears to have been home at first to the Boone Electric Company, which announced in November 1926 that it was “next to Pastime Theater” (*Watauga Democrat*, October 21, 1926). An earlier blurb from July 1926 also made mention of the building, noting that J. T. Miller would be moving into WT0860, “next door to the Boone Electric Company” (*Watauga Democrat*, July 22, 1926).

By 1936, as seen in the H. Lee Waters film of Boone (Cec-Gre-01-001), the site was home to the T & L Café, owned by Tom Davis. By the 1940s, this business had become the People’s Café, as it was still named when it appeared in a 1952 image (Pal-Bla-04-103) that offers perhaps the best evidence of its original appearance. At that time, the building’s north elevation had a brick façade of running bond that tied into WT0860, the two buildings having been built at the same time. The roofline was coped in terracotta tiles, beneath which was a triple corbel band. Just below this band was an ornate pattern of three soldier courses to three recessed, stacked runners, suggesting a dentil band. The storefront, meanwhile, included a recessed, single entry, flanked on either side by shop windows that carried to the façade plane and that appear to have been original to the building. A gorgeous, leaded glass, clerestory window, on which the word “Restaurant” had been painted, surmounted the entire storefront. A soldier course served as a decorative lintel above the clerestory window, with running bond brick rising to the aforementioned features of the upper façade. At that time, a neon sign with “People’s Café” hung from the center of the façade. Shortly thereafter in 1952, the space was occupied by Variety Bakery (Deed Book 69, Page 593). By 1960, when the tenant was the Boone Fabric Shop (Gle-Tho-01-004), the recessed entry storefront had been replaced with a new, single entry that was flush with the façade plane, while the leaded glass, clerestory window had been replaced with a four-light, divided, clerestory window. In 1962, the space became home to the Home Credit Company and was often referred to as the “Home Credit Company Building” in deeds thereafter. At some point, probably in the 1960s (the stonework is similar to that of WT0813 across the street and WT0864, WT087, and WT0882, located elsewhere in downtown), the current crab orchard stone treatment was applied to the façade and the storefront windows again replaced. While it is possible that some of the brick elements of

the upper façade survive behind the current treatment, it appears that the second clerestory window configuration was removed. The current tenant is High Country Souvenirs.

Today, the north elevation of this one-story building featured a window wall storefront, with a central, aluminum doorway flanked by aluminum-framed, plate glass windows with aluminum bulkheads. All three had transom lights above. At the time of the survey, a quarter-round, aluminum-frame awning, anchored to the façade by a large, aluminum frame structure, was located over the entrance, but this was removed as part of a DBDA Façade Incentive Grant project in 2016 and replaced with a flat, cable-hung awning topped with a faux-neon, bladed sign. The remainder of the façade, covering the extreme edges beyond the window wall and between the top of the window wall and the roofline, is composed of stacked, rectangular, crab orchard stone, with a crab orchard stone run for coping. The entirety of the east elevation is obscured by WT0858 to the east. The west elevation is mostly obscured by WT0860 to the west, except for a small portion of the stepped parapet roofline and a short stretch of the west wall near the southwest corner of the building. Here, the concrete foundation is visible low on the elevation, along with the original brick arranged in a six-course, common bond pattern.

The south elevation is also of six-course, common bond brick and features a large, sliding glass door feature in the center of the elevation at the first floor level, positioned awkwardly in an opening that doesn't quite fit the sliding glass door. Below this is an unusual, offset, rectangular piercing that may have contained a window at one time but has since been filled with treated lumber. To the west of this piercing is a metal coal chute that is probably original to the building. To the east of the piercing is a vinyl, paneled door with new, concrete block cheek walls and concrete steps leading down to the entry. At the time of the survey, a makeshift, plywood shelter had been built around this basement doorway. A small portion of the concrete foundation is visible at the lower part of the elevation, some of which is obscured by an HVAC unit. The brick at the southwest corner of the elevation has been hastily slathered with concrete, apparently to conceal damage caused by drainage from the gutter along the roofline of the south elevation. The flat roof is apparently clad in rubber.

WT0860 W. S. Goodnight Building (1926)

711 West King Street

Construction on this one-story, commercial block building with flat roof (and its neighbor to the east, WT0859) began in August 1925, when the old Bryan Cottage was removed from the site to allow construction to move forward (*Watauga Democrat*, August 27, 1925). Located on land purchased by W. S. Goodnight from W. L. Bryan's widow in July 1925 (Deed Book 33, Page 285), the building appears to have first housed J. T. Miller, who planned to open "an electric shoe shop...next door to the Boone Electric Company" (*Watauga Democrat*, July 22, 1926). It's not clear that Miller ever got his business opened, for W. L. Goodnight was operating his own shoe repair business out of the building by late 1926 (*Watauga Democrat*, August 1, 1929) and moved to a new location in May 1930

(*Watauga Democrat*, May 1, 1930). By September 1932, the building was home to the Blue Ridge Café, operated by P. P. Suttlemyre (*Watauga Democrat*, September 8, 1932). In 1939, M. C. Holler's (often used interchangeably with "Hollar's") Grocery was the tenant, as described in a brief article noting the start of construction on WT0861 to the west (*Watauga Democrat*, October 5, 1939). M. C. Holler bought the building in 1943 from the Goodnights (Deed Book 57, Page 84), and sometime between 1939 and 1947, as depicted in the 1939 Cy Crumley Scrapbook photo of Boone from the southwest and the 1947 Sanborn Map, Holler's Grocery expanded the south elevation of the building to the present position of the south wall, terminating with concrete block instead of the original brick. In 1946, Holler sold the building to W. H. "Will" Jones (Deed Book 60, Page 529), after which it was commonly known as the Will Jones Building, even though Hollar's Grocery was still operating at the site under different ownership in 1952 (Pal-Bla-04-103). Today, the building is home to Watsonatta Western World.

In 1952, the north elevation retained much of what was probably the original appearance of the building. Slightly wider than WT0859, the building's north elevation had a painted brick façade of running bond that tied into WT0859, the two buildings having been built at the same time. The roofline was coped with an unknown material, beneath which was a triple corbel band. Just below this band was an ornate pattern of three soldier courses to three recessed, stacked runners, suggesting a dentil band. The storefront, meanwhile, included a recessed, single entry, flanked on either side by shop windows that carried to the façade plane, and which appear to have been original to the building. Low, brick bulkheads were visible below the shop windows. A gorgeous, leaded glass, clerestory window surmounted the entire storefront, with a retractable, fabric awning anchored at the upper corners of the clerestory window. A soldier course served as a decorative lintel above the clerestory window, with running bond brick rising to the aforementioned features of the upper façade. At that time, a swinging, metal sign with "Hollar's Gro." and "Drink Coca-Cola" hung perpendicularly from the center of the façade. The recessed entry and shop windows of 1952 were replaced by 1960 (Gle-Tho-01-006), when the building still housed Hollar's Grocery, with a double-door, central entrance that was flush with the façade plane, while the leaded glass, clerestory window had been replaced with a new, six-light, divided, clerestory window.

The current north elevation reflects none of these features, although there is a chance that the brick elements and perhaps even the second clerestory window configuration still survive under the present treatment. The current configuration was likely the result of George and Katherine Watson's purchase of the building in 1970 and is designed to suggest a westernized, mountain village appearance. The storefront configuration is a slightly inverted, aluminum-frame, window wall with a double-door entrance at the west extreme of the elevation. Five plate glass lights are to the east of the entrance, with transom squares above each segment of the lower portion of the window wall. A low bulkhead of board and batten wood is below the shop windows, while a rough hitching post has been erected in front of the windows. The west and east extremes of the lower part of the façade, as well as the area immediately above the shop windows, is a rough, wooden finish that suggests board and batten. The entire storefront is covered by a hipped roof, wooden awning with sawtooth wooden trim and wooden shingles for roofing. A carved, wooden sign is propped

up at the center of the roof announcing the name of the store. The portions of the upper façade not obscured by this awning are clad in plastic panels with a metal trim. The roofline is coped in rusted metal, while the flat roof itself appears to be covered in rubber.

Both the east and west elevations are entirely obscured by WT0859 to the east and WT0861 to the west. The south elevation is parged concrete block. A former doorway at the west end of the first floor has been covered with a large, steel panel, while near the center of the elevation is a badly deteriorated, six-over-six, double-hung sash, wooden window with bars affixed over it and a steel panel installed behind the window, which is missing all of its glass and many of its muntins. The second floor has a large opening at its west end that was probably a doorway but has been filled roughly with concrete block and parged separately. To the east on the second floor level are two, six-over-six, double-hung sash, wooden windows, both with bars over them. Some badly deteriorated brick is exposed beneath one of these windows, raising questions about the 1947 Sanborn Map characterization of this elevation as being concrete block. The window at center has actually collapsed within the bars and has a large, steel panel behind the window. The east window appears to still function as a window but is badly deteriorated.

WT0861 D. L. Wilcox Building (1939)

713 West King Street

This one-story, flat-roofed, commercial block building fronting on West King Street from the south is somewhat unusual among Downtown Boone commercial properties, in that its ownership has remained in the same family since D. L. Wilcox built the building on land purchased from W. L. Bryan in 1939. Work on the building commenced in early October 1939, when Walter C. Greene was listed as the contractor of a brick building intended to be 28' X 75', one story in height, with a basement (*Watauga Democrat*, October 5, 1939). A month and a half later, the *Democrat* carried an article about the opening of the Boone Tire and Bargain Store, run by Wilcox and Cecil Miller. This article (November 23, 1939) included a photograph of the building and was accompanied elsewhere in the issue by a large advertisement regarding the opening.

When the building opened in 1939, its north elevation was brick with sturdy pilasters at the east and west corners, each capped with a triple-tier corbel collar and the low, parapet roofline coped in terracotta tiles. The upper part of the façade featured a large, recessed, frieze band, over which a Firestone sign had been erected. The storefront, meanwhile, offered a slightly recessed, double-door entrance with a wide transom, flanked on each side by huge, plate glass, shop windows with brick bulkheads with vents. A five-light, clerestory window band surmounted the entire storefront. A 1940 image of the Boone Flood (Dav-Wyk-01-004) showed the west elevation as entirely brick with a terracotta-coped, stepped parapet; an enormous mural advertising the Boone Tire and Bargain Store was painted on this west elevation. By 1952 (Pal-Bla-04-103), the Boone Tire and Bargain Store storefront configuration remained about the same, but the entire brick façade had been covered with structural glass and the frieze panel filled with a marble slab with signage painted on it. This same configuration was still in place in 1960 (Gle-Tho-01-006).

It's not clear when the north elevation was changed, but today, it appears quite different. Curiously, the shop windows and bulkheads are perhaps the most consistent elements; other than being changed to aluminum frames, the windows retain their original proportions, and the double-door entry remains, although one aluminum frame door is larger than the other. Bulkheads have been sloppily parged with textured concrete, but the vents are still visible. The remainder of the elevation has been clad in a wooden, board and batten treatment, and a hipped roof, wooden-shingled awning has been placed directly over the double door entry. It is highly likely that the clerestory windows and original brick elements survive underneath the present treatment, and that the building could be restored easily to something resembling its original appearance.

The east and west elevations are mostly obscured by WT0860 to the east and WT0862 to the west, although the building does extend to the south slightly farther than its neighbors. At the front of the building, it's clear that the west wall was extended in height in response to the construction of WT0862, perhaps to create a firebreak. At the rear of the building, the original brick of the west wall is also visible, but the south and east elevations reveal the concrete foundation and the concrete block walls of the main elevation—probably an attempt at cost savings for elevations that would not have been easily visible to the public. It appears that roofing material has been extended up the east wall to the terracotta coping from the roof of WT0860 to the east. The south elevation reveals two large window piercings symmetrically positioned on the second floor, each with a double bay of one-over-one, double-hung sash, wooden windows with roughly placed, rowlock lintels and sills. Between the two window bays is a large piercing with a rowlock lintel that has been sloppily blocked in with concrete block. This opening, as suggested by the 1947 Sanborn Map, appears to have been a passageway to a wooden frame, second-floor bridge that connected to a furniture warehouse on Howard Street (WT0892). Reading from west to east, the basement level of the building offers a steel door at the center of the elevation, with 24-lite, metal-frame windows flanking the doorway. Both windows have glass missing in places and appear to have been backfilled on the interior with another material. Roughly assembled, low, wooden planters flank the three concrete steps leading to the central doorway.

During the early 1990s, the building was home to the Boone Sports Center (*Watauga Democrat*, July 1, 1992). It currently houses MPrints.

WT0862 Boone Fire Department Complex (Circa 1986)

721-729 West King Street

This site was long the home of the Sinclair Service Station, opened in June 1939, which in turn served as Boone's Town Hall beginning in 1962 (*Watauga Democrat*, January 18, 1962). As part of the Town Hall renovations, the old Sinclair building was expanded dramatically, with a warehouse and garage located to the rear of the building (*Watauga Democrat*, October 18, 1962). The building was again altered in 1963 to expand the bays for the fire trucks (*Watauga Democrat*, November 14, 1963). Construction of the current

facility does not appear to have occurred until sometime after 1984, however, when the east wall of Newton's Department Store (WT0863) was still fully exposed in a postcard image taken that year (Bob-Bre-02-142). It is not known whether the present building incorporates any of the surviving elements of the Sinclair station or the 1962 and 1963 expansions, although Town personnel who have been inside believe that original elements of the earlier configurations do survive. Today, the north elevation of this complex is deceptive, as the massive colonnade on West King Street, which was clearly built for the Town fire department facility, also extends—for reasons that are not clear—in front of privately owned property to the west (WT0863). For clarity, this description will only apply to those portions relevant to WT0862.

Reading from the east, the north elevation features two sections—a garage with three bays, followed by the colonnade office area of the fire department. Brick pilasters of two rows of stacked headers are present at the extreme edges of the garage portion, with each vinyl bay door with three lights divided from its neighbors by a metal post. Two sturdier, free-standing, low, metal posts protect the garage bay posts. Above the garage bays is a deep frieze board, with the roofline interrupted by a low-pitched pediment with a simplified cornice on the tympanum that ties into the adjoining roofline. The roof of this garage area is clad in asphalt shingles. The front portion of the roof is an irregularly shaped, side-gabled component that straddles the raised brick firewall of WT0861 to the east. The area under the east gable is clad in vertical weatherboard but otherwise unremarkable.

A side-gabled colonnade that stretches across both WT0862 and WT0863 dominates the west portion of the building. Seven stout, round, concrete columns that are absolutely free of any capital or base elements support the portion of the colonnade in front of WT0862. Four of the columns are paired in support of a simplified pediment in front of the entrance to the building. This low-pitched pediment element projects slightly outward from the façade plane of the colonnade. Entablature along the entire colonnade includes a lower, double cornice, with a frieze board dividing it from the upper cornice along the roofline. The roof is clad in asphalt shingles. This colonnade wraps at its east end back to the façade plane of the garage bays and carries the entablature elements from the front façade. The ceiling under the colonnade is a gridded, drop ceiling with two light fixtures. The building under the colonnade is clad in multicolored, running bond brick. The east portion features a single, metal-framed door with a large transom above, flanked on either side by narrow, metal-framed sidelights with a narrow, metal-framed transom above. These sidelight components are repeated at the extreme outer edges of the east portion of the area under the colonnade. At the west end is an alcove clad in running bond brick of a different stock than what is found to the east, suggesting that this may be a surviving portion of the old buildings at the site. At the east side of this alcove is a single, wooden door covered with an aluminum storm door, above which is a board and batten lintel rising to a plywood-paneled, boxed soffit. Another of the narrow sidelight and transom combinations can be found at the northwest corner with WT0863. As of 2019, the Town is considering removal of the entire colonnade due to maintenance concerns.

Other than the aforementioned upper, side gable above the garage bays, the east and west elevations are completely obscured by WT0861 and WT0863. The west side of the south

elevation features a one-story, enclosed garage at grade. Clad in running bond brick and reading from west to east, it features a single, metal door at the southwest corner, followed at center by a hooded vent opening and a large, garage bay with a metal sliding door. To the east of this is another garage bay that has been blocked in with concrete block and a double, metal door—an area now used for a weight room. Additional hooded vents perforate the concrete block in this area. Between the two garage bays, a metal fire ladder rises to the roof of the south elevation enclosed garage, with a metal railing running along the roofline. To the right, over the weight room, is a shed-roofed addition, stepped up toward the rear of the fire garage. Clad in vertical weatherboard, it features two pairs of double windows on its south face, a single window on the lower portion of its west face, and single doorway on the west face of the upper portion of the addition. The south elevation of the fire station garage, meanwhile, is clad in brick but mostly inaccessible for viewing. It does appear that the vertical weatherboard treatment found on the east side of the upper part of the fire station garage is also repeated on the west side but obscured from view from the north by the north colonnade. A chimney composed of two different brick stocks is visible behind the west portion of the north elevation, perhaps suggesting that it was an original stack that was raised when the fire station garage was built.

WT0863 Newton Brothers Department Store (1946)

737 West King Street

Built in 1946 for the Newton Brothers Department Store, this building, sometimes referred to as the C. C. Wilcox Building, is a two-story, brick, commercial block building with a flat roof. Work on the building began in October 1945, with B. G. Teams and Company as the contractor (*Watauga Democrat*, October 25, 1945). Newton's opened for business in October 1946 in this building that was described as a "handsome new building...designed particularly for department store needs" (*Watauga Democrat*, October 31, 1946). The Newton's store continued at the site into the 1970s, with its east, stepped parapet wall often displaying a large, mural advertisement for the store during this period. An example of this can be seen in a 1960 image (Gle-Tho-01-006) and in the 1963 Appalachian Collection low aerial image of Boone from the east. A ghost version of one of these murals is still visible on the upper part of the east wall of the building. The C. C. Wilcox Building was purchased by the Eggers family in 1976 (Deed Book 163, Page 368) and later became the headquarters for the Eggers law firm, which it remains today.

Few historic images of the north elevation of Newton's facing West King Street appear to survive. Recently discovered footage of the 1949 Watauga County Centennial Parade, shot by Palmer Blair, includes views of Newton's (Pal-Bla-09-004). At that time, its front elevation was clad in light blue, structural glass that reflected buildings from across the street. Its first floor storefront included an inverted central entrance with flanking shop windows that angled back to the façade plane and ran most of the width of the north elevation. The second floor offered double, steel, casement windows that were proportionately spaced on the upper part of the façade. A steel pole with a hanging neon sign hung from the center of the façade between the first and second floors. Sometime after 1984, when the east wall of Newton's was still fully exposed in a postcard image taken that

year (Bob-Bre-02-142), the Town of Boone erected a large colonnade in front of its property at WT0862 and extended the colonnade in front of the old Newton's/Eggers law firm building for reasons that are not clear. For clarity, this description will apply only to those portions of the colonnade relevant to WT0863.

Today, the north elevation is partially obscured by the aforementioned side-gabled colonnade that stretches across both WT0862 and WT0863. Five stout, round, concrete columns that are absolutely free of any capital or base elements support the portion of the colonnade in front of WT0863. Four of the columns are paired in support of a simplified pediment in front of the entrance to the building. This low-pitched, pediment element projects slightly outward from the façade plane of the colonnade. Entablature along the entire colonnade includes a lower, double cornice, with a frieze board dividing it from the upper cornice along the roofline. A circular panel of unknown purpose is adhered to the tympanum. The roof is clad in asphalt shingles. This colonnade wraps at its west end back to the façade plane of the main building and carries the entablature elements from the front façade. The ceiling under the colonnade is a gridded, drop ceiling with two light fixtures. Above the roof of the colonnade, multicolored, running bond brick rises to the brick coping along the roofline. It appears that this upper brick wall is a veneer that lies over the original structural glass, the edge of which is still visible at the seams on the east and west elevations. Similarly, this same material appears to be visible in the seam at the northeast corner of the building under the colonnade. Here, the east wall wraps briefly into the alcove created by WT0862 to the east. The six-course, common bond brick in this alcove has been painted white. Meanwhile, the north elevation under the colonnade roof features running bond brick veneer and a centered, window wall entrance in a metal frame, with a single door at center and flanking, narrow sidelights. The door and the sidelights each have a corresponding transom light above. To either side of the entrance is a symmetrically spaced, single, plate glass window in a metal frame, each with a rowlock sill. Both windows show signs of repairs to the mortar of the bricks adjoining the window, yet another indication that this arrangement of piercings differs from the original storefront configuration.

While the first floor of both the east and west elevations is mostly obscured by WT0862 and WT0864, the upper portion of both elevations is clearly visible from street level. The west elevation is essentially featureless, six-course, common bond brick with terracotta coping on the stepped parapet roof. The upper part of the east elevation is similar, aside from the ghost image of the old Newton's advertising mural that is still visible and easily the best preserved mural of its kind in downtown Boone. The stepped parapet roof of this east elevation also incorporates two concrete-capped chimneys, one at the center of the elevation, the other near the southeast corner. The portion of the west elevation not obscured by WT0864 reveals the concrete foundation of the building (now parged), with the six-course, common bond brick rising to the stepped parapets. A small portion of this parged concrete foundation is also visible on the east elevation near the southeast corner.

The south elevation is parged concrete at the basement level, with a large, former garage bay positioned to the west side of the basement. This bay has been filled in with weatherboard and a double, paneled, steel door. To the east is a ten-over-twenty, steel

window with a fixed upper sash and hopper lower sash composed of reinforced glass. A steel fire escape staircase rises from a brick and concrete footing to a steel doorway centered on the first floor. Brick for the first and second floors was originally six-course, common bond and reveals four large window piercings—larger to the west, smaller to the east—that have been partially filled in with a different stock of brick and new window configurations. The west window of the first floor is a double window bay with a fixed upper light and a projecting window in the lower sash. The east window of the first floor is a small, projecting window. Above this, the east, second floor window is a single window with a fixed upper light and a projecting window in the lower section. This arrangement is doubled on the west side of the south elevation.

WT0864 Hi-Land Cleaners Building (1934)

743 West King Street

This property and WT0865 to the west have a complicated deed and construction history that requires they be considered in tandem, even though they were apparently built independently. C. M. Critcher, M. P. Critcher, and A. E. Hamby originally purchased both lots—consisting of Lots 2 and 3 of the R. C. Rivers Addition to the Town of Boone—in 1923 (Deed Book 29, Page 222). Through a series of complex transactions, the Critchers and Hamby conveyed their interest in the eastern lot (Lot 2) to W. L. and Hazel Cook in July 1934 (Deed Book 43, Page 330). This transaction included language that any wall built between Lots 2 and 3 would be erected by W. L. Cook as a party wall. A week later, notice appeared in the August 2, 1934, *Watauga Democrat* that Lloyd Robbins of Blowing Rock was erecting a new brick building, 25' X 50', for Hi-Land Dry Cleaners and W. L. Cook, with the specific needs of a dry cleaning business in mind. Nearly two months later, however, news reports (*Watauga Democrat*, September 27, 1934) discussed the “new business block” completed by Lloyd Robbins on Lots 2 and 3—half owned by Cook, half owned by C. M. Critcher—with an unnamed business planned for the west space (WT0865). Three months later, New River Light and Power Company opened their new appliance store in the west building, which was still under C. M. Critcher’s ownership.

Early images of the commercial block suggest the difficulty in determining whether WT0864 and WT0865 should be considered separate buildings or part of a single building. Despite the unified façade suggesting a single building, the split ownership and separate start dates for each part of the commercial block compelled the survey team to list the buildings independently for survey purposes. A 1940 image (Dav-Wyk-01-004), showing the effects of the 1940 Flood in Boone, confirms that the north elevation was one story with a uniform brick façade and two storefronts, both essentially identical to one another and divided from each other by a brick pilaster at center. Each storefront had a recessed, central entry flanked by large, plate glass shop windows and brick bulkheads that angled back to the main façade plane. Above each storefront was a clerestory window with five divided lights. Brick pilasters framed the whole façade at the extreme northeast and northwest corners of the two buildings. As suggested by a circa 1949 parade image from the Appalachian Collection (5015_131_06), the entire façade appears to have had a complex, triple-tiered corbel run just below the low, parapet roofline, which was coped

with a concrete cap. This unified appearance is also evident in Palmer Blair's footage of the 1949 Watauga Centennial Parade (Pal-Bla-09-004). The 1947 Sanborn Map, meanwhile, showed a brick and frame addition at the rear of WT0864. At some point, probably in the 1960s, the north elevation of WT0864 was dramatically altered with the addition of a crab orchard stone veneer, similar to that found on WT0813, WT0859, WT0874, and WT0882, as seen in a circa 1967 image of Rivers Printing in the two buildings to the west (Paul Armfield Coffey Collection, Digital Watauga, not yet online). The site was home to the Watauga Insurance Agency from 1981 until sometime in 2016. Today, it is home to the Mysterium Escape Room.

Today, the one-story building features an inverted, angled window wall of plate glass in an aluminum frame, arriving at a slightly recessed, single, aluminum frame door with an aluminum frame transom. A narrow, aluminum-frame light, perpendicular to the door, connects the north-facing window wall with the entry area. The area under the windows features a concrete sill with a crab orchard stone bulkhead, and crab orchard stone also covers the west, inverted wall of the entrance area. The ceiling of the inverted window wall and entrance area is clad in vinyl slats. The rest of the north elevation is clad in the aforementioned, rectilinear, crab orchard stone and terminates in a concrete cap. Both the east and west elevations are entirely obscured by WT0863 and WT0865.

The south elevation reveals the upper portion of the original brick wall, which appears to have been six-course, common bond brick. A brick, boiler chimney with a slate cap is tucked in the southwest corner of the junction with WT0865. The original brick and frame addition at the rear of WT0864 has been removed in favor of several concrete block additions that are now present, all with shed-style roofs. The first, nearly two stories in height, is directly behind the original brick wall of the south elevation and is clad in board and batten siding. A one-over-one, metal window is visible at the east end of this two-story addition. In front of this are two other, one-story additions, the west one taller and deeper than the east addition. The west addition is clad in board and batten paneling and appears to have had a garage bay that has been filled with board and batten paneling and a two-over-two, horizontal light, double-hung sash, wooden window with wire mesh on the inside. The smaller, east addition is also clad in board and batten paneling with a single, wooden door set to the west. Both one-story additions have an entirely new, rubber clad roofing system installed over the original roofing. A perpendicular wall between the two lower additions reveals the concrete block base of both additions. The roofing on all components of WT0864 is rubber.

WT0865 C. M. Critcher Building (1934)

747 West King Street

This property and WT0864 to the east have a complicated deed and construction history that requires they be considered in tandem, even though they were apparently built independently. C. M. Critcher, M. P. Critcher, and A. E. Hamby originally purchased both lots—consisting of Lots 2 and 3 of the R. C. Rivers Addition to the Town of Boone—in 1923 (Deed Book 29, Page 222). Through a series of complex transactions, the Critchers and

Hamby conveyed their interest in the eastern lot (Lot 2) to W. L. and Hazel Cook in July 1934 but retained their interest in Lot 3 and brought on a partner, Niley Cook. The W. L. Cook transaction included language that any wall built between Lots 2 and 3 would be erected by W. L. Cook as a party wall. A week later, notice appeared in the August 2, 1934, *Watauga Democrat* that Lloyd Robbins of Blowing Rock was erecting a new brick building on Lot 2, 25' X 50', for Hi-Land Dry Cleaners and W. L. Cook, with the specific needs of a dry cleaning business in mind. Nearly two months later, however, news reports (*Watauga Democrat*, September 27, 1934) discussed the “new business block” completed by Lloyd Robbins on Lots 2 and 3—half owned by Cook, half owned by C. M. Critcher—with an unnamed business planned for the west space (WT0865).

Early images of the commercial block suggest the difficulty in determining whether WT0864 and WT0865 should be considered separate buildings or part of a single building. Despite the unified façade suggesting a single building, the split ownership and separate start dates for each part of the commercial block compelled the survey team to list the buildings independently for survey purposes. A 1940 image (Dav-Wyk-01-004), showing the effects of the 1940 Flood in Boone, confirms that the north elevation was one story with a uniform brick façade and two storefronts, both essentially identical to one another and divided from each other by a brick pilaster at center. Each storefront had a recessed, central entry flanked by large, plate glass, shop windows and brick bulkheads that angled back to the main façade plane. Above each storefront was a clerestory window with five divided lights. Brick pilasters framed the whole façade at the extreme northeast and northwest corners of the two buildings. As suggested by a circa 1949 parade image from the Appalachian Collection (5015_131_06), the entire façade appears to have had a complex, triple-tiered corbel run just below the low, parapet roofline, which was coped with a concrete cap. This unified appearance is also evident in Palmer Blair's footage of the 1949 Watauga Centennial Parade (Pal-Bla-09-004).

In November 1934, just as the building was being completed, it was announced that the Smithey Store was renting the basement for potato storage (*Watauga Democrat*, November 1, 1934), and a November 15, 1934, *Watauga Democrat* article confirmed that New River Light and Power Company had opened a retail operation, selling various appliances, in the west section of the commercial block. Eleven years later, Watauga Hardware (a new business, apparently independent of a business by the same name that had closed in the 1930s) announced that it would be moving into the “Critcher Building,” a name frequently used thereafter to describe WT0865 specifically (*Watauga Democrat*, March 1, 1945). In May 1945, work began on a 25' X 36' addition to the rear of the building, completed by local contractor W. C. Greene (*Watauga Democrat*, May 31, 1945). Watauga Hardware still occupied the space as late as 1960, but the company dissolved in 1961, at which time the property was sold back to R. C. Rivers, Jr. The Blue Ridge Shoe Company briefly occupied the building in 1963 as a training space, but in June 1963, a fire swept through the basement portion of the building, causing significant damage to the property. Shortly thereafter, the *Watauga Democrat* (which was headquartered at WT0585 next door) took over the space as an additional office area, at which time the interiors of WT0865 and WT0585 were connected. The *Watauga Democrat* continued to operate in this space until at least 1994, when Rachel Rivers-Coffey and Paul Armfield Coffey sold the newspaper but

retained the building. In later years, a restaurant—Murphy’s—occupied the building. Since the survey fieldwork was completed, a new restaurant, Ransom has taken over the space. Following Ransom’s arrival, massive renovations to the building were completed, significantly altering the north elevation and the interior.

Today, the north elevation bears little resemblance to the building built for C. M. Critcher. While the north elevation does feature running bond, multicolored brick on its outer edges and in the interior walls of the recessed entrance alcove present at the time of the initial survey, this brick appears to be a veneer applied over the original façade at an unknown date. The low, parapet roofline is coped with terracotta tiles, while the space above the recessed entry is clad in board and batten finish. At the time of the initial survey, this board and batten treatment continued onto the recessed storefront face, which had a single, aluminum-frame, central door flanked by narrow, aluminum framed sidelights. Flanking the entrance were two aluminum-frame, plate glass windows with an eight by five-light grid of fake muntins. Board and batten bulkheads were visible beneath the windows, while low concrete pads with benches were immediately in front of the window areas. Following the recent renovations, however, this recessed entrance alcove was eliminated and replaced with an aluminum-frame window wall with low brick bulkheads brought forward to the façade plane. Flanking the single doorway entrance are two large, plate glass windows. All three elements are capped by stunted transoms and a continuation of the board and batten treatment from above.

The east and west elevations are mostly obscured by WT0864 and WT0585, but a long portion of the east elevation is exposed at the rear of the building. The seam for the 1945 rear addition is quite distinguishable, from which the low, stepped parapet roofline coped in terracotta descends toward the rear. This east wall is mostly featureless, consisting of six-course, common bond brick on the original portion to the north and running bond brick on the 1945 addition. The original portion of the east wall is coped with concrete, while the 1945 portion has terracotta coping. An interior, brick chimney with a concrete and terracotta cap rises near the junction between the two sections of the building, just off the east roofline. The west elevation is also mostly featureless, running bond brick, save for two bricked-in window openings at the basement level that have concrete lintels.

As seen at the time of the initial survey, the south elevation of the 1945 rear addition has two former garage bays with concrete lintels at the basement level. The west bay has been filled with a double, aluminum door with narrow, two-light sidelights set in a wooden frame. The east bay remains a garage bay with a vinyl, roll-up door, although it appears to have replaced an area with a narrow window near its east end, as suggested by a short, rowlock lintel above the concrete lintel at that location. Between the garage bays, a metal, fire escape ladder rises to a first floor fire escape landing in front of a single, steel door with an upper light, then extends again at the right of the door to the roof. This doorway (which is set in a wooden frame) is flanked to either side by large, symmetrically spaced window piercings with rowlock sills. The west window piercing has been filled with a large fan unit surrounded by plywood, while the east window is a six-over-six, double-hung sash, wooden window ill-fitted to a wooden frame. The rear of the building was not resurveyed following the recent renovations, so it is not known if any changes have been made.

WT0866 A&P Supermarket Building (1960, demolished 2019)

783 West King Street

This one-story brick and concrete block building with basement was completed in 1960 as the new, “ultra modern” home of A&P Supermarket (*Watauga Democrat*, September 22, 1960), which had smaller stores elsewhere in Boone dating back at least to the 1930s. It was built on land long associated with the Rivers family and remained under the ownership of R. C. Rivers, Jr., and his heirs into the late 1990s. Quality Construction Company from Easley, South Carolina, was the general contractor on the project, which featured at least nine subcontractors, about half of them local, as listed in ads in the paper. Two poor quality images published with the September 22, 1960, articles about the opening of the store indicate that the north elevation (front) of the store featured a large window wall of plate glass windows that spanned most of the elevation, with a central, double-door entrance with “Magic Carpet,” electronic sensor pads located just east of the center of the façade. A large, steel, flat awning supported by metal posts spanned the entire façade and may have wrapped onto the west elevation. The area above the awning appears to have been clad in brick (revealed in 2019 to be yellow, multi-toned brick), with the A&P sign at the center of the elevation. At some point, a bank was a tenant of the property, at which time a set of drive-through lanes with a covering porte cochere was installed on the east elevation. At the time of the survey, the building was nearly unrecognizable as a former A&P, and it housed numerous businesses. The building was proposed for demolition in 2015 in favor of the “Marketplace Project,” a four-story, mixed-use, new construction scheme that would have occupied the entire lot. Local government initially approved this project, but the developers withdrew the proposal in late 2017 in favor of a new plan to bring a boutique hotel to the property. It has since been presumed that the current building would be demolished as part of that project as well, and the Town apparently issued a demolition permit in Summer 2018. Demolition began in August 2019.

At the time of the survey, the north elevation was divided into twelve bays distinguished by pilasters on either side of the bays, possibly the result of a renovation project not in character with the history of the building or other Downtown Boone architecture when the building was sold to local developers Wilcox and Wright, LLC, in the late 1990s. Eleven of the bays held identical, sixteen-light arched windows with mirrored finishing. The fifth bay from the west housed a single-light, metal-frame door with single-light sidelights and a single-light transom. This elevation was clad in painted parging over an unknown material (presumably concrete block) finished with red brick cheek walls with an unknown purpose. The north elevation offered a shed-style, raised-seam, metal roof that began at the roofline of the original building and connected to a parged soffit, thus creating something resembling an awning. A parapet wall with metal coping extended across the original roofline but did not continue to the bank teller, porte cochere addition at the east end of the building.

The painted parging, the bizarre, pilastered alcoves, and the standing seam pseudo-awning on the north elevation continued to the north half of the west elevation (albeit without

windows), while the south half of this elevation was clad in red brick in a running bond pattern. The stepped parapet roofline began to descend at the second half of the west elevation; the metal coping from the north half continued on the first tier and then the coping became terracotta for the rest of the elevation. The bottom two-thirds of the elevation extended out slightly and included a metal addition used for deliveries to the immediate west of a single, metal door. A wood privacy fence covered a portion of the part of the west elevation. On the south corner of the west elevation, concrete stairs led to another single, metal door, and further south was a four-light window with a concrete surround. A concrete block wall was placed at an angle in the southwest corner to hide the presence of trash bins.

The south elevation exposed a basement level composed of concrete block with the only other feature being a single, metal door with a vinyl siding surround just east of the center of the elevation. This concrete block portion of the basement appeared to have been a later addition to the building that crowded the sidewalk of nearby Howard Street. To the west of the western staircase there was a running bond, brick wall on the basement level. On the east side of the basement level was a shallow alcove leading to a running bond, brick wall that was likely the original rear wall of the A&P. A single, paneled, vinyl door was set in what appeared to be an old garage bay that had been filled in with parged masonry, while a cylindrical, concrete pilaster held up the southwest corner of the patio at the first floor level. The first floor was accessed via two concrete staircases on the east and west ends of a concrete patio; a long, metal, unadorned balustrade ran along the top of this patio and the concrete basement wall. The first floor consisted of a red brick exterior in a running bond pattern with metal coping along the roofline; this appeared to be the original back wall of the A&P. Six one-over-one, double-hung sash windows with parged, keystone surrounds—probably not original—were at the western end of the elevation, while an aluminum-frame, single-light door with a single sidelight and transom, also in metal framing with a parged and keystone surround, was immediately to the east of this run of windows. Continuing east on this elevation, the next feature was an aluminum-frame, single-light, double door with single-light sidelights and a single-light transom. The east corner of this elevation consisted of three recessed bays distinguished by painted parging. These and the double door entrance were set in parged, keystone surrounds that appeared to be old delivery entrances. The first bay held two full-length, single light windows; the second bay held an offset, nine-light door in wooden framing; the third bay held the same full-light window configuration as the first bay.

The concrete patio and railing on the south elevation wrapped around to the southeast corner of the east elevation, gradually descending to the east driveway via a concrete block ramp that began at the center of the elevation and ran along the façade of the east elevation. The basement floor of the southeast corner held a single-light window in a concrete surround while directly above on the first floor another single light was displayed in the same type of parged and keystone surround found on the south elevation of the same level. Toward the north of this elevation there was a single, metal door that was accessed by a small, concrete block ramp. On the northeast corner of the east elevation was a bank teller porte cochere that was added at an unknown date. This porte cochere continued the roofing treatment of the north elevation, finishing in a hipped roof treatment

clad in standing seam metal. The entire façade of the east elevation was fashioned in the same brick as the rest of the structure, and the parapet roof was coped in terracotta.

WT0867 Baker-Commack Hosiery Mills Building (1944)

179 Howard Street

This one-story, steel-frame, concrete block building with a flat roof was built by W. C. Greene, a local contractor, and placed into service in January 1944 (*Watauga Democrat*, December 30, 1943, and January 6, 1944). Originally planned for occupancy in the Earl Cook stone building on Depot Street in a deal that fell through, the Boone facility of Baker-Commack was instead located in a new building on land owned jointly by Farmers Hardware and Supply Company and D. L. Wilcox (*Watauga Democrat*, October 7, 1943). Plans for this new location called for the possibility of the building being expanded to four times its size “when needed,” but this never came to fruition. While Baker-Commack awaited the completion of the new building, it briefly utilized the C. M. Critcher Building (WT0865) to train new hires, nearly all of whom were women aged 18 to 30 who were not permitted by law to hold other jobs (*Watauga Democrat*, September 9, 1943, and February 10, 1944). Baker-Commack also ran a small operation there until the new building was ready.

Sadly, Baker-Commack (sometimes referred to by its sister company’s name, Baker-Mebane) vacated the property in 1946, with Veal-Gann Company (sometimes “Veale-Gann”), another hosiery concern, taking over the lease (*Watauga Democrat*, August 1, 1946). The building was shown as vacant on the 1947 Sanborn Fire Insurance Company map of Boone. In April 1952, Farmers Hardware and Supply Company announced that it was opening a building supply warehouse “on Howard Street near Wilcox Drug Company,” apparently in this building. A circa 1950 image by Palmer Blair from the south (Pal-Bla-04-104) show a long, tin, shed-style awning spanning much of the south elevation, below which were four, six-over-six, double-hung sash, wooden windows set to the east side of the elevation. Unfortunately, the west side of the elevation was obscured by another building in this image, so its details are not clear. Sometime between 1995, when Wilcox and Wright, LLC, purchased the building, and 1997, when the building was photographed by the Cultural Resources Department (not online), a new, bracketed, shed-style awning clad in terracotta tiles was added to the south elevation and linked to the Wilcox Emporium complex to the west. Currently, WT0867 houses The Local restaurant.

Today, the south elevation is clad in parging over the original concrete block and is distinguished by a large, concrete patio addition with a multicolored brick base and a massive, out-of-scale, wood frame awning (built at an unknown date to replace the late 1990s awning). This awning is fashioned with terracotta shingles, pronounced brackets on the support posts, and exposed rafter tails. The half-gable ends of the awning are clad in vertical weatherboard. Metal balustrades run in between the wooden posts. The west side of the original south wall holds an entrance consisting of double, metal-frame, plate glass doors set in a wood surround. Access to this entrance is via a short, multicolored brick staircase adjacent to the patio. To the east of the entrance, where the 1950 windows were

located, are two sixteen-light, roll-up, garage doors that are often open to provide access from the restaurant to the porch on warm days. The east and west elevations are nearly entirely obscured by the neighboring buildings (WT0892 and WT0868).

The north elevation only shows the upper portion of the building due to the rise in grade from Howard Street to the rear alley. This elevation, which reveals parged concrete block, is rather unremarkable with the exception of a stairwell with concrete block cheek walls at the northwest corner that leads down to a rear entrance (not visible from the alley) that is covered by a standing seam metal awning. The awning begins at the roofline and extends to the top of the concrete cheek wall that conceals the stairwell. At the east side of the building, a stepped parapet wall between WT0868 and this building rises toward Howard Street and is coped with terracotta tiles. Numerous air handling units and other mechanicals are visible on the roof. A run of barbed wire fencing with metal posts is installed along the north roofline to prevent public access to the roof.

WT0868 Southeastern Motor Lines Terminal Building (1941)

191 Howard Street

This two-story, concrete block building with a flat roof was completed in April 1941 by Farmers Hardware and Supply Company and leased as the new home of Southeastern Motor Lines, a freight delivery service, with a street frontage on the north side of Howard Street of 27 feet and a depth of 80 feet. The building was specifically designed to allow for interior loading and unloading, thus explaining the large garage bay at the west side of the south elevation (*Watauga Democrat*, April 24, 1941). Southeastern's occupancy was short-lived, however; by November 1946, Wilson's Feed Store had relocated briefly to the building before moving back to the nearby Burley Tobacco Warehouse No. 2 in February 1947, and on the 1947 Sanborn Map, the building was shown as vacant. That same year, Farmer's Hardware and D. L. Wilcox, joint owners of the building, sold the property to Seven-Up Asheville Company, which operated a bottling plant here into the 1970s. A circa 1950 image from the south (Pal-Bla-04-104) clearly shows the building as a one-story, concrete block building with a significant parapet, below which on the south elevation is a large garage bay to the west, with a roll-up, multi-light door, and a second large piercing to the right that appears to have been enclosed. The building was again sold in 1977, when it became the home of Boone Industries, a furniture concern, until 1992. At the time of the survey fieldwork, Mana Spot Comic Store was the tenant.

Today, the entire south elevation façade consists of parging over the original concrete block. The first floor holds a metal, roll-up, garage door on the west portion of the south elevation. To the east, a recessed alcove that occupies the original shop window space holds two storefronts with identical window and door configurations but in repeating order, consisting of a single-light, metal door with a single-light transom in a metal frame to the left and two side-by-side, single-light, metal-frame, casement windows beneath a single-light, metal-frame transom. Directly above the recessed shop entrances on the second floor are two arched piercings; the western piercing features two one-over-one, double-hung-sash windows in metal framing that are set back significantly from the arch

opening, while the eastern piercing exposes an enclosed porch, presumably in service to an apartment. The roofline of the south elevation is coped in terracotta tiles.

The west elevation is entirely obscured by WT0867, while the east elevation is very difficult to observe because of the presence of WT0870; the two buildings are separated by an alley less than three feet wide, but there do not appear to be any significant features on the east elevation. The north elevation, which sits nearly below grade of the alley that lies uphill from Howard Street, reveals a flat rubber roof. This elevation is mostly unremarkable with the exception of a metal vent on the eastern portion of the elevation and a six-over-six, double-hung sash window enclosed in wood framing and metal bars in the middle. In the west corner there is a nine-light, wooden door in a wood frame with metal bars in front of the window. Wooden steps built into the grade rise from this doorway to the alley at rear. The east roofline features a stepped parapet roof descending from the relatively high parapet wall along the north elevation. This east roofline is coped in terracotta tiles. A concrete block boiler stack rises near the northeast corner of the building. Tucked into the southeast corner is a short, flat-roofed addition to the main roof, with two, horizontal, single-light, awning windows along the north elevation. This addition appears to be designed to give additional interior headspace and light to the second floor apartment. It's unclear when this second-floor apartment was added, but it clearly dates to sometime post 1963 (Appalachian Collection image, 5015_096_03).

WT0869 Boone Recreation Parlor (1927)

No address, but located on alley south of West King Street between Depot and Water and at the rear of WT0588 and WT0870

This metal-covered, front-gabled, one-story building dates to circa 1927/28, as it is not visible in a 1927 postcard image taken from the southwest (Bob-Bre-02-110) but is visible in the 1928 Sanborn Fire Insurance Company map of Boone. The building was erected on land owned by Frank A. Linney, and its original purpose is not known. By 1935, though, it was home to the Boone Recreation Parlor, described in 1936 as being a bowling alley (*Watauga Democrat*, September 12, 1935, and January 26, 1936), and its long, narrow shape suggests that this may have been its intended purpose. Later that year, George S. Walton took over management of the site, apparently changed the name to "Boone Bowling Alley," and reported that the equipment had "been thoroughly reconditioned and is absolutely modern," thus suggesting that the bowling alley had been in business for at least several years (*Watauga Democrat*, April 30, 1936, and May 7, 1936). By 1940, however, bowling operations appeared to have ceased, as W. M. Woodruff's Son and Company of Low Gap, NC, was using the building as a galax market (*Watauga Democrat*, September 19, 1940). Its use after that date is not known, although by the mid-1990s, the building was sometimes referred to as the Coffey Art Building in deeds. The building presently appears to be used for storage.

The entire building is clad in corrugated sheet metal and includes a standing seam, metal roof. The building rests on piers constructed from a mishmash of concrete block, brick, and rock. The east elevation features a standard front gable with wood trim, below which is a

centered, single, paneled, wood door with a wood frame. This doorway is flanked on either side by two window piercings in wood frames, both of which have been covered over—the left (south) opening with corrugated metal, the right (north) with plywood. The north elevation adjoins Rosalea Alley, which runs east to west behind the buildings on the south side of West King Street. This long, north elevation includes a six-over-six, double-hung sash, wooden window with wood frame near the east end, followed immediately to the west by a doorway that has been boarded over with plywood. To the right (west) of this doorway is a large, wooden, sliding loading dock door with a rough wooden ramp descending to the alley from the door sill. At the west end of a long expanse of featureless corrugated metal at the center of the elevation is a window opening with wood frame that has been boarded over from inside. Another run of featureless, corrugated metal leads to the northwest corner. Open rafter tails are clearly visible along the roofline of the north elevation.

The west elevation includes two large window openings that may have been double window sets. The north grouping has been covered with corrugated metal entirely. The south grouping is partially covered with corrugated metal, but the right (south) half of the group reveals a partially exposed, six-over-one, double-hung sash, wooden window in a wood frame. The south elevation is a featureless wall clad in corrugated metal with some rafter tails exposed and others obscured by a sloppy attempt at creating a soffit using scrap siding.

WT0870 Cook and Wagner Apartment Building (1959)

199 Howard Street

This building, which appears to be part of a complex incorporating WT0890 to the east, was actually a distinct property from its neighbor with a separate construction history. The building sits on land that passed through a number of hands during the 1940s and 1950s, although no structure appeared there during that time, based on the 1947 Sanborn map of Boone; a 1950 aerial image by Palmer Blair (Pal-Bla-02-004), which shows a low, frame, temporary structure on site; and the 1955 high aerial (Agr-Ext-1955-1M-94), which appears to show the lot overgrown, with temporary elements scattered on the lot. In 1952 J. E. Clay consolidated ownership of the lot (Deed Book 68, Page 172, and Deed Book 71, Page 188), then split the lot into two parcels, one corresponding to the footprint of this building, the other to WT0890. Clay sold this particular lot to J. D. Cook and Estel Wagner in January 1959 (Deed Book 80, Page 336). This deed included a reference to the existence of the Roger Colvard Building to the east (WT0890), with the west wall of that building intended to be a party wall, clearly implying that no building yet existed at the WT0870 lot. Four months later, Estel G. Wagner announced the opening of a real estate broker's office in the "Cook and Wagner Apartment Building" at what was then 115 West Howard Street, and ads continued regularly through the early 1960s with Wagner still at this address (*Watauga Democrat*, May 21, 1959). No newspaper notices about the construction of the building have been found, but for a time in late 1959 and early 1960, the Boone Insurance Agency was also a tenant. The first floor was presumably the commercial space for Wagner, while the second floor apparently provided apartments. This building was reunited onto a

single parcel with WT0890 in 1982 (Deed Book 224, Page 106), when William and Jean Towers sold this building to Joe Cecil Miller, who had acquired WT0890 in 1979 (Deed Book 193, Page 573). At the time of the survey fieldwork, the building was home to Antiques on Howard.

Today, the building is a two-story, commercial block building composed of concrete block with a running bond, brick veneer on its main (south) elevation. The parapet roofline of the south elevation is coped with terracotta tiles. The second floor has four, symmetrically spaced windows arranged in mirror fashion. At the west side, the first window piercing is a double bay of one-over-one, double-hung sash, wooden windows with storm windows and concrete sill, followed to the east by a single, one-over-one, double-hung sash, wooden window with a storm window and a concrete sill. These windows are then mirrored on the east half of the elevation. The second floor is divided from the first floor by a wide, shed-style awning with boxed soffitt that is clad in wood shingles. The first floor, meanwhile, offers two storefronts that appear to have been modified over time. Reading from the west, the first piercing is a two-light, plate glass window in an aluminum frame with a concrete sill and a brick bulkhead whose brick does not match that found elsewhere on the building. A sidewalk runs in front of this window. This sidewalk briefly terminates at the second piercing to the east, which includes a single, aluminum door with a plate glass window and single transom above, flanked to the right by a large, plate glass window in an aluminum frame with a concrete sill. The sidewalk briefly resumes under this window, continuing to the east until it arrives at an unusual, inverted, triangulated alcove with angled, aluminum-frame, plate glass windows with aluminum bulkheads to either side of a central, wooden door with a large, full-length, central light. This door presumably leads to the apartments on the second floor. The brick in this section is roughly mortared compared to the rest of the building, suggesting that this area may have been altered at one time. To the east of this is a double, aluminum door entrance with narrow sidelights and a wide, flattened transom, all in an aluminum frame. The sidewalk again resumes just to the east of this double entrance, running underneath a two-light, plate glass window in an aluminum frame with a concrete sill and a brick bulkhead that does not seem to fit with the bricks in the surrounding walls.

The west elevation, which is separated from WT0868 by only about three feet, is concrete block, with at least three windows visible on the second floor, although details of these window configurations were not discernible because of the proximity of WT0868. A piercing is also visible on the first floor, from which a window-unit air conditioner protrudes. The first floor of the east elevation is entirely obscured by WT0890, but the second floor is visible and is composed of concrete block. Symmetrically spaced at the middle of the second floor of the east elevation are four double sets of one-over-one, double-hung sash, wooden windows with storm windows and concrete sills, while a fifth window—one-over-one, double-hung sash, and wooden, with a storm window and concrete sill—is visible near the northeast corner of the building. The low parapet of the east roofline is coped with terracotta tiles, while a brick boiler stack from WT0890 rises against and above the northeast corner of the building. The north elevation is very difficult to see because of the proximity of WT0869, which is about two feet north, but it is composed of concrete block, and the second floor appears to have at least three window

piercings with concrete sills. Details of the window configurations were not visible. The first floor of the north elevation is nearly entirely below grade.

WT0871 P. W. Moretz Building (1946)

158 South Depot Street

This two-story, commercial block building on the southwest corner of Howard and Depot Street is much changed from its original incarnation as a filling station built by P. W. Moretz and completed in 1946. Notice of the construction of the building appeared in the *Watauga Democrat* on October 25, 1945, with the announcement that “Poley Moretz is completing work on an addition to his building which is occupied by Wilson’s Feed Store.” This is a clear reference to WT0887 immediately to the south. Moretz had purchased 85 feet of frontage on Howard Street and 75 feet of frontage on South Depot Street from the Duncan Motor Company in January 1945, and it is well established that Wilson’s Feed Store occupied the front of WT0887 that year. Notice of the construction included mention that the new building would be of concrete block and “will be used for business purposes and includes facilities for a gasoline filling station.” J. M. Moretz apparently operated the filling station, based on a May 2, 1946, want ad for a lost pig, but by May 1948, J. M. Moretz had given up on the business (also described as a grocery), selling it to John and Ralph Moretz (*Watauga Democrat*, May 27, 1948). There’s good reason to believe that the building on the corner of Howard and Depot (WT0871) was the actual grocery store part of this operation, while the gas pumps were set back at the rear of this property (all of which P. W. Moretz owned from 1945 to 1949), immediately adjacent to the Moretz Upholstering Shop (WT0872) and the Duncan Building (WT0887), as seen in the 1947 Sanborn map of Boone. In July 1948, P. W. Moretz apparently tried to sell the entire block of buildings he owned at or near the southwest corner of Howard and Depot Streets, including WT0871, WT0872, WT0873, and WT0887 (*Watauga Democrat*, July 1, 1948), but he initially had only one taker—his son Ralph Moretz, who purchased WT0871 (Deed Book 64, Page 492); the gas pumps at the rear of the property (actually located on land belonging to WT0887) were gone by 1950. It wasn’t until the following year that Ray Ellison and W. R. Winkler purchased WT0887. By November 1949, Carolyn’s Flower Shoppe was the tenant of this building, remaining here until a move into the bus station in 1953 (*Watauga Democrat*, December 1, 1949, and April 2, 1953). Dacus Radio Shop—long a Boone institution—then occupied the building through at least 1956. Cut-Rite Glass Company operated at the building beginning in September 1960, and Tarheel Radio-TV took over in late 1961.

The original, one-story, commercial block building at this site appears to have been composed of concrete block with a low, parapet roof on its east and north elevations. The east elevation in 1950 (Pal-Bla-02-002 and Pal-Bla-02-004) featured a large shop window to the south side of the elevation and a single door entry with a transom at the north end of the elevation. Unfortunately, no clear view of the north elevation has been found. Sometime between 1963 (Appalachian Collection, 5015_096_03) and 1972 (Hen-Dew-01-003), Ralph Moretz added a second story to the building, also with a flat roof. By 1988, when the first survey of WT0604 was conducted, the first floor of the east elevation was clad in vertical paneling, with a paneled, wooden door with a speakeasy vent at the single doorway

piercing, above which the transom had been covered. The large shop window by then was a divided light, while the second floor was clad in weatherboard—probably vinyl or aluminum—with two, one-over-one, double-hung sash, wooden windows. This configuration appears to have remained largely intact into the late 1990s (Cultural Resources Department photos, not yet online), with the treatments of the east elevation wrapping onto the north elevation (as they probably had in the 1980s) and another single, one-over-one, double-hung sash, wooden window located at the extreme west end of the second floor of the north elevation. One addition at that time was a large stockade fence with spikes mounted on the roof of the building, set back from the rooflines and apparently employed as a screen to HVAC equipment. Another was a rough, shed-style awning with brackets over the main entrance. By the second survey of WT0604, the screens on the roof had been capped with yet another set of screening material resembling a backyard, above-ground pool, and the entire building was painted in hallucinogenic designs for its tenant of the moment, Love Me 2 Times, a clothing thrift store. Crae Morton then purchased the building in 2009, after which he hired Appalachian Architecture, P.A., to completely redesign the exterior of the building, resulting in its present configuration. The building was home to a short-lived custard shop and is now used occasionally as a coin dealership by Morton.

Today, the P. W. Moretz building bears almost no resemblance to its original incarnation and is now clad in a veneer that is out of character with this former warehouse and garage section of downtown Boone, primarily because of the high quality of its finish. While its use of brick is sympathetic with the general architecture of Boone, it runs the risk of being mistaken by an uninformed observer as a period-correct Boone storefront of the 1930s or 1940s. The attractive east elevation is dressed in multicolored brick, mostly in a running bond pattern with the exception of some detailing, with the outer portion of the brick veneer effectively serving as pilasters to the slightly recessed main block of the facade. A stepped-back run is also visible at the southeast corner, overlapping and sloppily resting on the stone coping of the northeast corner of WT0887. A double window bay of large, side-by-side, single light, metal frame windows protected by decorative metal bars and bolstered by a brick bulkhead occupies the original window piercing of the southern half of the first floor, while immediately north of the window configuration is a single-light, metal door with similar metal barring as the windows. Both the window piercing and the door are capped with soldier course lintels. A metal-frame awning with a vinyl cover distinguishes the first and second floor from one another. The second floor consists of two four-over-one, Mission style, single-hung sash windows with rowlock sills and soldier course headers. Above the windows and rising toward the roofline is a single, sawtooth course of brick, a row of running bond bricks, and two soldier course rows. A stepped parapet roof capped with a soldier course tops the east elevation and is coped with metal, while a poorly configured, square piercing with an iron grid and a pineapple plate provide a decorative flare to the east elevation. This piercing is surrounded by a rowlock sill, header courses on each side, and a soldier course lintel that doesn't quite fully span the opening, creating an imperfect, floating appearance. Behind the east parapet is a span of metal piping, apparently intended as a rooftop railing.

The north elevation is veneered in the same multicolored bricks as the east elevation. The first floor, from east to west, consists of a new, double bay of side-by-side, single-light windows in metal frames with the same metal bars as the windows on the east elevation, a full-length, single-light, metal-frame window that occupies a piercing that appears to have been intended as doorway (but for which there is no predecessor), and a four-light, vinyl replacement door in a wood frame. All of these features have rowlock sills and soldier course headers, with the exception of the wood door, which has a rowlock lintel. The second floor houses three evenly spaced, four-over-one, Mission style, single-hung sash windows, each with a soldier course header and rowlock sill, and all of which are new piercings to this elevation, the original second floor window having been covered over. Directly to the east of each window is a metal rain gutter with a large collection box at its top. As with the east elevation, directly above the second floor windows and rising toward the roof are a sawtooth band of brick, a course of running bond, and two courses of soldiers, all serving as a cornice to the slightly recessed, brick veneer that is framed by the two pilaster-like ends of the elevation. This elevation also has a stepped parapet roof and the same decorative metal, pineapple fixture as that found on the east elevation.

The office building section of WT0887 on Howard Street largely obscures the west elevation, with the exception of a mostly featureless, parged (probably over concrete block), second floor wall that mimics the stepped parapet features of the east elevation. An exposed metal, pineapple, and grid insert similar to the ones on the east and north elevations is visible beneath the middle parapet in a square piercing. This entire second floor wall of the west elevation rests sloppily on what appears to be the old, parged, concrete block parapet of the original, one-story, west wall of this building. A modest effort at obscuring this imprecision has been attempted by partially wrapping the brick from the north elevation onto the northwest corner, but the old parapet is still visible from street level. The south elevation cannot be seen at all due to the next building (WT0887).

WT0872 Moretz Upholstering Shop/Moretz Grocery Complex (1946)

222 Howard Street

As with most of the buildings in the immediate vicinity of the southwest corner of Howard and Depot Streets, this building has a complex and somewhat tortured deed and construction history. It also consists of two related buildings that are now joined, back to front, the rear building of which adjoins side to back with WT0887. A third building that is part of the same present-day lot—WT0873—adjoins side to side with both buildings of WT0872 from the west.

When the Cy Crumley Scrapbook photo of Boone from the southwest was taken in 1939, the lot occupied by the buildings of WT0872 was completely empty, and this appears to have remained the case as of 1940 (Boone high aerial, Agr-Ext-1940-9B-76), even as WT0887 was being built to the east. Five years later, P. W. Moretz bought the entirety of the Duncan Motors Company property (Deed Book 59, Page 165), which included all of the land on which the WT0871, WT0872, and WT0887 buildings now sit, and in a separate transaction (Deed Book 60, Page 200), the land on which WT0873 sits. In January 1946, H.

L. Moretz announced that he was opening the Moretz Upholstering Shop “in the new building back of Wilson’s Feed Store,” which at that time occupied WT0887 (*Watauga Democrat*, January 17, 1946). This suggests a completion date in late 1945 or early 1946. Later that year, Moretz Upholstering Company also announced that it was operating a furniture store out of the same building (*Watauga Democrat*, December 5, 1946). The June 1947 Boone Sanborn map portrayed this building as a one-story, concrete block building whose east wall was essentially aligned with the rear of WT0887 to the east and whose west wall was aligned at the northwest corner with the side of WT0873 to the west. For a time, the building appears to have been given a Rivers Street address, when it was described as being behind the bus station and “back of the C. M. Critcher Warehouse” (*Watauga Democrat*, February 5, 1948, and February 3, 1949), which was the old Watauga Lumber warehouse, but by 1952, it was again routinely described as being on Howard Street. H. L. Moretz sold the upholstery shop business to Kenneth and Samuel Moretz in 1952, after which it was known as the Boone Upholstering Shop (*Watauga Democrat*, October 9, 1952). Hereafter, this building will be described as Building #1 of the complex.

Building #2 of the complex fronts on the south side of Howard Street to the north of Building #1 and a small portion of WT0887, and sits to the east of WT0873. It appears to have been built in 1950, when the first advertisements for the Howard Street Grocery operated by P. W. Moretz began to appear (*Watauga Democrat*, July 27, 1950). This building replaced the small, concrete block, gas station operation seen in the 1947 Sanborn that had previously been associated with WT0871. Two years later, Moretz took out a large advertisement to announce the opening of his new grocery store, apparently in the same place, which was thereafter known as the Moretz Grocery (*Watauga Democrat*, December 25, 1952). Less than a year later, though, Moretz sold this concern to W. W. Parsons, who continued to operate it for a time as the Moretz Grocery (*Watauga Democrat*, July 23, 1953, and April 15, 1954). Both buildings sold at auction, along with WT0873, to W. R. Winkler in July 1960 (Deed Book 84, Page 181, and *Watauga Democrat*, May 26, 1960). Parsons appears to have continued operating his grocery here through at least August 22, 1963, when the *Watauga Democrat* carried a story about the burglary of his store.

Few historic images of either building have been located, but some general characteristics can be determined from aerial images taken in 1950 (Pal-Bla-02-002 and Pal-Bla-02-004), 1963 (Appalachian Collection, 5015_096_03), and 1972 (Hen-Dew-01-003). Building #1 appears to have been of parged concrete block and actually two stories in height as the grade declined from Howard Street toward Rivers Street. At least four piercings were visible on the visible portion of the west elevation, as well as a small boiler stack that rose above the roofline. The south elevation, prior to the addition of the annex at the rear of WT0604, appears to have had three piercings on the second floor and at least two on the ground floor. The east elevation was mostly obscured by WT0887, although a small portion of the parapet roofline was visible above the barrel vault roof of WT0887. By 1972, the addition to WT0887 obscured most of the south elevation, and all window piercings of the second floor appear to have been covered. No historic views of the north elevation have been found. Because of this lack of visual information about the north elevation of either building, the only definitive information about the historical appearance of Building #2 is

that it was one story with a high parapet wall along the north elevation. Piercings barely detectable in the 1963 image suggest that they roughly corresponded to today's piercings.

Today, the north elevation of Building #2 is covered with painted parging over an unknown material. On the east side of the north elevation are four side-by-side, one-over-one, double-hung sash, vinyl replacement windows with painted wood trim. The original French door entrance visible to the right of this east window complex in the 1963 burglary article has been replaced with a single door with an aluminum storm door, although the original, single-light transom survives, as does the original wood trim of the entire entry. This entrance is followed to the west by a large plate glass window with wood trim and a fifteen-light, wooden door in the west corner of the north elevation. Two wooden flower boxes lie beneath the east window configuration and the west, plate glass window. Metal coping runs along the roofline of this elevation. The east elevation is entirely obscured by the WT0887 annex, except for a bizarre parapet wall that steps upward as it progresses away from Howard Street to the south. The purpose of this wall is not known, although it may be designed as a screen of some sort. The roof of Building #1 has a slight slope to it running from its south wall down to its north façade on Howard Street. It appears to be clad in rubber.

The south elevation of Building #1 is now entirely obscured by the WT0604 annex, while the north elevation is obscured entirely by Building #2. While most of the west elevation is obscured by WT0873, the portion at the southwest corner exposes a basement level that is parged over an unknown material like the north elevation. This upper (first) floor has a single, one-over-one, double-hung sash window on the north side of the elevation and a set of two side-by-side, one-over-one, double-hung sash windows on the south side. Terracotta coping runs along the roofline, and an off-center boiler stack, also covered in parging, extends beyond the roofline. A single, wooden door protected by a metal storm door is centered at the basement level and is covered by a wooden awning. To the west of that door is a single, one-over-one, double-hung sash window. This door is accessible by a concrete sidewalk, and a stockade fence at the rear of WT0873 creates a courtyard effect for both buildings. The east elevation is almost entirely obscured by WT0887 and its annex, although a low, stepped parapet roofline is visible. The roof of Building #1 is clad in rubber.

WT0873 Boone Candy Company Building (1946)

216 Howard Street

This much-altered, front-gabled, two-story building with basement sits on a lot that was long associated with the R. M. Owens blacksmith shop during the early twentieth century. Ultimately, P. W. Moretz bought this lot from C. D. and Eva Payne in September 1945 (Deed Book 60, Page 200), shortly after purchasing the land on which WT0871, WT0872, and WT0887 sit. In October 1946, Moretz built the present building at the site, and the Boone Candy Company relocated from its East Howard Street location to this site. Moretz also apparently leased out apartments from the second floor (*Watauga Democrat*, October 31, 1946, and July 10, 1947). The 1947 Sanborn map showed the building as a two-story, concrete block building that partially overlapped WT0872 to the east and was specifically

described as a wholesale candy business. That same year, Luther Moretz advertised that he was selling ground, bolted corn meal out of the basement of the building (*Watauga Democrat*, April 3, 1947). Reference to the candy store disappeared from the newspaper in 1948, and there's some reason to believe that the opening of the Moretz Grocery in December 1952 may have included expansion from WT0872 into the first floor of this building, given that the auction advertisement for the property in June 1960 described it as including the "grocery store, upholstery shop, and several apartments." W. R. Winkler purchased the property at auction later that year (*Watauga Democrat*, Deed Book 84, Page 181).

No clear, historical images of the building have yet been found, but some general characteristics can be determined from aerial images taken in 1950 (Pal-Bla-02-002 and Pal-Bla-02-004), 1963 (Appalachian Collection, 5015_096_03), and 1972 (Hen-Dew-01-003). In 1950, the building had a flat roof with a parapet roofline on the north elevation and stepped parapets on the east and west elevations. The east elevation was mostly obscured on its first floor, but the second floor revealed a small window piercing near the northeast corner, a one-over-one window piercing a bit to the south of that, and two other piercings a bit further to the south. This configuration appears to have remained the same in 1963. The south elevation was not entirely visible in the 1950 images, but the second floor appears to have had at least two window piercings. The 1972 image taken from the west unfortunately shows the west elevation mostly obscured by trees, but the building still retained its flat roof at that time. The gabled roof extension was added sometime before the circa 1997 Cultural Resources Department images of Howard Street were taken (not yet online).

Today, the north elevation is clad in multicolored, running bond brick on its first floor. A single, wooden door with diamond shaped muntins is visible at the east end of the elevation, over which is an unusual rowlock lintel that inexplicably wraps the top of the door piercing. Immediately to the west, the sidewalk steps up with the grade as it continues in front of the building. Near the center of the elevation, offset slightly to the east, is a large, plate glass window with a metal frame and a rowlock sill. To the west of this is another single door entry covered with an aluminum storm door. A boxed, shed-style awning clad in raised seam metal divides the first and second floors of the north elevation. The second floor is clad in parging over an unknown material, with two symmetrically spaced, one-over-one, double-hung sash, wooden windows. Just below the gable is a double, metal vent. The gable eaves extend well beyond the footprint of the building, terminating in prominent, boxed soffits.

The first floor of the east elevation is obscured entirely by WT0872, and much of the second floor is obscured from street view. A single, square window piercing, matching that found in the 1950 images, is visible near the northeast corner of the elevation, and a horizontal piercing, also seen in 1950, is partially visible at the center of the elevation, which appears to step back slightly near its junction with Building #1 of WT0872. The second floor of the east elevation is otherwise clad in parging over an unknown material. Roofing of the building is raised seam metal. The west elevation, also clad in parging over an unknown material, offers two groups of two symmetrically spaced, one-over-one,

double-hung sash, wooden windows on the second floor. A metal fire escape is attached to the wall surface around the fourth such window near the southwest corner of the west elevation. The first floor level is essentially featureless, aside from a window air conditioning unit protruding from a piercing near the northwest corner. As the grade declines toward the south, running north to south, there is a two-light, sliding window, as well as two one-over-one, double-hung sash windows at the basement level, both covered with screens. The south elevation, curiously, is also clad in parging over an unknown material. The basement level offers a single door near its west end with a rough, shed-style, wooden awning clad in asphalt shingles. To the east of this are two one-over-one, double-hung sash windows. The first floor offers two one-over-one, double-hung sash, wooden windows with screens. This is repeated on the second floor, although these windows are positioned more closely to one another. A double, metal vent grate is visible just below the apex of the gable end. A stockade fence at the rear of the south elevation provides a courtyard space for this building and Building #1 of WT0872.

WT0874 C. C. Wilcox Building (1964, addition circa 1985)

208 Howard Street

The three lots that originally made up the frontage along Howard Street for this now single lot were the property of the Wilcox family, on which was located the old Wilcox root and herb building. This building can be seen in the 1939 Cy Crumley Scrapbook image of Boone from the southwest as well as the 1950 Palmer Blair aerials (Pal-Bla-02-002 and Pal-Bla-02-004). By 1963 (Appalachian Collection, 5015_096_03), the old Wilcox building had been demolished, leaving the lot vacant. A year later, however, the northern portion of this building occupied the site, as seen on the 1964 high aerial image of Boone (Agr-Ext-1964-1FF-148). It's not clear who the first tenants of the building were, but the Boone Area Chamber of Commerce purchased the building in 1990, using it as the Chamber's home until 2007 (Deed Book 158, page 276). The rear portion of the building appears to have been added sometime after 1972 (Hen-Dew-01-003) and possibly after 1984 (Bob-Bre-02-142). It is known to have been in place during the Chamber's tenure in the building. No clear historical images of the building have been found, aside from the 1964 high aerial, which shows a roughly square-shaped, one-story, flat-roofed building. Trees mostly obscured the building in the 1972 image. The building has been home to the Boone Crisis Pregnancy Center since 2015.

At the time of the survey fieldwork, the north elevation was clad in a crab orchard stone veneer that bears a striking resemblance to similar treatments found on WT0813, WT0859, and WT0864, all of which were likely completed between 1959 and the early 1960s. The low parapet roofline was clad in terracotta coping, and an oversized, hipped, wooden awning clad in wood shingles spanned the entire north elevation. Only two piercings were present—a single, wooden door with a full-length light and a large, plate glass window with a cultured stone sill. A single plastic shutter hung illogically at the east end of this window. A large, concrete sidewalk ran the full length of the north elevation, with a single step down into Howard Street in front of the doorway.

In late 2017, this entire north elevation was renovated. As part of this renovation, the owner removed the crab orchard stone veneer and replaced it with what appears to be natural stone arranged in combination of squared rubble and random rubble. Piercings are generally the same, although a wooden, inset frame now outlines the window and recessed doorway, with the word “Hope” carved into a recessed frieze plate in the framing. The irregular, two-light window appears to be a vinyl replacement, while the doorway features a single, full-light door. At the east end of the north elevation, a stepped pilaster with stone caps supports the east portion of a massive, cantilevered, wooden awning feature with clear decking. The west end of this awning is supported by a free-standing pillar of natural stone. The awning then wraps the west side of the building and ties into the brick addition at the south end of the property. A bladed sign on a wooden post also rises above the awning at the east end of the building. Coping on the entire building has been changed to molded metal.

The east elevation, meanwhile, was clad in running bond brick, with terracotta coping along the low parapet roofline that actually stepped up slightly about where the back addition would have been added. A small boiler stack of brick with a terracotta cap rose near the northeast corner of the building. At the middle of the east wall of the original part of the building was a small window piercing that had been bricked in, and a piercing of similar size, sitting a couple of courses higher on the wall, was visible near what would have been the southeast corner of the original building. This second piercing contained a one-over-one, double-hung sash, wooden window. The back (south) half of the east elevation had four double window piercings arranged symmetrically. The first three to the south contained one-over-one, double-hung sash, vinyl replacement windows arranged in pairs. The south half of the fourth piercing had been bricked in, and an eight-light decorative window occupied the surviving half of the piercing. All of these piercings had brick, rowlock sills. At the basement level of the east elevation were two one-over-one, double hung sash, vinyl replacement windows arranged in a pair, with a single, metal door at the southeast corner of the elevation.

The south elevation, also clad in running bond brick, did not have the low parapet wall that marks the other elevations, instead sporting an aluminum gutter at the roofline. A shed-style, porch awning with a boxed soffit and raised seam metal roof sat on posts associated with a wooden deck and stairs that rose to a single, wooden door with a vinyl replacement storm door at the center of the south elevation. No other piercings were present on the south elevation. The west elevation was also clad in running bond brick, with the remnants of an indecipherable ghost ad located near the northwest corner. The original part of the building had only one piercing—a single, one-over-one, double-hung sash, vinyl replacement window with plastic shutters. At the south end of the original building on this side, the building addition bumps out slightly to the west. The west elevation of this addition is also clad in running bond brick and offers two widely spaced, one-over-one, double-hung sash, vinyl replacement windows with plastic shutters that are oriented toward the south half of the elevation. The low parapet roofline of the entire west elevation is coped in terracotta tiles. A large, asphalt parking lot sits to the west of the building. As part of the renovations in 2017, the plastic shutters were removed and the brick of the west elevation painted over.

WT0875 Brendell's Garage Building #2 (1946)

182 Howard Street

This irregular, pentagonal (its southwest corner is clipped), concrete block building was completed in 1946 as J. R. Brendell's new garage building. Brendell had long operated such a business on South Depot Street (WT0604) before moving here. Initial descriptions of the building were that it would be two stories in height, but closer examination of these early details reveals that it was intended as a one-story building with basement, as it remains today. The first floor was planned as a Hudson automobile dealership, while the garage was located at the basement level. Brendell supervised construction of the building, which was completed in June 1946 (*Watauga Democrat*, March 14, 1946, and June 27, 1946). Brendell didn't stay long; in December 1951, he announced the opening of his new garage business in the former Estes Machine Shop on West Main Street (*Watauga Democrat*, December 6, 1951). In an interview conducted in November 2018, Patricia Maddux indicated that her father, Buck Maddux, moved his Buck Maddux Motor Company here for several years during the 1950s, and newspaper advertisements seem to bear this out (see, for example, *Watauga Democrat*, November 27, 1952). Other newspaper advertisements suggest that this building, bearing an address of 208 Howard Street at the time, was also used as Roger Colvard's Garage and Radiator Shop in 1948 (*Watauga Democrat*, November 25, 1948) and the Boone (later Dale) Kaiser-Frazer auto dealership in 1950-52 (*Watauga Democrat*, November 23, 1950) before Buck Maddux moved here. Unfortunately, no historic images of this building, other than aerials from a great distance, have been found, so the historic appearance of the building is not well understood. Evan Redmond, whose grandfather owned the building for many years, has indicated that it was also used for a time as a garage for the Watauga Rescue Squad. The building was also briefly home to The Uptown, a meeting and performance space, from 2015 to 2017, as well as ASU's HOW Space (2018-19), and is currently (Dec. 2019) used by ASU's Walker College of Business as a community enterprise space.

Today, the building retains the same footprint that it had when built in 1946. At the time of the survey fieldwork, the pared north elevation fronting on the south side of Howard Street was characterized, from left to right (east to west) by a large garage bay, replacement, metal, roll-up door; a single, wooden door with a larger, upper light and a paneled-over transom; and a large window opening with remnant concrete sill that had been mostly blocked in with concrete block, although two small piercings with three horizontal-light, metal windows were equally spaced within this former opening. The parapet roof was raised over the middle third of the elevation and was capped with metal coping. In June 2017, Appalachian State University completed extensive renovations to the north elevation. This included replacing the roll-up garage door with a narrower, 10-light, garage door set to the west of the piercing and a single, aluminum-frame door with transom set in the east part of the piercing, all of which was framed in metal. In addition, ASU opened up the original piercing at the west side of the elevation, inserting a large bay of three, one-over-one, plate glass windows in metal frames. The main entry door was also replaced with a single, metal-frame doorway with transom.

At the time of the survey fieldwork, the parged east elevation had four evenly spaced vents at basement level but was otherwise featureless. The south elevation was actually divided into two faces—one directed to the south, the other (at the west side of the building) directed to the southwest, and both of them parged. The south face included an exterior boiler chimney at the southeast corner, with one triple bay of six-over-six, double-hung sash, vinyl replacement windows with faux muntins on the first floor, all arranged in the original wood frame. A large, undefined opening with a wooden frame was visible at the basement level but obscured by brush. The southwest face fronting on Boone/Kraut Creek featured its own large, undefined opening with a wooden frame at the basement level. Two slightly separated, triple bays of six-over-six, double-hung sash, vinyl replacement windows with faux muntins were visible on the second floor. The corner formed by the south and southwest faces created an interlocking, concrete block effect. Rafter tails of the flat roof were exposed on the south and southwest faces.

Moving from north to south, the parged west elevation featured a large, wooden deck with accessibility ramp leading to Howard Street, with a vinyl replacement, sliding sash window and a vinyl replacement door near the northwest corner, all surrounded by a stocky, wooden frame. Below this, at the basement level, was an eight-light, fixed window under the deck. The center portion of the west elevation featured a double set of one-over-one windows that may have possessed Plexiglas lights. A concrete sill was visible below these. Beneath this window opening at the basement level was a large, six-light, fixed window in a wooden frame, with a vinyl replacement door immediately adjacent to the south. A rough, shed-style awning with a standing seam, metal roof covered this entrance. The scar from a removed, exterior boiler chimney separated this middle bay from the south bay of the west elevation. This last section of the west elevation featured on the first floor a triple window bay of six-over-six, double-hung sash, vinyl replacement windows in the original wooden frames, while the basement level offered an old garage bay that had been mostly boarded over but contained a single, wooden door with its bottom section missing. A set of wooden steps led from the west elevation to an adjacent parking lot to the west.

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

178 Howard Street

The exact date of construction of this vernacular, one-story, side-gabled, frame house on a concrete block basement is not entirely clear, but it appears to date to about 1940, when G. F. and Josie Critcher owned the property. The circa 1939 image of Boone from the southwest (Cy Crumley Scrapbook) shows a low, shed-style warehouse at this site, but by the time the September 1940 high aerial (Agr-Ext-1940-9B-76) was taken, a new building with considerably more height was at this location and included a small extension along its north elevation. A building of this same footprint was visible on the 1947 Sanborn map of Boone, although it was portrayed as a frame, one-story dwelling. Sanborns were notorious, of course, for ignoring basement levels, so its quite likely that this is the same building that stands today. The 1950 Palmer Blair aerials (Pal-Bla-02-002 and Pal-Bla-02-004) clearly show the present building on the site. The Palmer Blair aerials show the east elevation as having essentially the same piercings as today, although the basement level was not parged

at that time. The property changed hands numerous times after the Critchers sold it in 1944 (Deed Book 57, Page 484), and since at least the early 1980s, it has served as an apartment rental.

Today, the basement level is composed of parged, concrete blocks, while the main level is clad in weatherboard, much of it badly deteriorated. The side-gabled roof features jerkinheads at the north and south gable ends. A low, interior, brick chimney rises at the roof peak near the north jerkinhead. The west elevation essentially serves as the “front” of the house, with a wooden staircase leading from a concrete pad at ground level to the first floor, wood deck. A single, wooden door near the center of the elevation provides access to the first floor apartment. This doorway sports a very rough, bracketed, shed-style awning clad in asphalt shingles. To the north of the doorway is a double bay of six-over-six, double-hung sash, vinyl replacement windows with fake muntins. To the south of the door is a smaller, double bay of six-over-six, double-hung sash, vinyl replacement windows with fake muntins. The basement level is mostly featureless, save for mechanicals at the northwest corner. The basement level of the south elevation offers a single, vinyl replacement, awning window with a concrete sill oriented toward the southwest corner but is otherwise featureless. The second floor has a double bay of six-over-six, double-hung sash, vinyl replacement windows with fake muntins set toward the west side of the elevation and a single, six-over-six, double-hung sash, vinyl replacement window with fake muntins set to the east. A small vent is visible just beneath the jerkinhead.

The basement level of the east elevation has two symmetrically spaced, vinyl replacement, awning windows with concrete sills; the south one of these two windows has an air conditioning unit shoved into the hole where the glass should be. The second floor of the east elevation offers two symmetrically spaced, six-over-six, double-hung sash, vinyl replacement windows with fake muntins, with a smaller, six-over-six, double-hung sash, vinyl replacement window between them. Wood inserts have been used to fill those portions of these piercings not occupied by the vinyl replacement windows. The basement level of the north elevation first floor has a single light, vinyl replacement, awning window set to the east side of the elevation, while a nine-light door near the center of the elevation offers access to the basement level apartment. To the west of the doorway is a triple bay of six-over-six, double-hung sash, vinyl replacement windows with fake muntins. The doorway and this triple bay of windows are both covered by an asphalt shingle-clad porch roof supported by wooden posts. Stockade fencing partially encloses the porch area.

WT0877 Austin Tobacco Company Prize Room (1939) 970 Rivers Street

This two-story, wood-clad, warehouse building with a concrete block foundation has long been rumored to be a surviving building of the operations of the East Tennessee and Western North Carolina Railroad (“Tweetsie”), and a sign on the building attributes it as the “original maintenance building for the railroad line which ran from Johnson City,

Tennessee, to Boone, North Carolina, circa 1911.” Put plainly, neither of these claims is even remotely true.⁴

The 1928 Sanborn Fire Insurance Company map of Boone shows two one-story, frame buildings at this site, both associated at the time with the Watauga Lumber Company. The west building of that complex, located in the same spot as the current building, had a somewhat flattened, rectangular footprint that was less deep on the lot than the east building. A circa 1939 photo of Boone taken from the southwest (Cy Crumley Scrapbook) shows the west building as having a front-facing gable at the east end of its south elevation. In 1935, the Watauga Building and Loan Association acquired this property (Deed Book 44, Page 279) after Blanche and E. N. Hahn defaulted on it. By early 1936, C. M. Critcher occupied the east Watauga Lumber Company/Boone Ice Plant building (*Watauga Democrat*, February 13, 1936), remaining there well into the 1940s, but W. H. Gragg, secretary of the Watauga Building and Loan, had different plans for the old west building of Watauga Lumber. Finally, in November 1939, Gragg demolished the west building—which Hahn had used to store fertilizers during the early 1930s—and erected a new, 70’ by 70’ warehouse to be used as a prize room by the Austin Tobacco Company during market season (*Watauga Democrat*, November 23, 1939). Like the other tobacco warehouses in town, Gragg’s new building also served as a venue for dances from time to time (*Watauga Democrat*, February 1, 1940). This new building is visible on the September 27, 1940, high aerial image of Boone (Agr-Ext-1940-9B-76), well after the Tweetsie line to Boone had shut down permanently following the mid-August 1940 floods. This new building, which clearly displayed skylights in its roof, was deeper than the old east building of the Watauga Lumber Company and had an unusual addition at its northeast corner that wrapped behind the old east building of Watauga Lumber. Meanwhile, by February 1941, it became clear that Austin Tobacco was no longer using the building as a prize room. That month, W. H. Gragg began advertising the availability of a “large and strong” building specifically described as a “good warehouse, suitable for fertilizer or storage” (*Watauga Democrat*, February 6, 1941).

Ultimately, Southern Agricultural Insecticides purchased the warehouse from the Building and Loan in August 1944 (Deed Book 59, Page 54, and *Watauga Democrat*, June 14, 1945), and a few months later in 1945, Southern Agricultural Insecticides had to secure a corrective deed because the Watauga Building and Loan had constructed WT0877 partially encroaching on a neighbor’s land (Deed Book 60, Page 298). Indeed, when the 1947 Sanborn map of Boone was published, it showed WT0877 as a concrete block and wood structure, labeled as an insecticide warehouse, with an odd hook of an addition at its northeast corner behind the old east building of Watauga Lumber (at that point also used as a fertilizer warehouse). The building footprint remained essentially unchanged until recent years, when an addition was located at the southwest corner. Some locals have speculated that this addition is part of the old train depot, but detailed analysis of historic images and other sources has determined that the Tweetsie-related building (perhaps part

⁴ In addition to the information that follows about the building itself, the Linville River Railway—the correct name for the line that came to Boone—did not reach Boone until very late 1918.

of the depot) that sat for a time in front of the C. M. Critcher warehouse to the east was demolished in the mid-1960s, while the known half of the depot that sat behind the Boone Bus Station for many years was demolished in 1976. Southern Agricultural Insecticides sold the warehouse building in 1977 (Deed Book 172, Page 430), and it was briefly home to the Greeneville Sign Company in the late 1970s. The Whistle Stop Country Store occupied the space briefly in the late 1990s, which may be the origin of the myth that the building was related to Tweetsie, since this claim was made in their promotional materials (*Watauga Democrat*, July 31, 1998). Café Portofino has occupied the site since 2000.

Today, the building appears from the exterior to be two stories in height, built partially over Boone Creek, which flows under the north edge of the building. The south elevation is clad in board and batten lumber with a large, shed-style awning supported by posts with Y brackets that rest on a narrow, wooden deck that provides outdoor seating. This awning is clad in raised seam metal. The first floor of the original, south face of the building, reading west to east, has a single, nine-light, vinyl replacement door located at the junction between the southwest addition and the main block. To the east of this entrance is a single, one-over-one, double-hung sash, vinyl window, followed by the inaccurate historical sign, followed again to the east by a double bay of one-over-one, double-hung sash, vinyl replacement windows. A double set of fifteen-light, vinyl replacement doors is located at the east end of the first floor. The second floor of the south elevation has six irregularly spaced, one-over-one, double-hung sash, vinyl replacement windows. The southwest corner of the first floor of the south elevation is obscured by a one-story, shed-roofed addition clad in board and batten finish that juts out toward Rivers Street. This addition has a low, cultured stone wall at its base. The east wall of this addition, which is apparently used as a bar area, has a single piercing with sliding, divided sashes that open to either side.

The east elevation appears to be parging over an unknown material—possibly large, wooden panels like those on the west elevation—and has a metal staircase rising from the middle of the elevation to the southeast corner, where a shed-style porch covering shields the landing outside a single, wooden, second floor door. A smaller, wooden staircase rises from the base of the first staircase to a mid-level landing and a vinyl replacement door at the center of the elevation. Two symmetrically spaced, one-over-one, double-hung sash windows with screens are visible at the northeast corner of the second floor. None of these piercings was visible in the 1963 aerial image of the building (Appalachian Collection). The roofline, meanwhile, descends in height from the south elevation to the north, and most of the skylights originally evident on the sloping but otherwise flat, rubber roof appear to have been filled in. The odd, northeast corner addition from early images of the building also appears to have been removed.

The north elevation, meanwhile, is clad in the same parged material as the east elevation, with the western two thirds of the first floor open below to allow for the passage of the Boone Creek under the building. At the east end is a single, one-over-one, double-hung sash, wooden window with a metal storm window and a surrounding wood frame. Most of the posts supporting the north wall of the building appear to be wooden. The second floor, reading from east to west, has a small, one-over-one, double-hung sash, wooden window with storms and a wooden frame, followed by a large, one-over-one, double-hung sash,

vinyl replacement window and a repeated small window like the first one. A bit west of this is a single, one-over-one, double-hung sash, wooden window with a storm window and wooden frame. Well to the west of this is a four-light, fixed, vinyl replacement window with a wooden frame. As on the east elevation, trim elements are used to suggest a division between floors.

The west elevation appears to be clad in large panels like those found on the east and north elevations, although the applied treatment/parging appears to be substantially thinner here. A large, side-by-side, fixed, double-light window with a wooden frame is located at the center of the elevation, with much of the northern two-thirds undercut by the passage of Boone Creek under the building. Here, concrete columns support the building, with wood latticework screening part of the lower section of this elevation. A large, metal staircase rises to a porch shielding a doorway at the second floor level of the southwest corner, mimicking the feature at the southeast corner. Another door at the first floor level is visible under the second floor door. The sloped roof of the southwest corner addition, meanwhile, extends as an awning over the west elevation of the addition, resting on posts with Y brackets. A double, nine-light entrance is visible under the awning, as well as a large, single-light window with a seating bar under it. A large, wooden deck located to the west of the building serves as an outdoor seating area.

WT0878 Sebastian Building (1931/1947/Circa 1967)

805 West King Street

Originally home to the Lovill Law Office frame building by the early twentieth century, this site has seen what amounts to three related, one-story, brick and block buildings constructed here since 1931. The first followed the Reverend G. W. Sebastian's purchase of the northeast part of the property from the People's Bank and Trust in 1926 (Deed Book 36, Page 44). In October 1928, the old Lovill Law Office was moved from its original site to the western part of this lot and turned so that its gable end faced King Street (*Watauga Democrat*, October 4, 1928). Three years later, notice appeared in the *Watauga Democrat* that Sebastian was planning "a large business house" of "brick veneer" for the southeast corner of South Water and Main Streets (July 2, 1931), and by October, the building consisted of "two large store rooms" built personally by Reverend Sebastian, with the interior completed by Bert Greene (*Watauga Democrat*, October 29, 1931). It's not clear who the early tenants were, but the Boone Feed Company occupied at least part of the building prior to August 1934, when the Watauga Emergency Relief Administration moved its offices to that same space (*Watauga Democrat*, August 30, 1934). Two years later, the offices of the Sugar Grove National Farm Loan Association and Rich Mountain Mortgage Company occupied the building (*Watauga Democrat*, March 5, 1936, and October 15, 1936). Their stay was short-lived, however, given that Boone Motor Sales, the local Ford dealership, moved into the building in December 1936 (*Watauga Democrat*, December 10, 1936).

Over the next twenty years, the 1931 part of the building was home to a procession of auto dealerships. W. R. Winkler's Buick dealership was here for a time (*Watauga Democrat*, May

4, 1939), and it was likely the rear of his business that was visible in a circa 1940 image (Dav-Wyk-01-008) that was taken from the sidewalk in front of the 1889 Watauga County Jail (WT0067) to the south. This image shows two nearly identical buildings with similar configurations standing side by side with a firewall dividing the two buildings (both grouped together by name as the “Sebastian Building”). The west half of the building was somewhat wider than the east part, and the south elevation of each half of the building was clad in brick on the first floor with a concrete foundation at the basement level. Each half had a centrally located, wooden door with six upper lights, flanked on either side by six-over-six, double-hung sash, wooden windows with brick rowlock sills. The foundation level showed three square, boarded over piercings. To the west of the building was the old Lovill Law Office that had formerly stood where the Sebastian Building now was, moved onto the west part of the lot and, as described above, turned so that the gable end faced King Street. This configuration is confirmed by the 1940 high aerial image of Boone (Agr-Ext-1940-9B-76). About this same time, Winkler began consolidating ownership of the parcels that presently make up this property, starting with the Sebastian Building in 1940 (Deed Book 52, Page 336), the parcel to the south of the Sebastian Building in 1944 (Deed Book 57, Page 379), and the parcels to the west of these in 1945 (Deed Book 60, Page 297).

By 1946, the dealership was known as Watauga Sales and Service, still under the ownership of W. R. Winkler (*Watauga Democrat*, March 28, 1946, and April 10, 1947). On September 25, 1947, the *Watauga Democrat* reported that Watauga Sales and Service was “putting finishing touches on [a] new building on West King.” This appears to have been when the old Lovill Law Office was moved once again, this time so that the law office was to the south of the Sebastian Building and the gable end faced South Water Street. The new building, representing the west portion of this property sandwiched between WT0879 and the Sebastian Building, did not appear on the June 1947 Sanborn map of Boone but was clearly visible in the 1950 aerial images by Palmer Blair (Pal-Bla-02-002 and Pal-Bla-02-004). George C. Greene then purchased the dealership in 1949 and changed the name to Greene Buick in 1953 (*Watauga Democrat*, June 25, 1953). In October 1957, Greene Buick moved to a new building near Perkinsville, and Burgess Antique Shop moved into the Sebastian Building and its west annex (*Watauga Democrat*, November 14, 1957). About this same time, the Boone Bargain Shop, a used clothing store, rented the old Lovill Law Office, which still stood behind the Sebastian Building (*Watauga Democrat*, September 12, 1957).

In February 1961, a large fire that began on the Water Street side of the basement gutted the Sebastian Building. The west annex does not appear to have been damaged, given that Burgess Furniture staged a fire sale the following week in that building (*Watauga Democrat*, February 16, 1961, and February 23, 1961). A photograph accompanying the fire sale coverage offers the best early view of the north elevation of the two buildings. The brick-clad Sebastian Building, for example, had two large piercings, within which were window and entrance arrangements that were probably modifications of the original shopfront configurations. The east piercing was divided into three sections, one of which may have been a doorway originally, with a divided clerestory window spanning over the main shop windows. The west piercing was similar, except that a single doorway with a transom was positioned to the west side of the piercing. The annex building, meanwhile, had a large, garage bay at its east end, in which was set a roll-up garage door. At the center

of the elevation was a single, wooden door with a transom, and to the west of this was a large, multi-light window that was either steelcase in design or had bars behind the window. The brick veneer on the annex was of a darker hue than that on the Sebastian Building. By 1969, when a photograph was snapped for the *Rhododendron* showing the building tenant as Roten's Furniture (Vaughn Roten had long managed Burgess's before that), the clerestory windows of the Sebastian Building had been covered with signage, while the annex's garage bay had been filled with a double-light, plate glass window with signage spanning the top of the piercing. A low, brick bulkhead supported the new storefront window, and a brick cheek wall spanned the eastern half of the Sebastian Building as the adjacent sidewalk declined with the grade to the east.

Sometime between 1964 (Boone high aerial, Agr-Ext-1964-1FF-148) and 1972 (Bob-Bre-02-136), Winkler had the old Lovill Law Office demolished (undated Historic Boone image) and added the third building to the south of the Sebastian Building and its annex. Heilig-Meyers Company of North Carolina purchased the entire complex in 1981 (Deed Book 215, Page 736), operating a furniture building on the corner for many years. At some point before 1997 (Boone Cultural Resources Department image), either Winkler or Heilig-Meyers parged the north elevation and added a large, tri-sectioned awning that spanned all but the easternmost section of the elevation. This awning was clad in wooden shingles in 1997 but later clad in metal roofing (2006 report on the redesign of WT0806). Heilig-Meyers sold the building to Roger Wright and Kenneth Wilcox in 2001 (Deed Book 647, Page 33), who now maintain ownership of the site under the King Street Ventures, LLC, name. In 2010, local architect David Patrick Moses redesigned the north elevation for a new tenant, Mellow Mushroom, which remains there today (*Mountain Times*, September 2, 2010). The rest of the building, now called Boone Hall, is home to student apartments managed by the Winkler Organization.

Today, the complex is uniformly a one-story, brick and brick block complex with a basement level as the grade falls to the south. The roof on the building is flat and rubber. The north elevation of the building displays an arrangement that is a drastic alteration from previous appearances. The north elevation can be divided into five bays. The first, third, and fifth bays are clad in cultured stone on the bottom portion of the elevation following a line with grade oriented to the west end of the building, with weatherboard above this cultured stone. The first (eastern) bay contains a large, single, metal-frame, plate glass window with a wood trim surround above the cultured stone line. Additional wood trim defines a frieze board just below a prominent cornice treatment. The roofline is coped in metal. The third (center) bay features a central, double door, metal-frame entrance with a spanning transom and a prominent shed-style, bracketed awning clad in standing seam metal covering the entrance. This entrance is surrounded with wood trim above the cultured stone line. Long, nearly full-length, single, fixed, plate glass windows are found at the east and west extremes of the bay, also surrounded with the trim treatment previously described. The frieze board and cornice treatment is repeated in this bay as well. The fifth (west) bay is largely featureless, aside from the repetition of the frieze board and cornice treatment. The upper reaches of the walls of each of these three bays serve as stunted parapets. The second and fourth bays are fully clad in cultured stone and extend as raised parapets above the adjoining parapet roofline. The second (more easterly) bay includes a

large opening at ground level containing a shopfront configuration of a single, metal frame door set to the right, with transom above, while a full light, metal-frame window adjoins to the left of the opening, with a small transom light above. This entire opening features an intriguing basketweave lintel of cultured stone. An identical storefront entrance with identical lintel is found on the face of the fourth (more westerly) bay as well. Both the second and fourth bays feature a prominent, wood, cornice treatment with metal coping. Access to this fourth bay entrance is slightly below grade, necessitating a cultured stone retaining wall with metal balustrade between the entrance well and the public sidewalk. It is not known whether any of the original piercings or façade treatments of the Sebastian Building and its annex survive beneath the present configuration.

Moving from north to south, the east elevation briefly continues the cultured stone and weatherboard treatment as a wrap from the north elevation onto the east elevation, where it terminates abruptly. The frieze board and cornice treatment, however, continue for the full length of the east elevation, stepping down dramatically about halfway along the east elevation of what was the original Sebastian Building, its original, multi-stepped parapet having been obliterated sometime after 1984 (Bob-Bre-02-142). The east elevation is essentially divided into six bays now, three to the north of the old seam on the rubber roof dividing the Sebastian Building from the third building to the south, and three to the south of this line (which falls just to the south of the east elevation entrance to Boone Hall). Below the frieze board trim, however, the walls of this elevation are painted brick, but curiously, no seam is visible in the brick along this east elevation to demarcate the two buildings, suggesting that the present brick is a veneer treatment applied when the south addition was completed. The first floor elevation of the first (northernmost) two bays contains a complex, fixed, six-light, metal-frame window grouping in each bay, each surrounded by wood trim and featuring a window configuration favoring a larger, center section and smaller, flanking sections. The third bay repeats this window pattern on the first floor (now above grade), while a basement entrance is visible below this window. This basement entrance may be a former garage bay opening surrounded in wood trim, the opening now partially filled with cultured stone and a single, metal-frame door. The first floor of the fourth bay from the north consists of a single, six-over-six, double-hung sash, vinyl replacement window to the north with a double set of six-over-six, double-hung sash, vinyl replacement windows immediately south of this. Plastic shutters flank both sets of windows. This window pattern is repeated symmetrically on the basement level. This same window pattern is repeated again in reverse at the sixth bay from the north. The fifth bay from the north, meanwhile, includes two single, slightly separated, six-over-six, double-hung sash windows with a single shutter to the outside of the bay on each. What may be another former garage bay is visible at basement level between the fifth and sixth bays but has been bricked in.

The south elevation is entirely brick with an accessibility ramp with metal railing leading from the basement-level sidewalk to (and beyond) a metal fire escape staircase that provides access to a first floor, metal door. A similar basement door is found directly below the first floor door and under the metal staircase. The west wall of the addition at the rear of the former Sebastian Building is composed of large brick blocks in a running bond

pattern, with terracotta coping clearly visible on the slightly stepped parapet descending to the south. This wall is otherwise featureless aside from some apparent spalling damage.

WT0879 Boone Body Shop (1940)

815 West King Street

This much-altered, one-story, brick and brick tile, commercial block building on the south side of West King Street was completed in 1940 for Ernest Sims (sometimes Simms), the proprietor of the Boone Body Shop at the time of its construction. The lot was long home to the Boone Methodist Episcopal Church until about 1920, when C. A. Ellis established a store in the old church building (*Watauga Democrat*, November 4, 1920), then later built an annex building on the WT0880 lot to the west. W. R. Winkler purchased the old church lot in 1935 (Deed Book 44, Page 359), shortly after which Sims established the Boone Body Shop on the site. Sims purchased the lot from Winkler in January 1940 (Deed Book 52, Page 135), shortly after which he announced that he would replace the existing building with “a modern brick building, 34X70 feet, which will be occupied by the body repair shop” (*Watauga Democrat*, January 25, 1940). Construction of the building was actually completed by J. E. Clay (*Watauga Democrat*, July 4, 1940), and Sims occupied the new building by early July 1940. Ultimately, though, Sims was called away to military service in early 1941, and he placed Richard Hodges in charge of his shop (*Watauga Democrat*, March 13, 1941). Sims sold the property to A. E. South and J. M. Storie in 1947 (Deed Book 63, Page 101), who in turn sold to Richard Hodges and two partners in 1952 (Deed Book 71, Page 22). These partners later sold out to Hodges, who continued to operate the Boone Body Shop through at least 1962. The property remained in the Hodges family until 1975, when it sold to Bill Hartley Enterprises (Deed Book 159, Page 257). Martin and Tillie Haber owned the building from 1984 to 1992, when Don Dunlap Real Estate, the current owner, purchased the building. The origin of the “Hardennel Building” name, which appears to pre-date the Haber ownership period and is its common name today, is not known. Reference to this name was made in the September 1981 issue of *Watauga County Times Past*.

Unfortunately, few historic images of the building have been found, and all are either aerial view or offer obscured or oblique glimpses of the building. A circa 1949 Appalachian Collection image (5015_131_06) of a parade, for example, shows the upper part of the elevation as clad in brick, with a portion of the Boone Body Shop sign visible, but most of the elevation is obscured by flags hung across West King Street for the parade. Nevertheless, this image suggests that this building may have shared a façade and roofline with WT0880 to the west. The 1947 Sanborn map portrays the building as a one-story, concrete block building, apparently with a brick veneer on its north elevation. An oblique view of the south elevation is visible in one of the Palmer Blair 1950 aerials (Pal-Bla-02-002) but is too distant to make out much detail. Even the 1963 low aerial from the Appalachian Collection (5015_096_03) is useful only for determining that the north elevation had a small awning attached and did not yet have the present north elevation treatment. This treatment is visible in a circa 1997 image taken by the Cultural Resources Department (not online). In mid-2019, this later treatment was removed as part of a rehabilitation project, which was completed in August 2019.

At the time of the survey, the north elevation's roofline included a central tower of unknown parged material with unadorned towers of similar appearance at the corners. This tower featured a boxed, shed-style awning clad in standing seam metal. Flanking this tower and awning combination were two large, boxy, protrusions anchored between the central tower and outer towers located at the northwest and northeast corners of the building. These boxy protrusions extended beyond the façade plane of the towers, appeared to be of an unknown parged material, and may have been intended to suggest a Brutalist style. Below the central tower and awning was a recessed, single, wooden door with a small, upper light and a former transom space filled with wood; this door was flanked by narrow, metal-framed, full-length sidelights. A prominent, wooden surround extended away from the façade plane on either side of the doorway and under the boxy protrusions. The space under each of the boxy protrusions was composed of a central, cultured stone wall flanked by two full-length, metal-frame windows in a concrete frame. These two openings may have occupied former garage bays, given the presence of a driveway apron where the sidewalk meets the street. Damage to the parging of the northwest tower revealed that red brick of the original façade was still present behind the architectural treatment then covering the north elevation, thus offering hope that the original façade might be partially recoverable. The roofline was coped with metal, while the roofing material of the flat roof was likely rubber.

Indeed, the 2019 renovations successfully unveiled the original, running bond brickwork above the storefront, framed in turn by two large pilaster towers at the outer edge of the building that rise above the roofline. These pilaster towers are also clad in running bond brick and feature an unusual corbel treatment of a band of rowlocks, followed by a stringer course, then capped with another rowlock bank and coped in aluminum. These pilaster towers are believed to be a later addition to the building, as they were not evident in the 1949 parade image. In addition, the entire, recessed storefront of the Hardennel Building configuration was removed and replaced with a squared rubble, natural stone veneer framing a central, recessed, wooden door entrance with a wood panel above. Large, plate glass windows with stone sills flank this entry—clearly imagined features that are not original piercings to the building. A flat, metal, cable-hung awning with no historical precedent spans the entire entrance, while a wood sign for the Eggers, Eggers, Eggers, and Eggers law firm is attached to the metal coping at the center of the façade.

Aside from the projecting towers at the northwest and northeast corners, little is visible of the west and east elevations because of the adjoining properties WT0878 and WT0880. Low, stepped parapet walls are barely visible through current aerial images along the east and west sides. At the time of the survey, the south elevation was entirely parged with a putty-like application, presumably over brick, with a central, first floor entrance composed of a single, metal-frame door with a full-length light covered by a shed-style roof clad in standing seam metal. Small, single-light, fixed, metal-frame windows flanked this central entrance, while a built-out retaining wall (also parged) to the right (east) of the rear entrance obscured a garbage storage area. The second floor of the south elevation consisted of two widely spaced, one-over-one, metal frame windows. This south elevation was not resurveyed following the August 2019 renovations.

WT0880 Wyke's Grocery Building (1940)

819 West King Street

This lot was originally the site of the Ellis Store's "West Room," built by C. A. Ellis in the early 1920s. Ellis's store operation, run primarily out of the old Methodist Church building on WT0879 to the east, lasted only a few years. In 1926, R. B. Hodges purchased the frame building, and W. S. Christian ran the Christian Tin and Metal Works operation out of the property from 1930 to 1940. The Watauga Building and Loan, meanwhile, purchased the property at auction in 1933 after Hodges defaulted on it (Deed Book 42, Page 113). After a small parcel addition to the west of the building in 1938, occasioned by the construction of WT0881 (Deed Book 47, Page 632), the Watauga Building and Loan announced plans to build a new brick and tile building with 25 feet of King Street frontage, constructed by J. E. Clay, after razing the old Ellis Store West Room building (*Watauga Democrat*, January 25, 1940, June 6, 1940, and July 4, 1940). The current building was completed in late July 1940, and the Watauga Building and Loan promptly sold the building to D. P. Wyke (Deed Book 53, Page 161), who immediately opened Wyke's Grocery. Wyke's business was short-lived, however; in May 1942, J. E. Clay and W. M. Cook, owners of the King Street Grocery next door to the west at WT0881, bought out Wyke's grocery business but not the building (*Watauga Democrat*, May 21, 1942), then had Wyke sign a non-compete agreement, stipulating that he would "not operate any grocery store either directly or indirectly in the Town of Boone, NC, for a period of five years...within the building now occupied by the said D. P. Wyke adjoining the King Street Grocery Store" (Deed Book 55, Page 117).

Wyke instead operated a feed store at the location for about a year before selling that business (but not the building) to Charles Pritchard (*Watauga Democrat*, September 9, 1943), which continued to operate under the Wyke name until 1945. In April of that year, Dennis Townsend bought out the old King Street Grocery store at WT0881 and made arrangements to move into the Wyke Feed Store space (*Watauga Democrat*, April 5, 1945), operating anew as Townsend's Grocery. Townsend briefly sold out to W. G. Bolling in September 1946, who continued to operate as Townsend's, but in January 1947, Dennis and Dick Townsend, along with G. D. Stilwell, bought out Bolling and re-opened under the name "Friendly Market" (*Watauga Democrat*, January 30, 1947, and Deed Book 62, Page 389). The Friendly Market continued at this location, under various owners and managers, until 1956, although in 1954, a new business, The Trading Post, opened in the basement of the building (*Watauga Democrat*, April 29, 1954). By 1956, management of the building had passed to Wyke's daughter, Louise Wyke Russell, and her husband Marvin, whose names frequently appeared in rental notices thereafter. In September 1957, Home Finance Company rented the building, remaining there into the early 1960s. Art of Oil occupied the building from at least 2011 until 2017. The building is still owned by Wyke-Russell descendants.

As with most buildings along this stretch of West King Street, few historic photographs exist to document its early appearance, and most of those are either aerial images or oblique, distant views. That said, a single, circa 1941 image (Dav-Wyk-01-010) shows a partial view of the north elevation of Wyke's Store. The elevation was clad in running bond brick with a pronounced, soldier course lintel over the storefront opening. Beneath this

soldier course was a series of at least three divided, clerestory windows, with a double door entrance beneath them at the back of a recessed, angled alcove. Shop windows with brick bulkheads occupied the west angled wall in the alcove and the west end of the north elevation, with a short step out from the shop windows and bulkhead to the façade plane. Unfortunately, the east part of the shopfront is not visible in this image, but using the brick count of the lintel—which was visible to the center of the shopfront alcove—it's very likely that this shopfront configuration was repeated in mirror fashion on the east side. The circa 1949 parade image from the Appalachian Collection (5015_131_06) also suggests that the building may have shared a façade and roofline with WT0879 to the east, but flags hung for the parade make certainty on this point difficult. No other historic images have been found that show a clear view of the building even up to the recent past.

Today, the north elevation of this one-story, running bond brick building retains some elements of its original appearance. The terracotta coping along its parapet roofline remains intact, and the attractive soldier course band is clearly visible immediately above the wide, storefront entrance. Staining on the brick above this soldier course shows that a later decorative treatment has been removed from this elevation. The opening for the storefront retains its original dimensions, but the storefront configuration itself is an obvious update. All trace of the shopfront windows and bulkheads is gone, but it is possible that the clerestory windows may survive behind the current treatment. Consisting of wood paneling in a board and batten pattern, the present shopfront surround fills the opening and covers the clerestory window band running the full length of the storefront. A central, metal-frame, single door provides access to the store, while this doorway is flanked on either side by triple bays of metal frame, plate glass windows. The sidewalk declines suddenly at the east end of the elevation, leading down to the driveway apron of WT0879.

The east elevation and most of the west elevation are obscured by WT0881 and WT0879, although a portion of the west elevation extends beyond the rear of WT0881. The first floor is running bond brick identical to that found on the north elevation, while a concrete foundation is visible at the basement level. The west elevation extension reveals a hopper window at the basement level but is otherwise featureless, aside from the stepped parapet roofline separating this building from WT0881. The south elevation at the basement level has two six-over-three, metal windows with a fixed upper sash and hopper bottom, each window framing a wooden door with a single light and a hollowed-out concrete stairwell leading to that door. An additional four-light, fixed window is located at the east extreme of the basement. The first floor of the south elevation entrance is reached via a west-facing wooden staircase that leads to a small wooden deck. This first floor door is paneled wood with a vinyl screen door. An exterior, brick, boiler chimney rises between this door and a six-over-three window with a fixed upper sash and hopper bottom. An identical window is located to the right (east) of the door, with a smaller, four-light, fixed window at the east extreme of the first floor. Both of these first floor windows have brick, rowlock sills. The roof is flat and likely rubber.

WT0881 King Street Grocery Building (1938)

825 West King Street

This one-story, commercial block building with basement is located on land that J. E. Clay purchased from the Reverend G. W. Sebastian and his wife in February 1938 (Deed Book 47, Page 521). Clay began construction almost immediately, completing the building by May (*Watauga Democrat*, May 26, 1938), when he opened the King Street Grocery, which he operated with W. M. Cook. In 1945, Clay and Cook sold the grocery business to Dennis Townsend, who operated next door at WT0880, and the building to the Blue Ridge Electric Membership Corporation, the local Rural Electrification Association outfit (*Watauga Democrat*, April 5, 1945, and Deed Book 59, page 204). BREMCO in turn sold out to Walter South and Council Mains in 1958, at which point the building became home to a Sears (Deed Book 80, Page 177, and *Watauga Democrat*, June 5, 1958). Sears stayed about a year, opening a new store on East King Street in June 1959. Thereafter, the building was home to a string of tenants, including Jerry's Thrift Shop, Highlander Insurance Agency, the National Grange Insurance Agency, and the Modern Appliance Company, who expanded their store from WT0882 into this space in late 1963 (*Watauga Democrat*, September 8, 1960, December 27, 1962, April 25, 1963, and November 21, 1963). Robert T. Speed purchased the building in 1985 and continued to house his law offices there (Book of Record 20, Page 20) as of August 2019.

Few historic images of the building survive, and most that do offer either aerial or oblique views of the property. A circa 1949 parade image, for example (Appalachian Collection 5015_131_06) clearly shows the pronounced parapet roofline of the north elevation in place at that time, although textures in the brick of the north elevation in 1945 suggest that the present façade is a different brick veneer. The 1963 low aerial from the east (Appalachian Collection 5015_096_03) suggests the presence of an awning at that time. No other historic images of the building have been located.

Today, the north elevation of this one-story, running bond brick building creates some significant questions about the original appearance of this building. Brick in the rear (south elevation) of this property reveals a five-course, common bond brick pattern, suggesting that the multicolored brick veneer of the north elevation may have been added later or substantially reworked. This comports with the unusually modern north elevation window and door configuration for a building of this age. The main entrance is recessed with a brick surround and a paneled wooden door with a metal-framed sidelight to the immediate west. This alcove is floored with square, ceramic, "fast food restaurant-style" tiles. This main entry has a quarter round, metal-framed, vinyl awning covering the entrance. Flanking the entrance are two slightly separated, narrow, metal-framed, fixed windows to the west and three identical windows to the east, all with rowlock sills. A narrow band in a dentil pattern is visible above the awning, perhaps obscuring a seam related to this veneer work. Above this, dominating the space between the first floor and the parapet roof, is a decorative band of soldier course brick with rowlocks above and below. The low gable of the parapet is capped with limestone blocks as coping and conforms to the original roofline of the north elevation.

The east and west elevations are obscured by WT0880 and WT0882. The south elevation features the five-course, common bond brick previously described on the first floor, with a concrete foundation visible on the basement level below. This basement level has a single, wooden door and one single-light window with horizontal bars set to the east. A wooden deck spans the entire south elevation with a staircase descending to the parking area at the west end of the deck. The first floor of the south elevation reveals a larger window piercing that has been reduced using brick similar to that on the north elevation as filler to fit a smaller, one-over-one, double-hung sash window with a covering storm window into the opening. To the east of this window is a single, metal door with an aluminum storm door, covered by a shed-style awning with asphalt shingles. To the east of this door is another window piercing enclosed entirely with brick resembling that on the north elevation. The roof is flat and likely rubber.

WT0882 Modern Appliance Company Building (1959)

827 West King Street

Walter Lovill South erected this one-story, concrete block and crab orchard stone, commercial block building with basement in 1959 on land that had remained vacant for many years between WT0881 to the east and WT0883 to the west. South and his business partner Council Mains purchased WT0881 and this land, which were combined at that time as a single parcel, in 1958 (Deed Book 80, Page 177) and began work almost immediately on the new building (*Watauga Democrat*, January 8, 1959). Based on a February 12, 1959, article in the *Democrat*, the building was built specifically for its first tenant, the Modern Appliance Company, then managed by John Hoyt Edmisten. The store opened in March and had a grand opening event in April 1959 (*Watauga Democrat*, March 26, 1959, and April 16, 1959). Modern Appliance then expanded into WT0881 in late 1963, suggesting that some sort of pass-through may have existed between the two buildings (*Watauga Democrat*, November 21, 1963). Curiously, Highlander Insurance Agency began advertising their location at the same property in December 1963, raising questions about whether the two businesses co-existed in the same building, perhaps with Highlander operating out of the basement (*Watauga Democrat*, December 26, 1963). No historic images of the building have been identified, but it is believed that the present north elevation and piercings are essentially the same as what appeared in 1959.

Today, the north elevation of this one-story, concrete block building features a crab orchard stone veneer of pinkish tan, brown, and yellow blocks in a horizontal configuration. This treatment bears a striking resemblance to those found on WT0813 (also completed in 1959) and WT0859, WT0864, and WT0874 (all completed by the early 1960s). The low parapet wall of this north elevation is coped with terracotta tiles, and a metal-framed, cloth awning hung over the entirety of the storefront below at the time of the survey. The present owners replaced this awning with a similar version in 2016 and added signage above the awning on the stone veneer. The storefront consists of a solid, paneled, wooden door with a prominent wood surround to the west side of the elevation, with a triple bay of metal-frame, plate glass windows to the east of the door. None of these elements are believed to be original, although they occupy what appear to be the original

piercings. The bulkhead is a continuation of the crab orchard stone treatment. Wood paneling underneath the awning fills what may have once been a wide transom light across the entirety of the storefront.

The east and west elevations are mostly obscured by the adjacent properties (WT0883 and WT0881). A small portion of the east elevation is visible from the north elevation, but it is a featureless wall of parging over concrete block. This parging continues onto the south elevation, where there is a door at the basement level in a larger opening (probably a former garage bay) with wood paneling to fill the gaps to the old opening perimeter. Another door-shaped piercing with wood paneling filling it in is visible just to the west. The first floor of the south elevation has a blocked-in window with an exposed, parged, concrete sill to the east side and one metal-framed window with a parged concrete sill to the west. The roof is flat and likely rubber.

WT0883 Edmisten Building (1946)

831 West King Street

This two-story building of six-course, common bond brick was built in 1946 for the Edmisten Furniture Company, which was its first tenant beginning in December 1946 (*Watauga Democrat*, December 26, 1946). Built at the direction of its owners, D. M. Edmisten, Sr., D. M. Edmisten, Jr., and Crate P. Teague, the building had a basement used for second hand furniture, a first floor with mezzanine devoted to new furniture sales, and a second floor with “modern residential apartments.” Edmisten’s stay was short-lived, as the company went out of business in 1958 (*Watauga Democrat*, December 11, 1958). During its tenure, however, Dr. Gale F. Bare also occupied the building, operating a chiropractor practice, presumably on the second floor (*Watauga Democrat*, January 10, 1952). Greene Furniture opened in the Edmisten Building in 1959, remaining there at least through 1963 (*Watauga Democrat*, July 30, 1959). The Edmistens sold the building to South and South Rentals in 1970 (Deed Book 111, Page 39), which in turn sold the building to Salvo Investment Company in 1979 (Deed Book 191, Page 102). During the 1970s, the building was apparently home to Earp’s Appliance and Floor Covering. In 1980, Mountaineer Health Club occupied the building as a tenant (lease agreement, Deed Book 203, Page 273; *Watauga Democrat*, July 1, 1992). Donald Mattox purchased the property in 1981, later renting the first floor space to Resort Area Ministries, who remained at least through 1997 (lease agreement, Book of Record 130, Page 195). Mattox sold to Suzanne and Herbert Miller in 1990, who in turn sold out to Vetro & Gable Properties in 1997 (Book of Record 144, Page 515, and Book of Record 412, Page 552). A Blimpie’s franchise occupied part of the first floor in 1998 (Book of Record 512, Page 780), and the First American Title Insurance Company occupied part of the building in 2002 (Book of Record 541, Page 15). Watauga County government also occupied part of the building in the mid-2000s (Book of Record 1232, Page 566). The building has also been home to Vidalia Restaurant and Wine Bar for at least the past eight years.

Today, this intriguing building features recessed shop front entrances on the first floor of the north elevation under a portico supported by four brick columns that divide the

elevation into three bays. A cynical surveyor might read this present, first-floor configuration as a modern alteration, but this same configuration is visible in a circa 1949 parade image (Appalachian Collection). The columns are of running bond and have either been repointed or are replacements. The recessed storefront entrances, meanwhile, are defined by a complex, metal-frame, replacement, window wall system divided into twelve sections, most with a small, lower light, a large, central light, and a small, upper light. Two of these sections replace the lower and central light with a single, metal-frame door providing access to the first floor restaurant. Above this complex window system is a combination of wood panel and framing to fill in the remainder of the opening along this elevation. A bumped-out, metal frame and plate glass entrance cube, located behind the façade plane and near the northwest corner, provides access to a second floor stairwell to upstairs apartments (which carry an address of 839 West King Street). There is also some evidence in the sidewalk in front of this north elevation that a previous covering treatment for the façade has been removed. The second story of the north elevation offers two single, one-over-one, double-hung sash, wooden windows with covering storm windows at the center bay, while the east and west bays of this elevation each have a double window bay of one-over-one, double-hung sash, wooden windows with covering storm windows. Each window opening offers a brick rowlock sill. Terracotta coping lines the north elevation roofline.

At the time of the survey, the west elevation continued the aforementioned common bond brick treatment and offered a stepped parapet wall with terracotta coping. A faint ghost advertisement, possibly for Magnavox, was visible on the west elevation at the northwest corner of the second floor. The original window piercings of the second floor (as shown in a circa 1964 postcard image, Bob-Bre-02-134) were still in place, although the northernmost window was a vinyl replacement filler (possibly fixed), while the second window from the north was a one-over-one, double-hung sash window, possibly vinyl but located in the original wood frame. To the south of this were two widely separated, one-over-one, double-hung sash windows that may also have been vinyl but were located in the original wooden frames. The first floor of the west elevation, however, had been substantially altered since the 1960s. At the time of the survey, near the northwest corner was a vinyl replacement door with a small wooden porch and shed roof overhang with asphalt shingles. Immediately right (south) of this were two sliding sash, metal windows with a lintel of unknown material, possibly a relic from a previous addition, spanning the doorway and both windows. In 2016, Vidalia's covered the first floor of this part of the elevation with a large, wood-frame, screened porch with a front, half-gabled roof; this space is apparently intended to accommodate outdoor seating. Immediately right (south) of this is a side-gabled addition on steel piers with concrete footings. Walls are clad in an unusual Fiberglas-type material, while the roof of this addition is asphalt shingles. The north side of this addition had one wood-frame window and one metal, sliding sash replacement window at the time of the survey fieldwork; this wall has been covered by the 2016 screen porch addition, and it is not known if the wall was altered as a result, although openings are known to pass from the main building into this porch seating area. The west elevation of the addition under the gable is three bays wide; the two side bays offer three parallel casement windows, while the middle bay has a large plate glass window. Irregularly shaped clerestory windows above these windows correspond to the gable lines. The south

elevation of the addition offers two metal frame windows. The roof of this addition offers prominent eaves with a boxed soffit.

The first floor of the east elevation is covered by WT0882, but the roofline of the east elevation has a stepped parapet with terracotta coping, while an interior boiler chimney is visible at the southeast corner. The east elevation of the second floor is marked by six window piercings in total. The southernmost window opening is a double bay of one-over-one, double-hung sash windows that appear to be vinyl replacements. Immediately north of this are two slightly spaced, single, one-over-one, double-hung sash windows, followed by two larger, slightly spaced, one-over-one, double-hung sash windows, then another single, one-over-one, double-hung sash window identical to the two smaller ones previously described. All appear to have brick rowlock sills and may be vinyl replacements.

In addition to the two main floors, the south elevation reveals a basement level of concrete, which has a boarded-over window that now acts as a vent and boarded-up door piercing. A metal door with a wooden frame remains. Above this is a wooden deck with a staircase from the first floor to the parking lot at the southwest corner. This first floor has two metal but wood-framed doors accessible from the deck. Between this first floor level and the second floor are two smaller, boarded-up windows with rowlock sills, with vents visible in the plywood coverings; these presumably correspond to the old mezzanine level of the interior. Between them is one large, boarded-up window with vents. Various mechanical units are visible at the basement level of the south elevation, while air handling units rise from the first story to the roof. The second floor offers five window piercings, all with brick rowlock sills and four with vinyl replacement windows. From left to right (west to east) are a double group of one-over-one, double-hung sash windows, then a single, one-over-one, double-hung sash, followed by a small, boarded-up opening, a small, four-over-four, double-hung sash, and a one-over-one, double-hung sash.

WT0884 Appletree Apartments (Circa 2000)

150 Water Street

This is a somewhat recently constructed, three-story, side-gabled apartment complex built of parged concrete block with vinyl siding under the gables. Roofing is asphalt shingle. Large concrete and iron staircases are located at the east and west gabled ends, each possessing a shed-style roof tying back to the gable. The south elevation features a large breezeway on each floor, the second and third floor breezeways with iron balustrades and concrete landings. The south elevation is divided into seven bays, each representing an apartment on each floor. Each bay consists of two one-over-one, double-hung sash windows and a metal, paneled door with no lights. A tower staircase with metal railings and concrete landings splits the south elevation. The north elevation features one-over-one, double-hung sash windows in an alternating pattern corresponding to apartments. Aside from the tower staircases, the east and west elevations below the gable are otherwise featureless.

Deed and plat research suggests that this property was built sometime after 2000 for Don Dunlap Construction, shortly after Dunlap subdivided WT0067 to the east from this property and sold it to Sam and Peggy Furgiuele (Plat Book 15, Page 117, and Book of Record 582, Page 156). The present owners of WT0067 confirm this approximate date of construction. The well-worn exterior condition is thus deceptive if it otherwise suggests an older date of construction. Prior to 2000, the property was home for decades to a trailer park, as seen in the 1963 Appalachian Collection low aerial image (5015_096_03).

WT0885 Farmers Cooperative Exchange (FCX) Building (1955, demolished 2018) 178 Water Street

This one-story, concrete block building featured a main, rectangular block with a flat, rear-sloping (west) rubber roof, as well as a west addition with a low-rise, rear (west) gable and a front (east elevation) porch addition. This building served for many years as a farmer's cooperative, first as the Watauga Farmers Cooperative Exchange and later as the for-profit home of a Southern States franchise. W. H. and Annie Gragg sold the land to FCX, Inc., in June 1954 (Deed Book 73, Page 503), and construction work began almost immediately. Unfortunately, the arrival of Hurricane Hazel in October 1954 resulted in catastrophic damage to the building then underway, with the front wall of the building collapsing (*Watauga Democrat*, October 21, 1954). Work eventually resumed, and the completed building opened in May 1955 (*Watauga Democrat*, May 19, 1955). George Flowers has been erroneously credited with taking an image of the building upon its grand opening—Palmer Blair was actually the photographer (Box 5, not yet online)—but this image showed a building configuration along the east elevation quite similar to what appears today, save for the garage bay addition located at the north end of the building. It's not known when this addition was made, but it appears to have occurred sometime after 1964 (high aerial, Agr-Ext-1964-1FF-148). Construction of this addition required covering over Boone (Kraut) Creek, meaning that the creek here is no longer daylighted.

This building was demolished in July 2018 to make way for a large, student housing complex that is under construction as of August 2019.

At the time of the survey, the north addition along the east elevation featured a concrete block, flat-roofed section set back from the main block of the building, with two side-by-side garage bays with roll-up, metal doors. The remainder of the east elevation was dominated by a rectangular, north-south oriented, original building with a shed-style overhang roof with rubber roofing. This roof also featured a steel-supported sign, much of which had deteriorated and fallen off the building. Open rafters dominated the area under the porch roof. Under the porch overhang to the north side of the elevation was a slightly recessed, large, loading dock alcove with a metal, garage door. The main façade plane, reading north to south, featured a metal, loading dock door. To the south of this were two slightly separated, metal-frame doors followed to the south (and out from under the porch overhang) by boarded-over, side-by-side windows with concrete sills and lintel. The northerly single door also appeared to occupy a space originally reserved as a garage bay in the 1955 Palmer Blair image, but which had been filled with concrete block (save for the

door piercing). This area under the porch overhang was reached via a large concrete porch with concrete steps on either end. Wooden posts supported the cantilevered beams of the overhang.

The south elevation consisted of four identical, equally spaced window openings. The center two had been boarded over, while the outer two were rectangular windows, possibly awning or projecting windows, with two horizontal lights. All of these window openings had concrete sills. Near the southeast corner were a door and window that had been filled with concrete block, although the concrete lintel for the doorway was still evident. The complex west elevation featured a twelve-light window arrangement with a concrete sill at the southwest corner, its centered six-light sash apparently a projecting sash while the upper and lower rows of three lights were fixed. To the left (north) of this window complex was a metal door, followed to the north by two small, fixed-light windows with concrete sills. To the north of this was an aluminum-frame shop door flanked by two blocked-in window openings with concrete sills. To the north of this was a large loading dock or window that had been blocked in, although its lintel remained. The west extension from the main block of the building featured on its south face a large loading dock or window that had been blocked in, followed to the west by two rectangular windows with two fixed horizontal lights, both with concrete sills. The west face of this west extension featured another rectangular window with two fixed horizontal lights that had been boarded over from the inside (as well as the customary concrete sill) at the north end and a similar-sized opening boarded over with a barn-style door to its immediate south. Three more of these rectangular windows, equally spaced, were found on the north face of the west extension. The remainder of the west elevation was related to the post-1964, north addition to the building and included a three-light window, possibly with a hopper bottom sash. The north elevation was almost entirely featureless aside from a single metal door at the northeast corner. To the west of the building was a large, rectangular, front-gabled, greenhouse structure, oriented east to west, with corrugated plastic sides and corrugated plastic roof that had been patched in places with metal.

WT0886 Boone Furniture and Lumber Company Building (1929, demolished 2018)

No street address, but located immediately west of WT0885 on the same parcel

This much-misunderstood building was long mistakenly identified by some locals as the former storage shed for the No. 12 Engine of the Linville River Railway, a branch of the East Tennessee and Western North Carolina Railroad (ET&WNC), with suggestions that it was moved from a site near the old depot to this spot. None of this could possibly be true. Instead, the building is well-documented as the western half of an old lumber shed for the R. F. Greene Lumber Company that is clearly portrayed in the 1947 Sanborn map of Boone, as well as in the 1940 high aerial of Boone (Agr-Ext-1940-9B-76). Coverage of the 1945 fire that destroyed the nearby Boone Laundry makes clear reference to efforts to protect the property of the adjacent R. F. Greene Lumber Company. As for Tweetsie, Joseph H. Scarborough, a local researcher, has noted that there was a sidetrack that extended to within twenty feet of the Standard Oil tract to the west of this resource, and that this sidetrack appears to have been on the south side of Boone Creek, passing just north of the

lumber storage shed. Scarborough has also noted that the building never appeared on ET&WNC's roster of trackside structures.

It's unlikely, however, that R. F. Greene erected this building. The building is not visible in the circa 1905 image of Boone from the northwest (His-Boo-1.19.1), but review of a circa 1928 postcard (Bob-Bre-02-110) isn't especially helpful in determining a baseline date, given that the old Blackburn barn and the old county barn immediately to the east (on WT0885) are visible, but the image is cut off just west of the south end of the county barn. As a result, the building's origins were somewhat difficult to pin down, given that storage sheds don't often merit mention in deeds. What is known is that in May 1920, Manley and Martha Blackburn leased a one-acre tract just west of their barn (visible in the 1905 and 1928 images) to Gragg and Loizeaux Lumber for five years, "for the purpose of packing and storing lumber" (Deed Book 24, Page 590), which corresponds to this location. On February 17, 1921, notice appeared in the *Watauga Democrat* that the Boone Furniture Company (Gragg's lumber business at that point was known by that name) was in the process of building "a considerable annex...to the present large building," but this "annex" is not evident in the 1928 image. A more likely suspect is the "large lumber storage building" that W. H. Gragg erected in 1929 just west of the Boone Laundry building (once located between WT0067 and WT0885) "on the Blackburn barn lot" (*Watauga Democrat*, April 4, 1929). It seems likely that this is a reference to the construction of the lumber storage building that accounts for the surveyed portions of WT0886. Gragg apparently later purchased the land, as he in turn sold it to R. F. Greene in March 1931 (Deed Book 39, Page 546). The entire building remained visible in its original configuration in the 1963 low aerial image from the east (Appalachian Collection, 5015_096_03), but had been shortened to its present shape by 1984 (Bob-Bre-02-142).

At the time of the survey, the remaining, west portion of the building sat in what appeared to be its original location. Its shed-style, flat roof sloped downward toward the north; this roof was almost entirely clad in standing seam metal, save for a small portion at the west end that was clad in raised seam metal. The south elevation appeared to retain many original features, including the broken series of six-light, fixed, clerestory windows just below the pronounced, open, rafter tail eaves. Most windows were missing at least some of their panes. Below these, at the west end of the south elevation, was a single, wooden, garage bay door. To the east was a large, board and batten, sliding door hanging from an upper rail track and sliding open to the east. The entire elevation was clad in horizontal weatherboard. The east elevation, however, was mostly clad in roughly applied sheets of corrugated metal, apparently to cover the opening created by the removal of the east part of the building. Within this space, a newer, wood-framed, garage bay with a metal, roll-up door had been installed. To the north end of the east elevation was some original, horizontal weatherboard and a single, busted out window in a wooden frame. At this corner, it became clear that most of the building was resting on the ground via wooden posts. The north elevation was clad entirely with horizontal weatherboard, and eight, symmetrically spaced, six-light, fixed windows were visible just below the prominent eaves, although the last to the west had been boarded over. A single, wooden door in a wood frame was visible directly below the third door from the west. The west elevation

was also clad in horizontal weatherboard, with two, slightly separated, single windows that had been covered over from inside.

This building was demolished in July 2018 to make way for a large, student housing complex, which is currently under construction as of August 2019.

WT0887 Duncan Motor Company Building (1940)

164 South Depot Street

This is an update to a previous 1988 survey and a 2002 survey update of this one-story, native stone building, as well as WT0888 and WT0604, all grouped under survey number WT0604. During the 1988 survey, these buildings were all described as being the former Boone Honda location and all attributed as being built by Ray Brendle [sic] in the 1930s; in other words, their grouping together implied that they were all historically related and built in conjunction to one another. This is simply not true, on multiple fronts. For example, the 1988 survey indicates that this complex was built between 1927 and 1939, but no buildings appear at this location on the 1928 Sanborn Map, and a 1939 image of Boone from the southwest (Cy Crumley Scrapbook) clearly shows the central portion of the complex (WT0604, which now houses Haircut 101) under construction and neither of the buildings to the north or south in situ. By 1947, when the last Sanborn Map of Boone was completed, this building (WT0887) to the north of WT0604 had been erected (both buildings were shown as auto repair facilities, apparently two separate establishments), but WT0888 had not yet been built. It was only later that all three buildings were unified under Boone Honda, probably under the ownership of Glenn and Almarea Bare in the early 1970s. WT0888, located at the south end of the complex, was not built until sometime between 1955 (Boone high aerial, Agr-Ext-1955-1M-94) and 1963, when it appeared in the Appalachian Collection low aerial image from the east. After consultation with the SHPO, it was determined that this complex should be separated into three survey files, one representing each of the buildings.

The history of this particular building, presently known as The Greenhouse, is a bit convoluted and difficult to trace, but its origins lie in the decision by Duncan Motor Company of West Jefferson, NC, to establish a dealership in Boone in 1938 (*Watauga Democrat*, June 9, 1938). In late June 1938, Duncan Motor Company purchased lots on the west side of Depot Street totaling frontage of 85 feet on Howard Street and 75 feet on Depot Street, including the land that would eventually hold WT0871. It's not clear when the building was constructed, but it was not visible in the 1939 photo of Boone from the southwest but is visible in the September 1940 high aerial image of Boone (Agr-Ext-1940-9B-76). Deed records from the 1940s routinely refer to this as the Duncan Building, but no clear evidence of a tenant from 1940 to early 1945 has been found, even under the Duncan name. Circumstantial evidence suggests that the Graham Motor Company—the local Dodge and Plymouth dealer—was located here. Duncan Motors was the regional Dodge and Plymouth distributor (*Watauga Democrat*, January 19, 1939), with Graham Motor Company as the county's dealer, and ads from 1941 list the Graham Motor Company on Depot Street (*Watauga Democrat*, October 9, 1941). If true, it appears that the Earl Cook

Motor Company moved here in 1943 after abandoning the Cook-Nichols Motor Company Building (WT0603) (*Watauga Democrat*, May 13, 1943). This tenancy must have been brief, as there is good reason to believe that Wilson's Feed Store may have been located here from April 1945, when they announced their "new location just below city hall" (*Watauga Democrat*, April 12, 1945), until their move into the new Burley Tobacco Warehouse in April 1946.

In December 1945, a news blurb announced that Poley Moretz was "completing work on an addition to his building which is occupied by Wilson's Feed Store. The structure is of concrete blocks, will be used for business purposes, and includes facilities for a gasoline filling station." This was probably a reference to WT0871 (*Watauga Democrat*, October 25, 1945), located just north of this property at the southwest corner of Howard and Depot. In April 1946, just as Wilson's was preparing to leave the building, Merchants Wholesale Company announced their temporary quarters would be located in the "Moretz Bldg., near Bus Station" (*Watauga Democrat*, April 4, 1946). That same day, H. L. Moretz advertised that his Moretz Upholstering Shop was located at the rear of Wilson's Feed Store. These advertisements are significant because the 1947 Sanborn map showed the building located to the rear of this property was an upholstery shop, and H. L. Moretz changed his advertisements immediately after Wilson Feed Store's move, indicating that his address was on Howard Street, and later at the rear of the Moretz Furniture Company (WT0872), which opened in December 1946 (*Watauga Democrat*, December 5, 1946). There's also good reason to believe that the building on the corner of Howard and Depot (WT0871) was the actual grocery store part of this operation, while the gas pumps were set back at the rear of this property along Howard Street (all of which P. W. Moretz owned from 1945 to 1949), immediately adjacent to the Moretz Upholstering Shop (WT0872) and the Duncan Building, as seen in the 1947 Sanborn map of Boone.

Meanwhile, Duncan Motors had sold their lot to P. W. Moretz in 1945 (Deed Book 59, Page 165), who in turn sold the property to Ray Ellison and W. R. Winkler in 1949 (Deed Book 66, Page 94). Shortly thereafter, the gas pumps and small, concrete block annex associated with the filling station part of Moretz's operation at WT0871 had been removed from the Duncan Building land along Howard Street. By early 1947, the Duncan Building was occupied by the Harrison Motor Company, a Chrysler-Plymouth dealership, as documented by an image in the January 9, 1947, *Watauga Democrat*. That year, the Boone Sanborn map showed a stone building serving as an auto repair shop at this location, with the upholstery shop of concrete block located at the rear. By 1950, and possibly as early as 1948, the tenant was Blue Ridge Motor Company, an Oldsmobile dealership, which remained here until the mid-1950s (*Watauga Democrat*, July 27, 1950). A sign for this Oldsmobile dealership can be seen in a February 1955 image taken by Palmer Blair (Pal-Bla-03-694). Additional confirmation that this was Blue Ridge Motors comes in the form of a January 12, 1956, *Watauga Democrat* article that mentions that the Chamber of Commerce had moved into WT0604, "between the bus station and the Blue Ridge Motor Company." By 1957, however, there were yet more new tenants, this time in the form of Quality Upholstery Shop and Modern Signs (*Watauga Democrat*, April 4, 1957), Blue Ridge Motors having moved to their new facility on US 421 at the west end of Boone earlier that year. As mentioned previously, the building was incorporated into the Honda equipment operations

in the early 1970s. It was home to the Appalachian Army-Navy Outdoor Supply store during survey in the early 2000s.

Various images from the 1950s show the east elevation as clad in native, stacked stone arranged in a random, stacked rubble pattern with pronounced mortar joints. Two prominent pilasters frame the double-door entrance to the building at the center of the elevation, flanked by three large, plate glass windows with stone sills and bulkheads to either side of the entrance and clerestory windows spanning all three piercings just above the elements below. Tall pilasters were also present at the north and south corners of the façade, both coped in native stone. The upper part of the elevation featured a gorgeous, stepped parapet roofline with native stone coping, designed to shield any street view of the barrel vault roof. Today, this building retains all of these piercings on the east elevation, as well as the stepped parapet wall and barrel vault roof. The window bay on the north side, however, has had the extreme east end of its bulkhead cut away to permit the addition of a single, metal-frame door with a transom light at that location, plus a clerestory window above that, all in a wood veneer frame (probably applied over metal). The remainder of the window bay is a twelve-light (four high by three wide) set of fixed windows in a wooden veneer frame. Glass in all windows of the east elevation has high reflectivity without quite being mirrored. The entry between the two pilasters is now a single, metal-frame doorway with flanking, narrow sidelights; the door and the sidelights each have a transom light above, while a floating, wood-veneered element serves as a nonsensical lintel. The south window bay is a sixteen-light (four by four) set of fixed windows in a wood veneer frame.

Most of the south elevation is obscured by WT0604 to the south, although the south edge of the southeast corner pilaster is exposed. As of 1972 (Hen-Dew-01-003), the upper portion of the north elevation was still exposed over the roof of WT0871 to the north, but by the 1980s, a second story had been added, thus entirely obscuring the upper portion of most of the north elevation. Similarly, sometime around 1949, driveway access from Howard Street to the northwest corner of the building was closed up by the addition of a building annex fronting on Howard Street. This small, almost square-shaped, one-story annex sits on land that has been historically associated with this property and remains part of it; it is typically described in deeds as the “small office building.” No clear historic images of this building annex have been found, although the oblique view in the 1950 Palmer Blair aerial (Pal-Bl-02-004) shows the building there with a small bit of driveway still open to the west. By 1963 (Appalachian Collection, 5015_096_03), the annex had a large window and the raised driveway wall in place on its north elevation. This configuration is more apparent in the survey images from 2002. Today, the wall surface of the north elevation of the annex is clad in a poorly executed, rubble treatment—probably of cultured stone—with a large, wood-frame, plate glass window with highly reflective glass at center. To the west (right) of the rubble treatment is a parged, concrete block addition with a thin parapet that fills in the old driveway, within which is a nine-light, vinyl replacement door with an unusual transom above. The flat roof features several solar arrays.

WT0888 Rogers Radiator Shop (Circa 1959)

184 South Depot Street

This is an update to a previous 1988 survey and a 2002 survey update of this property and WT0887 and WT0604, all grouped under survey number WT0604. During the 1988 survey, these buildings were all described as being the former Boone Honda location and all attributed as being built by Ray Brendle [sic] in the 1930s; in other words, their grouping together implied that they were all historically related and built in conjunction to one another. This is simply not true, on multiple fronts. For example, the 1988 survey indicates that this complex was built between 1927 and 1939, but no buildings appear at this location on the 1928 Sanborn Map, and a 1939 image of Downtown Boone clearly shows the central portion of the complex (WT0604, which now houses Haircut 101) under construction and neither of the buildings to the north or south in situ. By 1947, when the last Sanborn Map of Boone was completed, the building to the north of WT0604, today known as the Greenhouse (WT0887), had been erected (both buildings were shown as auto repair facilities, apparently two separate establishments), but WT0888 had not yet been built. It was only later that all three buildings were unified under Boone Honda, probably under the ownership of Glenn and Almarea Bare in the early 1970s. After consultation with the SHPO, it was determined that this complex should be separated into three survey files, one representing each of the buildings.

This third building, located at the south end of the complex, did not appear until sometime between 1955 (Boone high aerial, Agr-Ext-1955-1M-94) and 1963, when it appeared in the Appalachian Collection low aerial image from the east. Unfortunately, no newspaper accounts of its construction have been found, but it appears likely that Gordon Winkler or Roger (sometimes Rodger) Colvard, the two owners of the property during that period (Deed Book 70, Page 609, and Deed Book 81, Page 460), built the building. It's possible that Colvard moved his Rogers Radiator Shop here in 1959, shortly after selling WT0890, where the shop had been located previously. This timing aligns with the second deed referenced above, which is dated August 25, 1959, although the deed language does refer to "the present building" on the site, suggesting that Winkler may have built it shortly before the transaction.

The 1963 Appalachian Collection image, which shows the east elevation of this one-story, commercial block building on the west side of Depot Street, strongly suggests that it was intended as a garage facility, possibly related to auto repair. At that time, the elevation had a low, parapet wall of brick, with a single entrance toward the left (south) side of the elevation and a narrow shop window further to the south. To the north side of the elevation was a single garage bay with a multi-light, roll-up, garage door. These piercings were altered by the time of the 1988 survey. A *Watauga Democrat* advertisement from June 20, 1963, indicates that the building was home at that time to Rogers Radiator Shop (owned by Roger Colvard), the only known tenant during its early years.

Today, this building is a one-story, concrete block building with a running bond, brick veneer and a low parapet wall coped with terracotta on the east elevation. The east elevation retains its original piercings, which have been filled with more modern materials

at least twice. One version is portrayed in the 1988 survey and 2002 update, while the second version has been added since 2002. The entrance insert at the south end of the east elevation consists of a centered, aluminum-frame, single door with flanking vertical sidelights and a modest transom (also flanked by small sidelights). The remainder of the opening is filled with wood trim to carry it to the edges of a different entrance and shop window opening clearly visible in the 1963 aerial image. To the north of this is a four-light, aluminum frame, plate glass window configuration that fills the former garage bay opening. A metal-frame, vinyl awning, apparently added since the 2002 survey update, spans both the entrance and the plate glass window openings. The roofing material is rubber.

The brick veneer of the east elevation wraps onto the south elevation in a quoin pattern, then yields to a parged, concrete block wall that descends directly into the streambed of Boone/Kraut Creek. Two wood-frame, fixed, single light windows with concrete sills are visible near the west end of the south elevation. Terracotta coping continues along the south and west elevations. The west elevation, which is also parged, features at center a single-light, wooden door with an aluminum, storm door covering. This door is flanked on each side by a single-light, wood-frame window with a concrete sill. A triangular area on the west elevation, resting on the retaining wall surface along Boone/Kraut Creek, provides a modest patio space for the property.

WT0889 Winkler Motor Company Building #2 (Circa 1947)

267 Howard Street

Curiously, past surveys have essentially ignored this building, resisting the temptation to lump it together with the Cook-Nichols Motor Company Building (WT0603) to the west, the Hamby and Winkler Building (WT0592) that abuts it to the north, and the Winkler Motor Company Building (WT0600) to the east, so that it does not appear to have ever been surveyed. It was actually built as a distinct, new building for the Winkler Motor Company around 1947, shortly after the completion of WT0600 and probably as the intended third building in W. R. Winkler's auto complex as then described (*Watauga Democrat*, December 12, 1946), which by then also included WT0600. Winkler purchased the land for this new building from Martha E. Hamby in April 1947 (Deed Book 63, Page 88) as an outparcel from WT0592 to the north. While no news coverage of its construction has been found, the building appears to have been at least partially completed by June 1947, when it appeared on the Sanborn Fire Insurance Company map completed that summer, albeit without the southern, one-story addition that was added no later than 1950 (Pal-Bla-02-002 and Pal-Bla-02-004). Originally built as a sign shop for the Winkler Motor Company, its exact use thereafter remains somewhat uncertain, although it is home today to Espresso News, a popular coffee shop. Espresso News is known to have been in the building at the time of the 1996 fire in the Cook-Nichols Motor Company (*Watauga Democrat*, July 29, 1996), as it suffered minor water and smoke damage from that fire.

Few clear, historic views of the building have been found, although the present owner does have one framed inside his coffeehouse business (not provided to the survey team). A circa 1950 image by Palmer Blair (Pal-Bla-04-104) offers perhaps the clearest (although distant)

view of the south elevation. The two-story portion of the building was brick and featured a flat roof coped in terracotta tiles. The second floor featured six unevenly spaced, double-hung sash, wooden windows, while the first floor offered a large garage bay set to the west side of the elevation with a multi-light garage door. A wagon wheel medallion, like those found on this building's much larger cousin, WT0600, was visible between the first and second floors of the south elevation over the garage bay. The one-story addition at the southeast corner of the south elevation was present, but unfortunately a tree obscured most of the details of this portion of the building.

Today, this building has two components—the main, two-story, five-sided, running bond brick portion that sits immediately south of WT0592 and the one-story, running bond brick addition offset toward the southeast corner of the south elevation of the main portion. The south elevation features a low parapet shielding its flat roof, with coping of terracotta tile along the parapet roofline. The second floor features six unevenly spaced windows with rowlock sills. The first four windows from the west are three-over-one, double-hung sash, wooden windows of approximately equal proportions, while the two east windows are two-over-one, double-hung sash, wooden windows of approximately equal proportions. The garage bay and its multi-light door—possibly original—remain intact at the west end of the first floor of the south elevation. The one-story addition offers terracotta coping over its low parapet shielding the flat roof, but its design is somewhat unusual, in that the southwest and southeast corners of the addition are clipped, essentially creating a six-sided addition. Brick at the clipped corners features unusual, angled joints, a pattern that continues on brick bulkhead around the perimeter of the addition. Between the bulkhead and the upper brick section of the addition is a complex window wall system, consisting primarily of side-by-side, sliding windows set on fixed lights below, that wraps the entire west and south elevations and most of the east elevation. Clad in metal now, this may originally have been a wood-frame, window wall system. A metal frame doorway with transom is visible at the north end of the east elevation of the addition. The east elevation of the main block, meanwhile, is also of running bond brick and features two three-over-one, double-hung sash, wooden windows with rowlock sills on the second floor. The first floor of the east elevation offers a single doorway set to the south end of the elevation and a one-over-one window at the north end of the elevation. The northeast corner of the main block is clipped like the southeast and southwest corners of the addition, and it offers a three-over-one, double-hung sash, wooden window with rowlock sill on the first floor and a modern, multi-light, vinyl replacement door on the first floor. The north elevation of the main block is mostly obscured by an addition to WT0592, while the west elevation of the main block is mostly obscured by WT0850.

WT0890 Roger Colvard Building (1957)

199 Howard Street

This one-story, commercial block building composed of concrete block with a brick veneer on its main elevation appears to be part of a complex incorporating WT0870 to the west, but it was actually a distinct property from its neighbor with a separate construction history. The building sits on land that passed through a number of hands during the 1940s

and 1950s, although no permanent structure appeared there during that time, based on the 1947 Sanborn map of Boone; a 1950 aerial image by Palmer Blair (Pal-Bla-02-004), which shows a low, frame, temporary structure on site; and the 1955 high aerial (Agr-Ext-1955-1M-94), which appears to show the lot overgrown, with temporary elements scattered on the lot. In 1952 J. E. Clay consolidated ownership of the lot (Deed Book 68, Page 172, and Deed Book 71, Page 188), then split the lot into two parcels, one corresponding to the footprint of this building, the other to WT0870. In March 1957, Clay sold this parcel to Roger and Maude Colvard (Deed Book 77, Page 582), including a provision for a party wall between WT0870 and WT0890 that referred to this wall as something to be built in the future. It's possible that this is the building to which Colvard moved his Rogers Radiator Shop in July 1957 (*Watauga Democrat*, July 18, 1957). This building was definitely standing by January 1959, when Clay sold the adjoining WT0870 lot to J. D. Cook and Estel G. Wagner (Deed Book 80, Page 336), as this deed clearly makes reference to the Roger Colvard Building as already standing, but no newspaper notices about the construction of the building have been found. It's not clear how the building was originally used, but Colvard sold the building to Raymond and Louise Jones in April 1959 (Deed Book 80, Page 524), at which time the building became home to Raymond Jones Heating Company (*Watauga Democrat*, June 16, 1960, Want Ad). This building was reunited onto a single parcel with WT0870 in 1982 (Deed Book 224, Page 106), when William and Jean Towers sold that building to Joe Cecil Miller, who had acquired this building in 1979 (Deed Book 193, Page 573). At the time of the survey fieldwork, this building was part of the Antiques on Howard complex.

Today, the south elevation of this building is clad in running bond, brick veneer, with the low, parapet roofline coped in terracotta tiles. The west side of the elevation has a garage bay with a roll-up, garage door set inside. A brick pilaster separates this bay from the main entrance to the building, which is a paneled, wooden door with a large transom above, the glass of which has in turn been painted to mimic a divided light transom. To the east of this is a double, plate glass window in a wood and aluminum frame with a concrete sill and a brick bulkhead. A clerestory window above this shop window has been painted to mimic divided lights. The west elevation of the building is entirely obscured by WT0870, whose east wall rests on top of the west wall of this building. The concrete block of the east wall has been entirely parged over, with only roof downspouts that protrude through the wall visible at intervals along the east elevation. A large, wooden sign spelling out "Antiques" is mounted vertically at the southeast corner. The low parapet roofline, meanwhile, is coped in terracotta tiles. A single piercing near the northeast corner and at grade has been filled in with plywood. The north elevation, the vast majority of which is below grade, is also parged, concrete block with various mechanicals attached to it. Terracotta coping continues along the parapet roofline of this north elevation. The roof itself is flat and rubber, with an HVAC system located at center, which is in turn surrounded by latticework fencing. A brick boiler stack rises from the northwest corner along the east wall of WT0870, terminating in a concrete cap.

WT0891 W. R. Winkler Building (1927)

630 West King Street (same address as WT0591)

This building is part of a two-building complex surveyed in 1988 and updated in 2002, when it was treated as being an architecturally unified complex with WT0591 to the west. In reality, these buildings were built separately by different owners and served different functions for much of their history. Accordingly, the west portion of this complex is being retained under the original survey number (WT0591) in this update, while the east portion is being separated out and assigned survey number WT0891. The east building, meanwhile, has previously been listed as having been built circa 1930, and Mast General Store, the current owner, has erroneously claimed that the building dates to 1917, when it allegedly opened as the Boone Drug Company. Because none of these claims about this building are accurate, this survey contains a complete historical and architectural update to properly place this building in context.

The building sits on land that was, for many years, owned by Dr. J. Walter Jones. While it is true that a precursor of the Boone Drug Company was located in what was known as the Jones Building around 1919, that building was actually a frame structure, one story in height, and had a footprint of 24 by 40 feet—clearly not the present building on the site (*Watauga Democrat*, April 2, 1914, and May 14, 1914). Indeed, the original Jones Building is visible in a circa 1915 postcard (Bob-Bre-02-114) and is clearly not the same building that stands at WT0591 today. In fact, Dr. Jones's first building stood just to the west of the present site, where WT0819 now stands. It is also true that in 1919, Jones apparently opened a "first-class drug store...in the Dr. Jones office building" (*Watauga Democrat*, August 14, 1919). This is all confirmed by an April 27, 1922, *Watauga Democrat* article that described Walter Johnson's purchase of the lot "now occupied by the Jones drug store" and Johnson's intention to build "a large brick garage this summer" on the site. The article went on to describe Dr. Jones's intention to "build a brick business house adjoining the garage, both buildings...to be let in the same contract. The Dr. has not yet decided just where he will locate his wooden drug store building, which is to be moved somewhere in the very near future." The history of that second Jones Building is covered in more detail under the survey entry for WT0591.

Until 1927, the lot where this building (WT0891) now stands was apparently vacant and home to "one of the big sugar trees planted by Colonel George N. Folk, either during the time of or immediately after the Civil War." This tree was felled in February 1927, when W. R. "Ralph" Winkler purchased "a lot adjoining the Jones building on which to erect a garage and show rooms" (*Watauga Democrat*, February 17, 1927; Deed Book 36, Page 365). McGhee Brothers completed the construction, with the building designed to be a "two-story structure of brick, thirty-five by seventy feet," although by then Winkler had backed off the idea of using the new building for a garage and showrooms (*Watauga Democrat*, July 7, 1927). Instead, Winkler leased the first floor of the newly completed building to J. B. Dick and Company, which ran a chain of five and dime stores, while the second floor was reserved for "well-appointed apartments" (*Watauga Democrat*, September 15, 1927). J. B. Dick's tenure in the building may have ended shortly after the end of 1931, when mentions of the store no longer appeared in the newspaper. While the company rarely mentioned its

address or location in advertisements, the Johnson-Stuart Company—another five and dime—appears to have taken over the lease in 1933 (*Watauga Democrat*, October 12, 1933), remaining there at least until 1938, when the Lovely Lady Beauty Shoppe opened in the “Johnson-Stuart Building,” possibly on the second floor (*Watauga Democrat*, February 10, 1938). Yet another dime store, W. W. Mac Company, succeeded Johnson-Stuart at this location in late 1938 (*Watauga Democrat*, August 18, 1938). This succession of tenants is confirmed by a May 1939 advertisement for the Quality Shoe Shop, which is well documented as being on the first floor of WT0591 at that time; this advertisement noted that their store was “located second door from W. W. Mac 5 and 10c Store” (*Watauga Democrat*, May 18, 1939). W. W. Mac was in turn succeeded by the M. M. Company, a piece goods outfit, in 1943 (*Watauga Democrat*, January 28, 1943).

With that last tenant, Winkler appears to have grown weary of owning the building, selling it to Guy Hunt and R. W. Colvard in August 1944 (Deed Book 57, Page 640). Almost a year later, the Colvard Auto Parts Company opened in the space, referencing its location as the “former Dime Store Building” (*Watauga Democrat*, June 14, 1945). Confirmation of Colvard Auto Parts’s tenancy in the building is confirmed by a lease agreement from 1946 (Deed Book 62, Page 45). This outfit appears to have changed names to Blue Ridge Supply Company, Inc., in 1948, and there are several photos documenting its presence there in the late 1940s to 1950. It is unclear how long that business remained in the building, as it never indicated its location in advertisements until 1953, when it announced its move to the “Ralph Winkler Building next to the courthouse” (WT0806) (*Watauga Democrat*, April 23, 1953). The building served briefly as a training facility for staff of the new International Resistance Company plant erected south of town during the remainder of 1953 (*Watauga Democrat*, January 7, 1954).

Following the devastating Christmas Day, 1952, fire in the Qualls Block (WT0595), Craven Furniture had scrambled to find temporary quarters in various locations toward the west end of Boone. Finally, in 1954, Craven was ready to return to the heart of downtown, occupying the ground floor of the building on April 1 (*Watauga Democrat*, April 1, 1954), but illness and other issues in the years to follow led J. R. Craven to sell his business in 1956. After a “Name the Store” contest, the new owners settled on Centre Furniture Company as the name for their new business in the same space (*Watauga Democrat*, March 29, 1956, and April 12, 1956). The new business didn’t last long. In late 1959, Centre Furniture announced a final closeout sale (*Watauga Democrat*, August 13, 1959). The following summer, W. H. “Dick” Keplar opened Keplar’s Soda Shop in the first floor space, offering fountain service as well as other items customarily found in drug stores (*Watauga Democrat*, September 1, 1960). Keplar’s business appears to have floundered as well; an October 1961 article advertised a benefit sale in the “former Keplar Drug Store,” and two months later, Western Auto announced their opening of a seasonal toy store in the space (*Watauga Democrat*, October 19, 1961, and December 21, 1961).

Throughout early 1962, the storefront was used for occasional rummage sales (*Watauga Democrat*, March 29, 1962), but late in the year, the Boone Loan and Gun Shop was clearly in the space (*Watauga Democrat*, November 29, 1962). Its stay also seems to have been brief, as the shop announced a new address just a month later, while the space was used

just a few months later for training of new employees for a proposed shoe factory in Boone (*Watauga Democrat*, April 4, 1963, and April 11, 1963). That June, Guy Hunt finally secured full control over the building, buying out R. W. Colvard's former half-interest in the building from W. M. Matheson (Deed Book 89, Page 551). Documentation of future tenants is more difficult after 1963, but one known tenant was Mountaineer Town and Campus, as seen in an image from the 1975 *Rhododendron*. Mast General Store acquired the building in 1987 and has occupied the space since. Recent interviews with several long-time Boone residents suggest that Hunt's Department Store never occupied the building, despite Guy Hunt's ownership of the property from 1944 to 1987, although others have indicated that Hunt may have occupied part of the space toward the end of his run.

Documentation of changes to the building from its date of construction in 1927 is difficult to come by, in large part because few early images of the building have been located. The most promising baseline image is the late 1920s image from the July 2000 issue of *Blue Ridge Stemwinder* (Ste-Win-2), which shows a large crowd in front of the building and what appears to be the new sign for the building resting on the sidewalk. This image may have been taken on the occasion of the opening of J. B. Dick's five and dime store. While taken at an oblique angle from the east, the image nevertheless shows the general configuration of the south elevation as seen today, although two details that no longer survive are noteworthy. The first is that the store appears to have had two first-floor shop entrances from the beginning, contrary to what has been noted in earlier surveys. These two entrances have sometimes been interpreted to mean that the first floor space was divided into two shops for many years, but there is little evidence of this. More likely is that the west entrance was used as an egress to the second floor apartments, with a small partition dividing it from the first floor space. The intact, uniform, tin ceiling described in the 1988 survey would seem to confirm this, although the 1988 survey does note that there was a later partition added on the first floor at an unknown date for an unknown purpose. The second, non-surviving feature is the late 1920s presence of a spanning, leaded glass, clerestory window with transom openings, a detail quite similar to the clerestory windows still found on WT0591 to the west. Also noteworthy is a color change visible in early photos between the south elevation brick and the brick found on the east elevation, suggesting that the east elevation brick was red rather than yellow.

Footage from the 1949 Watauga County Centennial Parade shot by Clarence A. Price (Cla-Pri-02-001, 34:30 mark) captures portions of the south elevation of the building and shows that the east side of the storefront included two large, plate glass windows in aluminum frames with a very low bulkhead before the first angled shop window leading to the east, recessed entrance. The clerestory window by this time had been replaced with a divided, clerestory window of clear glass with "Blue Ridge Supply Co. Inc." painted on this glass. No awning was present. A 1958 Homecoming Parade image in the Appalachian Digital Collection shows this same basic configuration in place. Beyond the first recessed entry to the east was the off-center, middle shop window at the façade plane, with flanking shop windows angling toward the two recessed entrances. Beyond the west recessed entrance was a single, plate glass window in an aluminum frame at the façade plane. By this point, tenants had mounted a fabric, retractable awning over the divided, clerestory windows. This awning was replaced between 1958 and 1963 (His-Boo-1.43.5) by a cable-hung, flat

awning similar to those mounted on WT0591 a few years earlier. Mast General Store removed this awning sometime prior to the 2002 survey. Curiously, the original storefront configuration of the building, with its two single-entry, recessed entrances with narrow transoms and angled shop windows, remained intact until sometime after the 2002 survey, when Mast completely reconfigured the storefront of WT0891 to its present appearance.

Also noteworthy are changes along the east and north sides of the building. The 1947 Sanborn Map of Boone clearly shows that the north elevation was exposed at that time, but by 1950 (Pal-Bla-02-004), two concrete block additions had been installed along the east elevation of WT0817, the Jones alley addition, and the rear buildings of WT0591, thus obscuring the north elevation of WT0891. Technically speaking, the southernmost addition is part of WT0891. Today, Mast General Store uses these additions for back stock storage, an employee break room, and other purposes, but the long, north addition is not technically part of WT0891, architecturally speaking. Also visible in this same 1958 image is the stepped parapet of the east wall of WT0891, the exposed red brick of this elevation arranged in a six-course, common bond pattern, and three second floor window piercings with rowlock sills. To the south of these windows was a large mural, at that time advertising Centre Furniture. Similar murals can be seen in the 1949 Watauga County Centennial Parade footage (advertising Hunt's Department Store and Blue Ridge Supply) and the 1975 *Rhododendron* image (advertising Mountaineer Town and Campus). At some point between 1975 and the first survey in 1988, the entire east wall was painted over.

Today, the W. R. Winkler Building retains much of the detailing of its original south elevation façade. The entire elevation is clad in running bond, yellow brick. A low, parapet wall shields the flat, rubberized roof from street view. This parapet is coped in aluminum, with a single course of rowlock corbelling just below the coping. A more prominent corbelling treatment is visible just below this, consisting of a quadruple corbel tier with the bottom three courses of stretchers and the top course of headers. Immediately below this is a basketweave band of two soldiers alternating with three stacked headers. The second floor offers four symmetrically spaced, one-over-one, double-hung sash, wooden windows with deep surrounds, soldier course lintels, and rowlock sills; what appear to be vinyl storm windows cover the wooden windows. Above the divided, clerestory window spanning the entire storefront is a single soldier course. As mentioned above, the first floor storefront appears to have been originally divided to create two recessed entrances with flanking shop windows and low bulkheads, plus a slightly off-center shop window with a low bulkhead between the two entrances. Mast General Store altered this configuration after 2002 to created today's centered, double-door, recessed entry, flanked on either side by plate glass, shop windows that angle back toward the façade plane. Two large, plate glass windows in metal frames are present on both sides of the recessed entrance at the façade plane. The entire shop window configuration features new bulkheads of yellow brick that is slightly off color from the original yellow brick of the façade. A vinyl awning on a metal frame now spans the entire storefront, underneath of which is a spanning, clerestory window similar to the second iteration of this feature on the building, although the glass seems to have been replaced.

As for the east elevation today, the two southernmost windows were bricked in at an unknown date (recessed into the surround to what would be the window plane), while the third appears to have been converted to a door, with a makeshift wooden bridge leading from this doorway to the lawn of WT0008. In addition, an interior brick boiler chimney—not previously mentioned in surveys but obviously early if not original—appears to rise from the roof of WT0891. Also not mentioned in prior surveys is the circa 1949 addition at the rear of the building. Constructed of concrete block that has been parged over, this small addition has a rubber roof.

WT0892 Boone Tire and Bargain Store Warehouse (1944)

161 Howard Street

While this building was originally grouped with the Wilcox Drug Company (WT0602) in previous surveys, additional research for this survey has determined that this building was constructed distinctly from WT0602 and served a different purpose with different tenants for many years. Accordingly, it has been separated from WT0602 and assigned its own survey number.

Built on land purchased by D. L. Wilcox and Farmer's Hardware Supply Company in 1943 (Deed Book 56, Page 543), this two-story, concrete block building was erected in 1944 as the new warehouse for the Boone Tire and Bargain Store (WT0861), located to the north of this building and fronting on West King Street (*Watauga Democrat*, December 7, 1944). As seen on the 1947 Sanborn map, a frame sky bridge (no longer extant) actually connected the second floor of the warehouse to the first floor of the Boone Tire and Bargain Store on West King. The following year, Farmer's Hardware announced that it had taken over the building as its own warehouse (*Watauga Democrat*, March 11, 1948), an arrangement that continued until 1971, when C. C. Wilcox consolidated this building with his Wilcox Drug Company (WT0602). No known, early images exist showing the entire south elevation, but an early 1950s image by Palmer Blair (Pal-Bla-04-104) shows six symmetrically spaced, six-over-six, double-hung sash windows on the second floor of the south elevation and no windows along the east elevation. This configuration was altered dramatically in 1985, when Kenneth Wilcox had the two buildings of WT0602 and this building remodeled to present a unified architectural appearance.

The south elevation of this building is today a near duplicate of the south elevation of the west building of WT0602, except that the façade plane is not uniform and bumps back slightly near the west edge of the building. It's possible that this west portion of the south elevation is actually part of the east building of WT0602, with the current appearance designed to make the division among the three buildings appear to be symmetrical. Coping is of metal rather than terracotta. The shingles of the shed-style awning on WT0892 are wood rather than terracotta, and the awning features a decorative, sawtooth fascia board not found on the other awnings of WT0602. It appears that a window at the west edge of this building's first floor on the south elevation has been filled in and parged over. To the east of this is a one-over-one, double-hung sash, vinyl replacement window, to the east of which is a large, sixteen-light, vinyl replacement window like that found on the west building of WT0602. A double-door entrance at the center of the first floor of this elevation

consists of wood doors with fifteen lights and a single-light transom. Another one-over-one, double-hung sash, vinyl replacement window completes the first floor of the south elevation of WT0892. The second floor offers six symmetrically spaced, two-over-two, double-hung sash, vinyl replacement windows with faux muntins, each of which is ill-fitted to the original piercing. Five evenly spaced, dogtooth medallions are visible above the second floor windows. As on the other buildings of WT0602, a brick retaining wall supports a narrow porch area on the first floor, which is of wood. Iron balustrades run the length of the porch, while a staircase at the west end rises to the porch in front of the east building of WT0602.

The west elevation of the building is obscured entirely by WT0602. The north elevation of the WT0892 reveals partially parged concrete block, with numerous former window openings that have been blocked in with concrete block (unparged). Two widely spaced, single, metal doors are visible on the first floor, while the second floor features two one-over-one, fixed, metal windows with concrete surrounds. On the east elevation, only the second floor of WT0892 is visible. This reveals concrete block with five one-over-one, fixed, metal frame windows with concrete sills. Coping is metal on the stepped parapet roofline. This elevation has also been only partially parged near its south end.

WT0893 Winkler Motor Company Showroom (1950)

139 Depot Street

Past surveys have grouped this building with two other buildings under WT0603 and described the complex as having been built in the late 1930s, which recent research demonstrates is too early. Those surveys have also ignored the vast complexity of the ownership and use history of these properties. As noted in the 1988 survey, the complex essentially consisted of three buildings. The northernmost portion of the complex was something of an afterthought, built after numerous deed transactions in the early 1940s created a narrow, buildable parcel just north of the middle building, which had been completed in 1940. The third building, at the south end of the parcel, came later, in 1950, and unlike the other buildings, was built explicitly for the Winkler Motor Company operations. For this reason, the third building has been separated out as a distinct building under this survey number, WT0893.

The Winkler Motor Company Showroom sits on the northeast corner of Depot and Howard Streets and adjoins the south wall of the original Cook-Nichols Motor Company Building. This site is the former Critcher Building site. It's not clear when the old, frame Critcher Building on the northeast corner of Howard and Depot was demolished, but the 1947 Sanborn map clearly shows the building no longer extant. Three years later, Winkler announced plans to add a new showroom at this location, with local builder Pete Hagaman as the contractor on the project (*Watauga Democrat*, July 6, 1950). This essentially created a five-building, automotive complex with a parking lot shared among them (WT0600, WT0603, WT0889, and WT0893). A 1996 fire destroyed the Cook-Nichols Motor Company Building, which led to construction of a courtyard with a climbing tower to the north of the

Winkler Motor Company Showroom. This courtyard is now directly associated with the business (Footsloggers) that occupies the Showroom building.

This running bond, brick Showroom building reflected the influence of Art Moderne architecture during the late 1940s and early 1950s, incorporating rounded brick walls at the southwest and southeast corners of the flat-roofed, one-story building, while also incorporating a lot of plate glass. Beginning at the north end of the west elevation, there was a wide, wood-framed entrance with a single-light transom. Immediately south of this was a continuous run of sixteen plate glass lights, apparently in a metal frame with a rowlock sill, wrapping from the west elevation onto the south elevation around the curvilinear footprint of the exterior wall. To the east of this were two, slightly separated, metal-frame, multi-light, long windows—possibly casements—followed to the east by two slightly separated, metal-frame, small windows. At the east end of the south elevation were another three, slightly separated, metal-frame, multi-light, large windows—possibly casements. Both the west and south elevations were coped in a continuous run of terracotta tiles. The south elevation then curved onto the east elevation, where a large, multilight, metal-frame, long window sat just south of a garage bay entry. Just north of the garage bay was a single entry, followed to the east by another long window that matched the one on the south end of the east elevation. At some point between 1988 and 1990 (His-Boo-04-010), when the building was home to the Depot Street Music Hall, the run of plate glass windows on the west and south elevations was entirely replaced with glass block, while the western long window was converted to a doorway with an iron staircase leading down to the Howard Street sidewalk. To the east of this, all six of the remaining windows were bricked in.

Today, the building has an updated appearance incorporating further changes. On the south side of the courtyard that occupies the old Cook-Nichols Motor Company Building site, the original, interior, south wall of the Cook-Nichols building is visible and serves as the north wall of this building, but numerous piercings have been made in the stone to facilitate four bays of modern, metal-framed windows and doors, all with clerestory windows filled with fake muntins. These piercings feature concrete sills and are each surrounded and offset from the stone by wooden trim. A standing seam, metal awning spans the entire length of the piercings on the south side of the courtyard. Planter areas with low, brick bulkheads and concrete caps are arranged at an angle in the southwest corner of the courtyard. Much of the south addition appears as it did in 1990, although the middle sections of the concrete block windows at the southwest corner have been replaced with two bays of two-light, plate glass windows in metal frames. A vinyl awning on a metal frame spans much of the west elevation of this south addition and partially wraps the southwest corner onto the south elevation. The doorway created by 1990 just east of the glass block windows has been bricked in, and the iron staircase to Howard Street has been removed. The other bricked-in windows of the south elevation from 1990 remain bricked in, save for a small portion of glass block at the top of the easternmost window (this was still being completed in the 1990 image). A very large air-handling unit is clearly visible on the roof as viewed from the south elevation.

The east elevation of the south addition, meanwhile, features a very large, two-story addition clad in board and batten. A large, stepped parapet is visible on the east face of this addition and is coped in metal. Below this is a bay of five vinyl replacement, casement windows on the second floor. The east face of the first floor of this addition offers a large window bay that is covered with diagonally arranged boards. The south face of this unusual addition offers a three-light, casement window bay of vinyl replacement windows on the second floor and a single doorway at the southeast corner. This addition, which appears to rest on a concrete foundation, also overlaps the roof of the original south addition at its west end, and a two-light window configuration—possibly a sliding glass door—is partially visible leading from east addition onto the roof of the south addition. It is not known when this addition was completed, but it obviously postdates the 1996 fire.

WT0894 W. R. Winkler Tire Company Building (1929/addition circa 1947)
642 West King Street

This building, which is the west half of the current di Santi, Watson, Capua, and Wilson law firm, was built by W. R. Winkler as a tire store in 1929. Because of this current tenancy and various changes to the building in the distant past, previous surveys have mistakenly grouped this building with WT0819 as a singular complex. This survey update remedies that confusion.

The W. R. Winkler Tire Company Building was completed in 1929 and was initially home to the Central Tire Company, one of W. R. Winkler's several auto-related businesses in Boone at the time (*Watauga Democrat*, October 4, 1928, and February 7, 1929). W. R. Winkler purchased the west building property on August 15, 1927, from S. B. and Julia Sullivan (Deed Book 35, Page 403). A year later, the October 4, 1928, article described the construction of a new building with the precise dimensions of this lot. The first floor was intended to contain a salesroom for tires, while the second floor would "house a complete vulcanizing and battery rebuilding plant." Winkler sold this property to R. W. Colvard in 1940 (Deed Book 52, Page 402), and Colvard purchased WT0819 that same year. Colvard then operated various garage and auto-related businesses in this property and WT0819 for decades, at which point the two buildings became linked in the minds of members of the community.

The south elevation of this complex of two-story buildings now consists of a uniform, running bond, brick veneer that covers both buildings. This represents a significant change from the appearance of the west portion of the building in 1936, as seen in the H. Lee Waters film of Boone (Cec-Gre-01-001). At that time, the south elevation of WT0894 consisted of three slightly separated, one-over-one, double-hung sash wooden windows, all mounted on a brick face of unknown bond that was slightly recessed from flanking brick pilasters at the southwest and southeast corners of the building. Above these windows was corbelling that rose to the parapet roof. Between the first and second floors, a decorative band of one soldier to three headers ran the full length of the south elevation and wrapped onto the west elevation. The first floor was dominated by a large, storefront entrance consisting of a leaded glass, clerestory window, apparently surmounted by a soldier course run, underneath of which were three large, plate glass windows in a wooden frame, with a

single, recessed entry between the first and second windows from the east. This configuration appears to have been essentially the same in 1963 (His-Boo-1.43.5) and perhaps 1988 (survey images associated with adjacent buildings are not clear), except that the leaded glass, clerestory window had been paneled over, presumably for insulation purposes.

Today, this west building has an appearance that resembles its original appearance, with notable changes. Roofline coping is now aluminum. The second floor windows have been replaced with single, metal-frame, fixed plate glass windows, while the original clerestory has been uncovered and replaced with a four-light, metal frame clerestory. The corrugated metal band from the east building (WT0819) continues onto this building between the clerestory windows and the entrance below. The decorative brick band and the soldier course band survive. The first floor portion of the south elevation consists of a centered, single-door, recessed entrance flanked by inverted, plate glass windows, with single, plate glass windows on either of this entrance flush with the south elevation. Brick pavers and plantings fill the area in front of the west building, while a park bench with a seated statue of Doc Watson (installed 2011) sits on the southwest corner of the lot.

The west elevation of the west building has also changed since 1936. At that time, existing photos suggest that the decorative brick band wrapped onto the west elevation, while the first floor had at least one large window of unknown specifics and at least one one-over-one, double-hung sash, wooden window near the southwest corner. By 1963, the flat awning treatment visible on the south elevation and the west elevation of WT0591 also wrapped onto the west elevation of this west building. At least four one-over-one, double-hung sash windows with brick sills were visible at that time on the second floor of the west elevation, all of them probably original. The first floor possessed a single, wood-paneled door with four upper lights located at the northwest corner, with a one-over-one, metal frame window (apparently a replacement) occupying an opening just south of this door. At the southwest corner was an apparently complex window configuration that may have projected out onto the sidewalk underneath the awning. Two additional, small, fixed windows were visible to the north of this bizarre window configuration.

Today, the second floor of this west elevation retains the four window openings, although they are now metal-frame, fixed, plate glass windows; they retain their brick sills and soldier course lintels. A decorative brick band identical to that found between the first and second floors is visible above the second floor windows and wraps partially onto the west pilaster of the south elevation. On the first floor, the doorway at the northwest corner has been replaced by a slightly recessed entrance, although the soldier course lintel remains intact above the original opening. To the right of this is a large, fixed, plate glass window with a concrete frame while what may have once been a doorway at the center of the elevation has been replaced with a single, aluminum-frame, plate glass window with a bulkhead made of the same corrugated metal found on the south elevation. The bizarre window configuration from the 1963 images has been replaced by a large, three-light, aluminum-frame, plate glass window with the corrugated metal bulkhead. Metal coping caps this west wall, while the roof is flat and apparently of rubber.

At the rear (north end) of this west building is a one-story addition that dates to sometime prior to 1947 (last Boone Sanborn), which by that time was serving as a re-capping area for Colvard Chevrolet. This addition appears to have been built sometime after the coal storage area to the immediate north, based on the overlap of its portico onto the roof of the coal storage area, which is historically associated with WT0817. As of 1963, the west elevation of this addition was comprised of concrete block with a recessed portico entrance paired with at least two plate glass windows. The west wall of this area under the portico appears to be angled from southwest to northeast—a common treatment found in Boone entrance configurations during the mid-1900s as a buffer against strong winter winds. Indeed, this 1963 configuration may be an alteration of the original configuration of this elevation.

Today, the west elevation of this one-story addition reveals a dramatically altered appearance. Clad in board and batten panels (presumably of either wood or Hardie Board simulated to look like wood), the west elevation entrance is now raised, recessed, and reached by cultured stone steps (probably over concrete), with an oak door containing a large, central window serving as the entrance. This board and batten treatment continues onto the coal storage area to the north, suggesting that the buildings are linked, but they should be understood as distinct properties and buildings. A low, concrete stoop drops to the sidewalk in front of this elevation. A prominent, shed-style awning clad in standing seam metal covers the entire west elevation, above which is a short run of additional board and batten panels below the metal-coped, parapet roofline. To the south of the entrance and below the awning are two narrowly-spaced, plate glass windows.

APPENDIX B
Selected Survey Images
Town of Boone, North Carolina, Architectural Survey¹

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WT0008_Boone_JohnWalterJonesHouse_11-15_ep-11.JPG



WT0049_Boone_BoonePostOffice_10-15_ep-04.JPG



WT0055_Boone_BooneCemetery_11-15_ep-11.JPG



WT0056_Boone_OscarAndSumaHardinHouse_10-15_-01.JPG



WT0067_Boone_WataugaCountyJail_11-15_nh-01.JPG



WT0527_Boone_WataugaHandicraftsBuilding_11-15_13.JPG



WT0530_Boone_RLClayHouseHouse_11-15_ep-62.JPG



WT0567_Boone_DanielBooneMonument_04-16_pf-0 PG



WT0580_Boone_ChapellWilsonHouse_10-15_ch-01.JPG



WT0582_Boone_FrankALinneyHouse_11-15_ep-12.JPG



WT0584_Boone_SmitheysDepartmentStore_11-15_ch-09.JPG



WT0585_Boone_RiversPrintingCompany Building_11-15_pf-06.JPG



WT0585_Boone_RiversPrintingCompanyBuilding_08-19_ep-01.JPG



WT0586_Boone_WadeEBrownLawOfficeBuilding1_10_ep-01.JPG



WT0587_Boone_LinneyLawOffice_10-15_ep-01.JPG



WT0588_Boone_FrankALinneyBlock_11-15_ep-17.JPG



WT0589_Boone_BooneHardware-
FarmersHardwareBlock_11-15_ch-01.JPG



WT0589_Boone_BooneHardware-
FarmersHardwareBlock_11-15_ch-19.JPG



WT0589_Boone_BooneHardware-
FarmersHardwareBlock_01-19_ep-01.JPG



WT0590_Boone_WataugaCountyBankBuilding_11-15
-01.JPG



WT0591_Boone_JWalterJonesBuilding_10-15_nh-01.JPG



WT0592_Boone_HambyAndWinklerBuilding_04-16_01.JPG



WT0593_Boone_HWHortonBldg_11-15_nh-01.JPG



WT0593_Boone_HWHortonBuilding_08-19_ep-01.JPG



WT0593_Boone_HWHortonBuilding_08-19_ep-02.JPG



WT0594_Boone_PerryAndWinklerBuilding_02-16_ep-2.JPG



WT0595_Boone_JLQuallsBlock_04-16_pf-01.JPG



WT0595_Boone_JLQuallsBlock_08-19_ep-01.JPG



WT0596_Boone_BWStallingsJewelryStore_04-16_pf-01.JPG



WT0597_Boone_EdwinNHahnBuilding_04-16_pf-01..



WT0600_Boone_WinklerMotorCompanyBuilding1_11-15_nh-06.JPG



WT0602_Boone_WilcoxDrugCompanyComplex_11-15_h-01.JPG

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WT0603_Boone_Cook-
NicholsMotorCompanyBuilding_11-15_nh-17.JPG



WT0604_BrendellsGarageBuilding1_12-15_pf-03.JPG



WT0605_Boone_WataugaMotorCompanyBuilding_11-15
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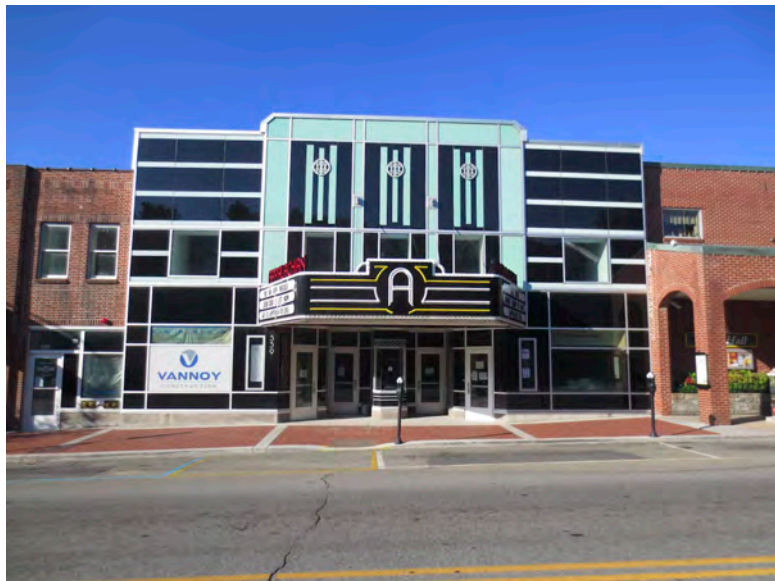
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WT0608_Boone_WataugaCountyCourthouse_04-16_pf-02.JPG



WT0609_Boone_AppalachianTheatre_04-16_pf-02..



WT0609_Boone_AppalachianTheatre_08-19_ep-01.JPG



WT0609_Boone_AppalachianTheatre_08-19_ep-02..



WT0609_Boone_AppalachianTheatre_08-19_ep-03.JPG



WT0610_Boone_BooneUnitedMethodistChurch_11-1 p-24.JPG



WT0611_Boone_FirstBaptistChurch_11-15_ep-03.JPG



WT0612_Boone_BooneBusStation_12-15_nh-04.JPG



WT0624_Boone_JohnWHodgesSrHouse_11-15_ep-10.JPG



WT0624_Boone_JohnWHodgesSrHouse_08-19_ep-10.JPG



WT0800_Boone_920WestKingSt_10-15_ch-04.JPG



WT0801_Boone_Paletta-PollittBuilding_10-15_ch-02.JPG

Communication: Exhibit 7 Comprehensive Architectural Survey of Downtown Boone, NC (Downtown Planning Project Exhibits)



WT0802_Boone_904WestKingSt_10-15_ch-02.JPG



WT0803_Boone_NationwideInsuranceBuilding_10-15_ch-01.JPG



WT0804_Boone_ACMastFurnitureStore_10-15_ch-03.JPG



WT0805_Boone_StanleyAHarrisApartmentHouse_10-15_ch-04.JPG



WT0805_Boone_StanleyAHarrisApartmentHouse_10-15_pf-08.JPG



WT0806_Boone_WRWinklerWarehouse-MasonicHall_10-15_nh-02.JPG



WT0807_Boone_ELTeaguesGulfStation_10-15_ch-05.JPG



WT0807_Boone_ELTeaguesGulfStation_08-19_ep-01.JPG



WT0808_Boone_SwoffordsTireStore_10-15_nh-02.JPG



WT0809_Boone_TerraceApartments_10-15_ch-03.JPG



WT0810_Boone_JMAndIdaMoretzHouset_11-15_ep-01.JPG



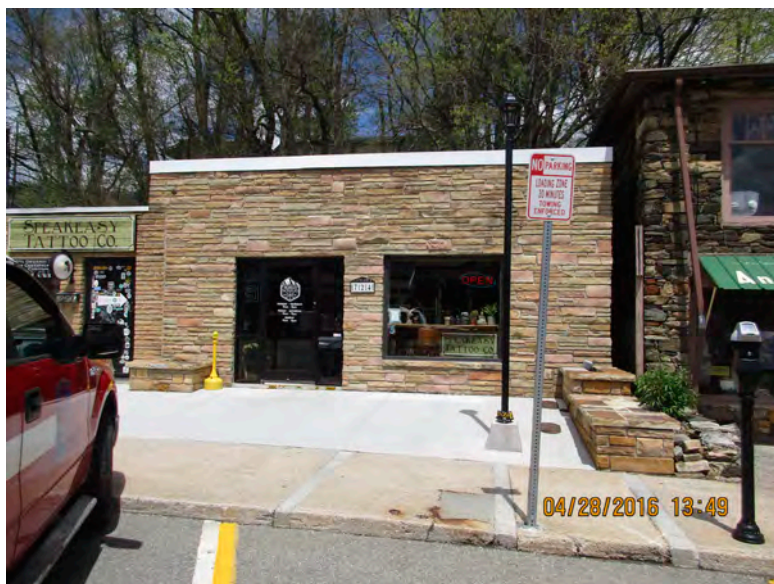
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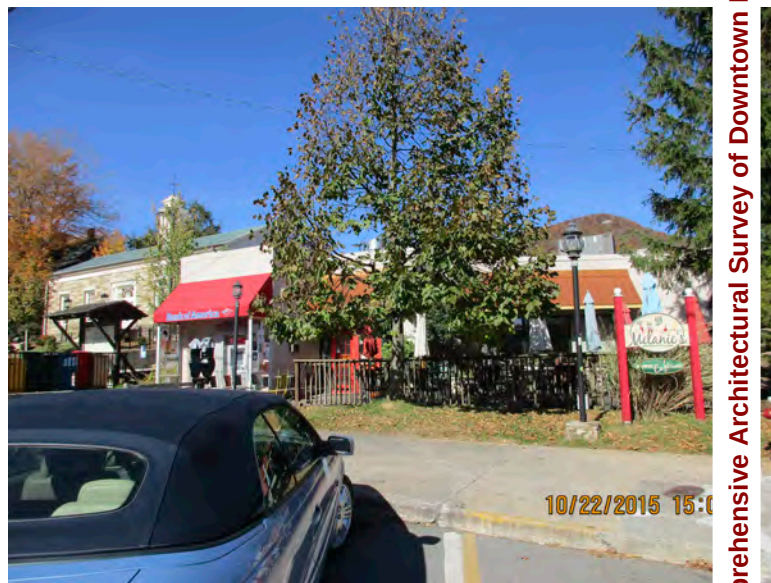
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WT0813_Boone_StacyEggersLawOffice_10-15_ch-01.JPG



WT0814_Boone_StacyEggersAnnex_04-16_pf-01.JPG



WT0815_Boone_ToddAndHigginsEssoServiceStation_15_ep-10.JPG



WT0816_Boone_ColvardChevroletShowroom_11-15_ep-02.JPG



WT0817_Boone_ColvardChevroletGarage_11-15_ep-03.JPG



WT0818_Boone_AEAndRobertaHodgesHouse_11-15_ep-10.JPG



WT0819_Boone_BooneGarage_10-15_nh-08.JPG



WT0820_Boone_TasteeFreez_11-15_pf-01.JPG



WT0821_Boone_506WestKingSt_11-15_ch-01.JPG



WT0822_Boone_454WestKingSt_11-15_pf-02.JPG



WT0823_Boone_VanGAndKateHinsonHouse_11-15_p2.JPG



WT0824_Boone_BooneFlowerShopBuilding_11-15_pf-01.JPG



WT0825_Boone_HinsonGarage_11-15_ch-05.JPG



WT0826_Boone_FredAndEthelWilsonBuilding_11-15_ch-01.JPG



WT0827_Boone_CarterCookHouse_10-15_ep-01.JPG



WT0828_Boone_WallaceCircleApartments_10-15_ep-03.JPG



WT0829_Boone_ChapellAndMyrtleWilsonRentalHouse_10-15_ep-04.JPG



WT0830_Boone_ChapellAndMyrtleWilsonRentalHouse2_10-15_ep-01.JPG



WT0831_Boone_ChapellAndMyrtleWilsonApartment_10-15_pf-16.JPG

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WT0832_Boone_EstesElectricShopAndApartments_10-15_pf-02.JPG



WT0833_Boone_CecilRayAndEdithEstesApartmentBuilding_10-15_pf-01.JPG



WT0834_Boone_MayflowerBeautyShopAndApartments_10-15_ch-02.JPG



WT0835_Boone_JohnWHodgesGarageAndOffice_10-15_pf-02.JPG



WT0836_Boone_JDRankinHouse_11-15_ep-04.JPG



WT0837_Boone_CarolinaPharmacyBuilding2_11-15_13.JPG



WT0837_Boone_CarolinaPharmacyBuilding2_01-19_ep-01.JPG



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Communication: Exhibit 7 Comprehensive Architectural Survey of Downtown Boone, NC (Downtown Planning Project Exhibits)



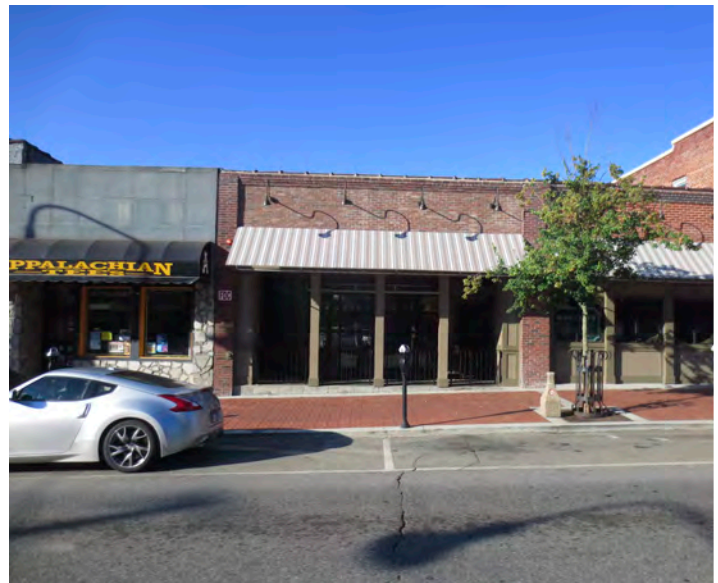
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WT0849_Boone_BooneDrugCompanyBuilding_11-15_nh-02.JPG



WT0850_Boone_BelkWhiteDepartmentStoreBuilding_2-16_ep-02.JPG



WT0851_Boone_CrestFiveAndTenCentStoreBuilding_11-15_nh-01.JPG



WT0851_Boone_CrestFiveAndTenCentStoreBuilding_16_ep-02.JPG



WT0852_Boone_RTGreerBuilding_11-15_nh-01.JPG



WT0853_Boone_RalphAndEdithEstesApartmentHouse_12-15_ch-03.JPG

Communication: Exhibit 7 Comprehensive Architectural Survey of Downtown Boone, NC (Downtown Planning Project Exhibits)



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WT0854_Boone_FairfieldApartments_12-15_ch-10.JPG



WT0855_Boone_GoodnightBrothersComplex_12-15-
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WT0856_Boone_ChristianTinShopBuilding_12-15_ch-01.JPG



WT0857_Boone_WilsonsFeedStoreBuilding_12-15_ch-03.JPG



WT0858_Boone_PastimeTheatreBuilding_11-15_ep-03.JPG



WT0859_Boone_BooneElectricCompanyBuilding_11-15_ep-02.JPG



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WT0861_Boone_DLWilcoxBuilding_11-15_ep-01.JPG



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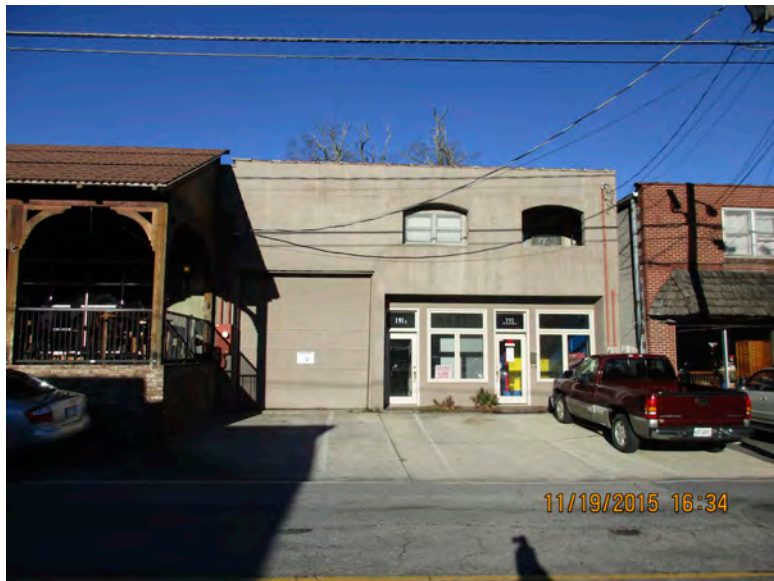
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WT0868_Boone_SoutheasternMotorLinesTerminalBuilding_11-15_ch-01.JPG



WT0869_Boone_BooneRecreationParlor_02-16_ep-01.JPG



WT0870_Boone_CookAndWagnerApartmentBuilding_11-15_ep-02.JPG



WT0871_Boone_PWMoretzBuilding_12-15_ch-01.JPG



WT0872_Boone_MoretzUpholsteringShop-MoretzGroceryComplex_12-15_ch-01.JPG



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WT0876_Boone_GFAndJosieCritchHouse_12-15_ch-02.JPG



WT0877_Boone_AustinTobaccoCompanyPrizeRoom_15_nh-05.JPG



WT0878_Boone_SebastianBuilding_02-16_ep-02.JPG



WT0879_Boone_BooneBodyShop_02-16_ep-02.JPG



WT0879_Boone_BooneBodyShop_08-19_ep-01.JPG



WT0880_Boone_WykesGroceryBuilding_02-16_ep-01.JPG



WT0881_Boone_KingStreetGroceryBuilding_02-16_ep-01.JPG



WT0882_Boone_ModernApplianceCompanyBuilding_02-16_ep-01.JPG



WT0883_Boone_EdmistenBuilding_11-15_ep-01.JPG



WT0883_Boone_EdmistenBuilding_11-15_ep-08.JPG



WT0883_Boone_EdmistenBuilding_08-19_ep-01.JPG



WT0884_Boone_AppletreeApartments_11-15_ep-01.G



WT0885_Boone_FarmersCooperativeExchangeBuilding_11-15_ep-05.JPG



WT0886_Boone_BooneFurnitureAndLumberComparuilding_11-15_ep-02.JPG



WT0887_Boone_DuncanMotorCompanyBuilding_12-15_pf-07.JPG



WT0888_Boone_RogersRadiatorShop_12-15_pf-07.JPG



WT0889_Boone_WinklerMotorCompanyBuilding2_11-15_nh-02.JPG



WT0890_Boone_RogerColvardBuilding_11-15_ep-01.G



WT0891_Boone_WRWinklerBuilding_10-15_nh-02.JPG



WT0892_Boone_BooneTireAndBargainStoreWareho
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WT0893_Boone_WinklerMotorCompanyShowroom_11-1
5_nh-06.JPG



WT0894_Boone_WRWinklerTireCompanyBuilding_10
_nh-10.JPG



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

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

March 19, 2021

Christy Turner, Senior Planner
Town of Boone, NC

Via email: Christy.turner@townofboone.net

RE: Proposed Designation of the **Downtown Boone Local Historic District, Boone, Watauga County.**

Dear Ms. Turner:

Thank you for the report we received on the proposed designation of the Downtown Boone Local Historic District. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-944.

According to the report, Downtown Boone is composed of a rich concentration of commercial, institutional, and residential buildings of varied architectural influence that illustrate Boone's commercial development from 1918 to 1964.

The Office of State Archaeology (OSA) reviewed the proposed district and advises that there is potential for archaeological resources associated with the earliest Native American occupations (Archaic period-19th century) of the area to be present in the vicinity, especially in the areas along the northern and eastern extents of the proposed historic district. With regard to the Euro-American occupation of the town from the early 19th through the 20th centuries, there may also be archaeological resources that remain intact, particularly in and around residential properties where there has been less modern intrusion through construction than along the main streets of the business district and in what are now parking lots. The OSA recommend that care be taken to avoid inadvertent destruction of any potential archaeological resources during ground disturbing activities. If ground disturbing activities are planned, OSA recommends a professional archaeologist first be consulted to help ensure impacts to archaeological resources are avoided or mitigated.

We have shared recommendations with staff for minor revisions to strengthen the report. With this, we believe the commission will have the information needed to determine whether the area possesses the requisite special local significance and integrity for local historic district designation.

Historic district designation means the community recognizes the district is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and

appearance within the designated district would be subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Boone Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Downtown Boone Local Historic District. Please contact me at 919-814-6576 should you have any questions about our comments.

Sincerely,

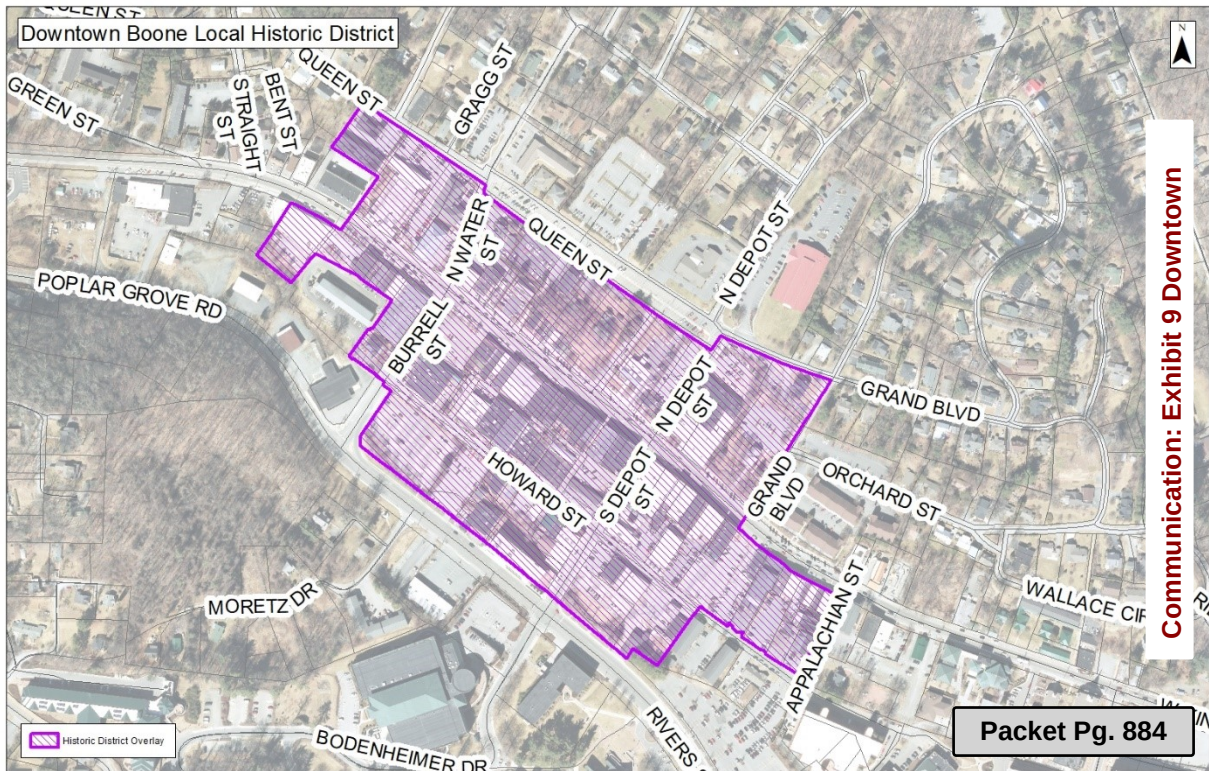
A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive, flowing style.

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

Downtown Boone Local Historic District



Historic District Overlay

Communication: Exhibit 9 Downtown

Packet Pg. 884

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

FINAL DRAFT VERSION, April 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 Standards, 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. In accordance with §960D-944(a) Designation of Historic Districts, the proposed district area is deemed to be of special significance to the town of Boone in terms of its history and architecture because it represents several facets of the town's commercial and physical 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. These properties have been identified as worthy of preservation in accordance with the 2006 Comprehensive Plan Update. Vacant parcels and non-historic buildings are included where reasonably appropriate to establish consistent boundaries.

HISTORIC DESIGN STANDARDS

The Boone Historic Preservation Commission has prepared a separate draft document entitled "Downtown Boone Local Historic District Design Standards 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 standards 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



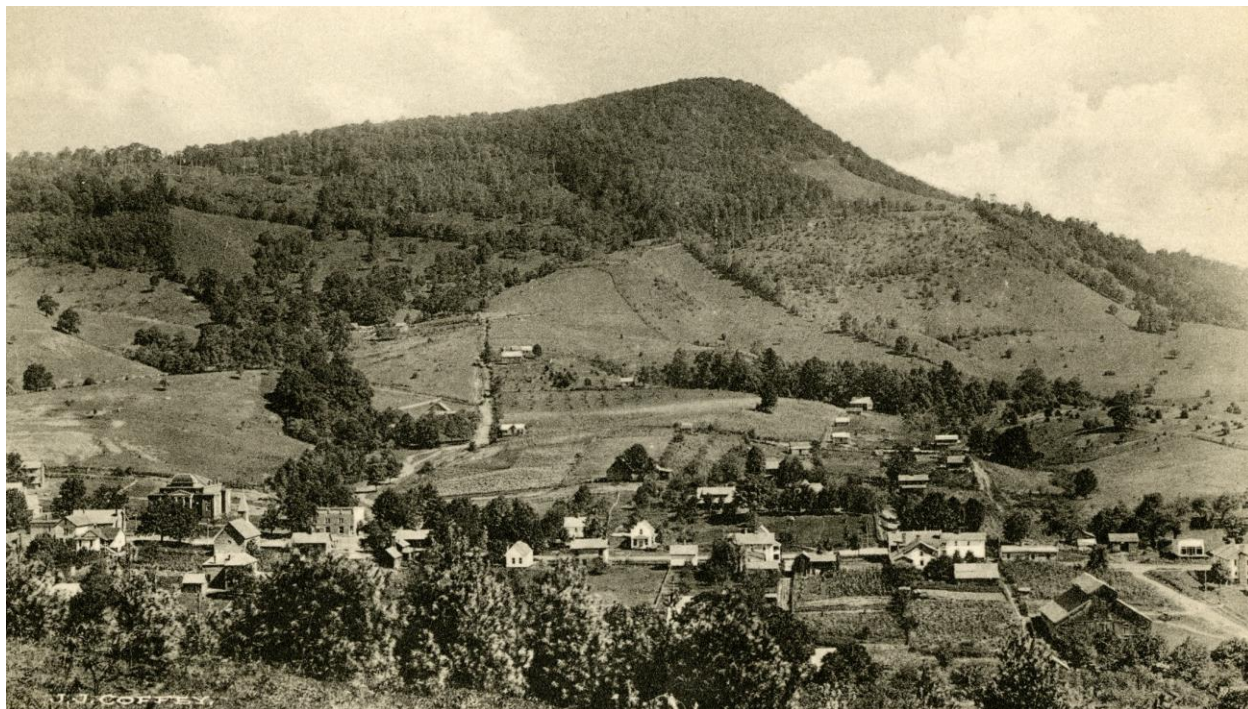
The J. Walter Jones House (WT0008) as it appeared in November 2015. Image by Eric Plaag.

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.

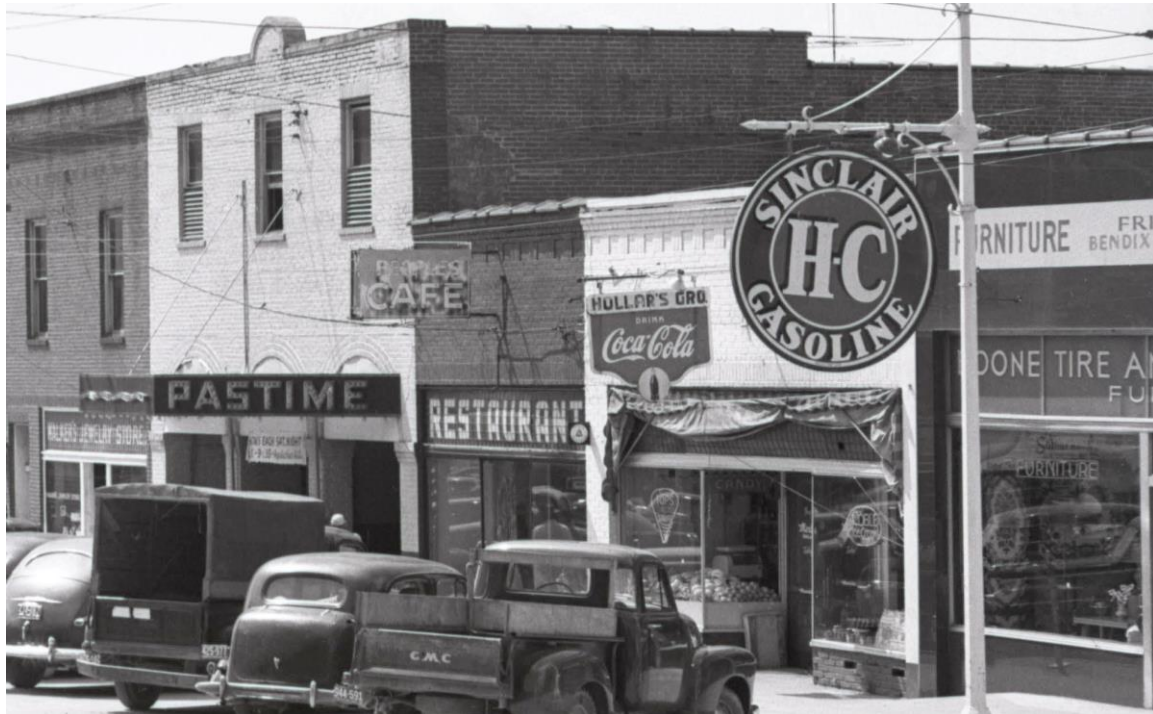
Also built in 1924 was the Pastime Theatre (WT0858), located at the west end of the Linney Block but technically built as a distinct property. The creation of W. R. Winkler (1900-1997) and A. E. Hamby (1889-1945), who had long shown movies in the 1905 Courthouse, the Pastime occupied Boone's first purpose-dedicated 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 Councill, 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.



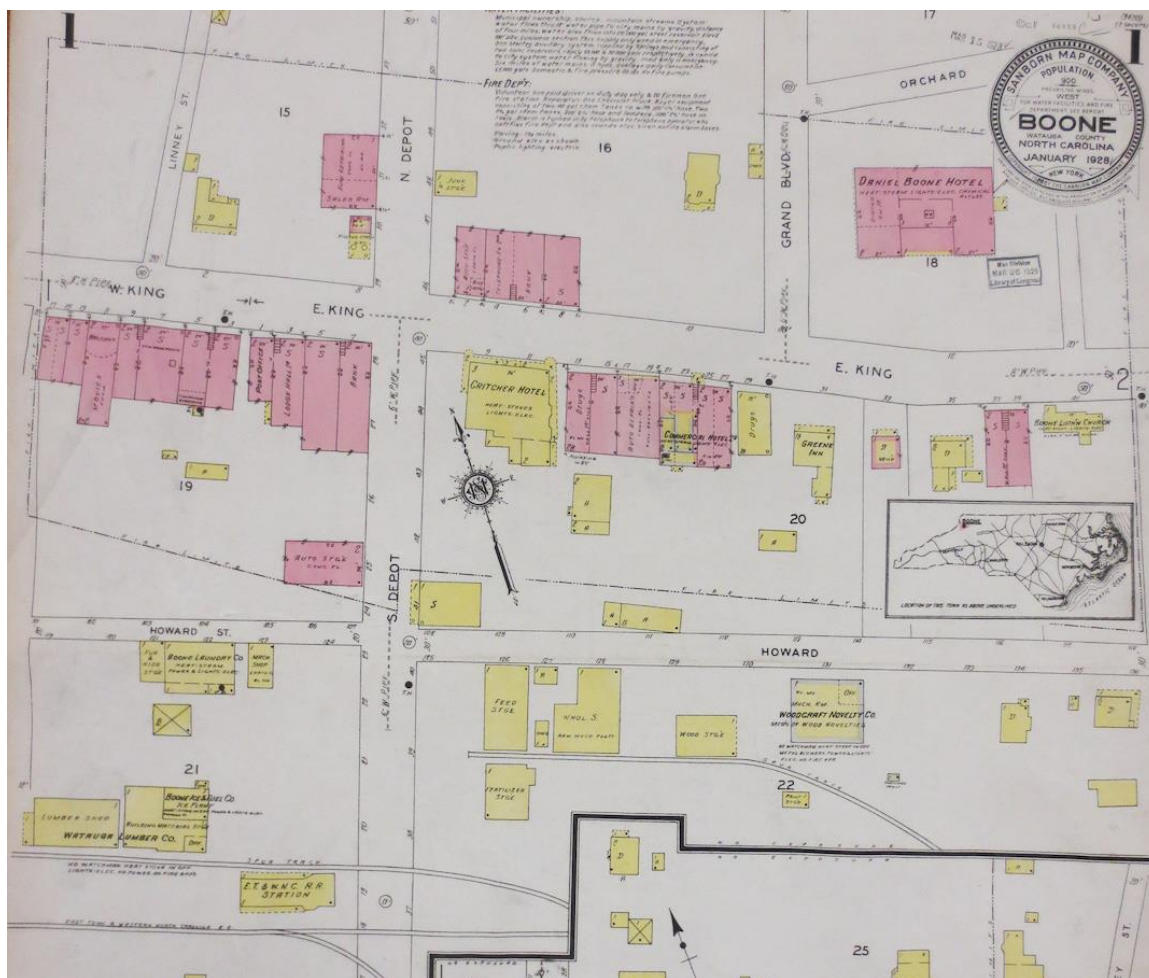
This view of Boone taken from the south likely dates to early May 1924, given the presence of the Pastime Theatre under construction, the lack of any sign of the Linney Block, and the continued presence of what is believed to be the old Councill Home at far right, which would be demolished later that 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.

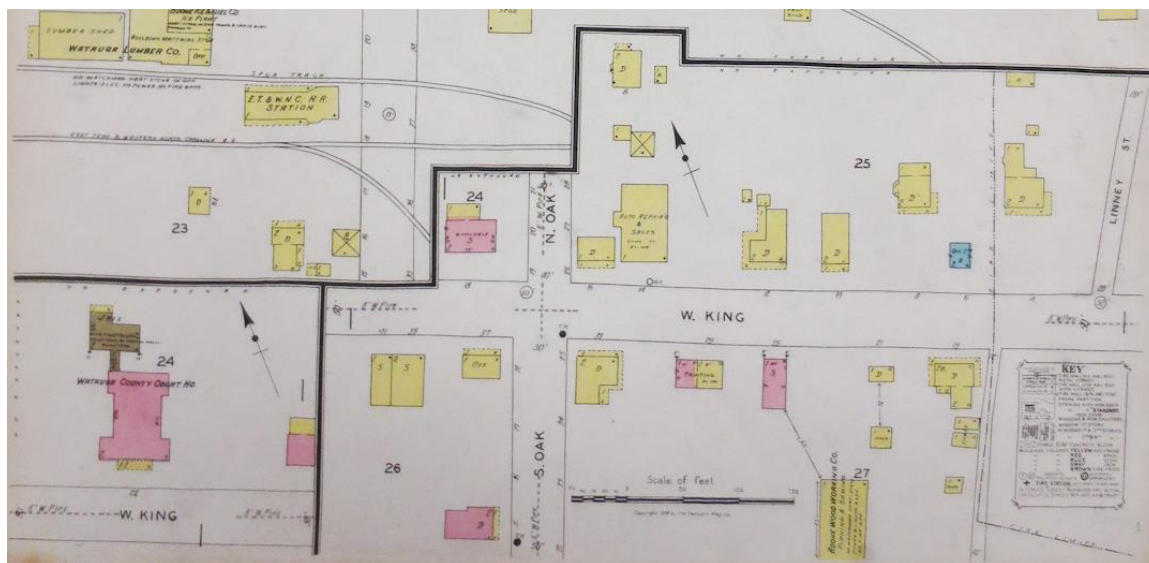


Seen here is the top half of Sheet 1 of the 1928 Sanborn Fire Insurance Company map of Boone, as photographed by the author at the Library of Congress in Washington, DC, showing the east portion of the downtown area. The thick, black boundary at lower right indicates the border of the western portion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

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



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 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.

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 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

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-

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.

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

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

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

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

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



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 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

⁷² *Watauga Democrat*, October 5, 1939.

(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 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.

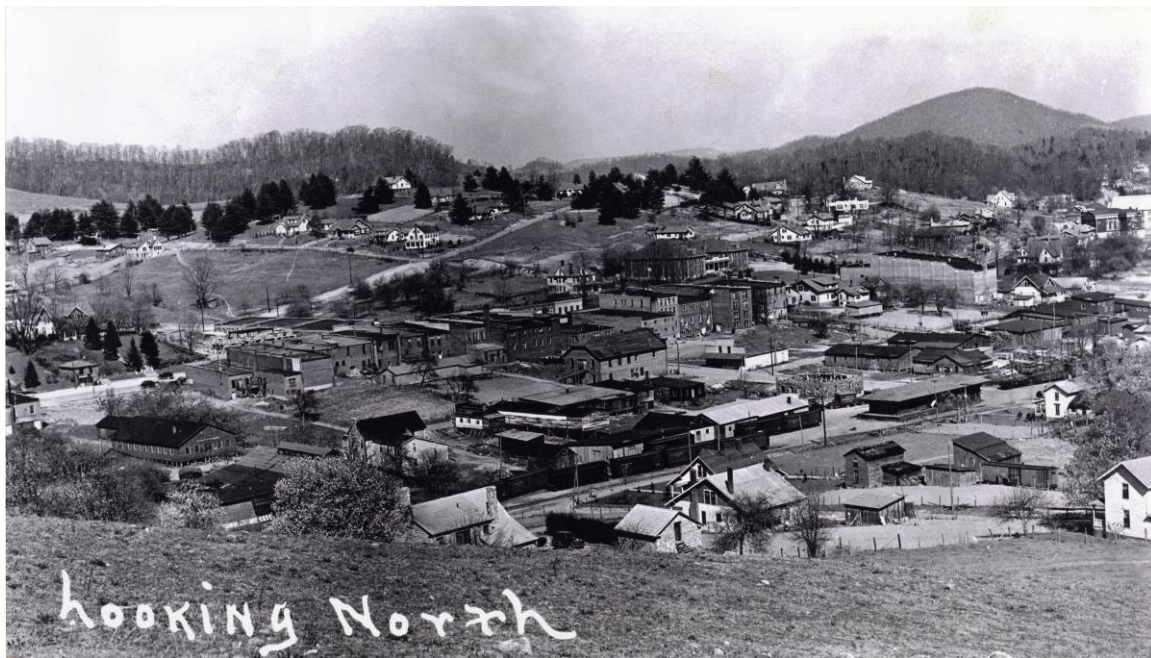
This building boom also saw the construction of a new, brick Baptist Church in the downtown area to replace an older structure that no longer suited its purpose. The long-delayed auditorium of the Boone Baptist Church was clad in yellow brick and replaced a more modest (but arguably more architecturally 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.



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

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

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.

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



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. 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

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

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

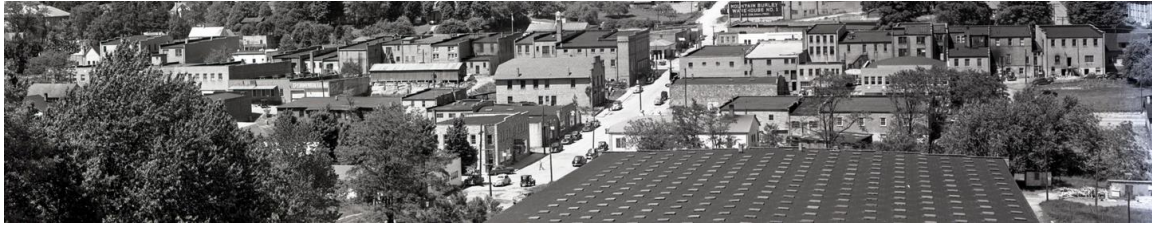


The original, west portion of the Goodnight Brothers Complex (WT0855) as it appeared in December 2015. Image by Paul Fuller.

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

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

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 significance; 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.

Assessment of Integrity throughout the Proposed District

The district contains a total of 111 parcels, 18 of which are vacant lots that primarily serve as parking or driveways. Based on the above criteria for integrity, the district contains a total of 88 parcels with buildings and/or structures that contribute to the character of the district based on historical significance related to events or individuals associated with the property. Among these 88 parcels are 18 parcels with buildings and/or structures that also contribute to character of the district based on architectural significance. Many of those that lack architectural significance have seen their storefronts modified over time, although the general form and function of those resources continues to reflect the resource's relationship to the development of downtown Boone's commercial district during the period of significance. Three parcels recently contained buildings and/or structures that would have contributed to the significance of the district (all three for historical significance, one of them for architectural significance), but those resources have been demolished since completion of the survey. Only six parcels contain buildings and/or structures that do not contribute to the architectural or historical significance of the district.

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.

This ratio of parcels with contributing resources to the overall number of parcels in the district represents an unusually dense and rich collection of commercial, institutional, and residential buildings and/or structures with excellent to outstanding integrity as defined by the above criteria, thus illustrating the special significance of the district to the town of Boone in terms of its history and architecture. Taken together, these resources help to tell the story of the development of downtown Boone's commercial district through its four periods of growth within the period of significance. For these reasons, the district possesses outstanding integrity as a whole, which can only be improved as owners of individual resources continue to rehabilitate their properties and storefront configurations to their historic appearance.

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 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 ear- 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 Councill 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

[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)—VL

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**Alleyway just north of 128 Appalachian Street**

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

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 by 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 by 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 white 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

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)
(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
(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

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.

Existing Zoning



Project Area Boundary

Existing Zoning

B1

B1/R3

B2

B3

CDB1

CDB3

CDO/I

CUB3

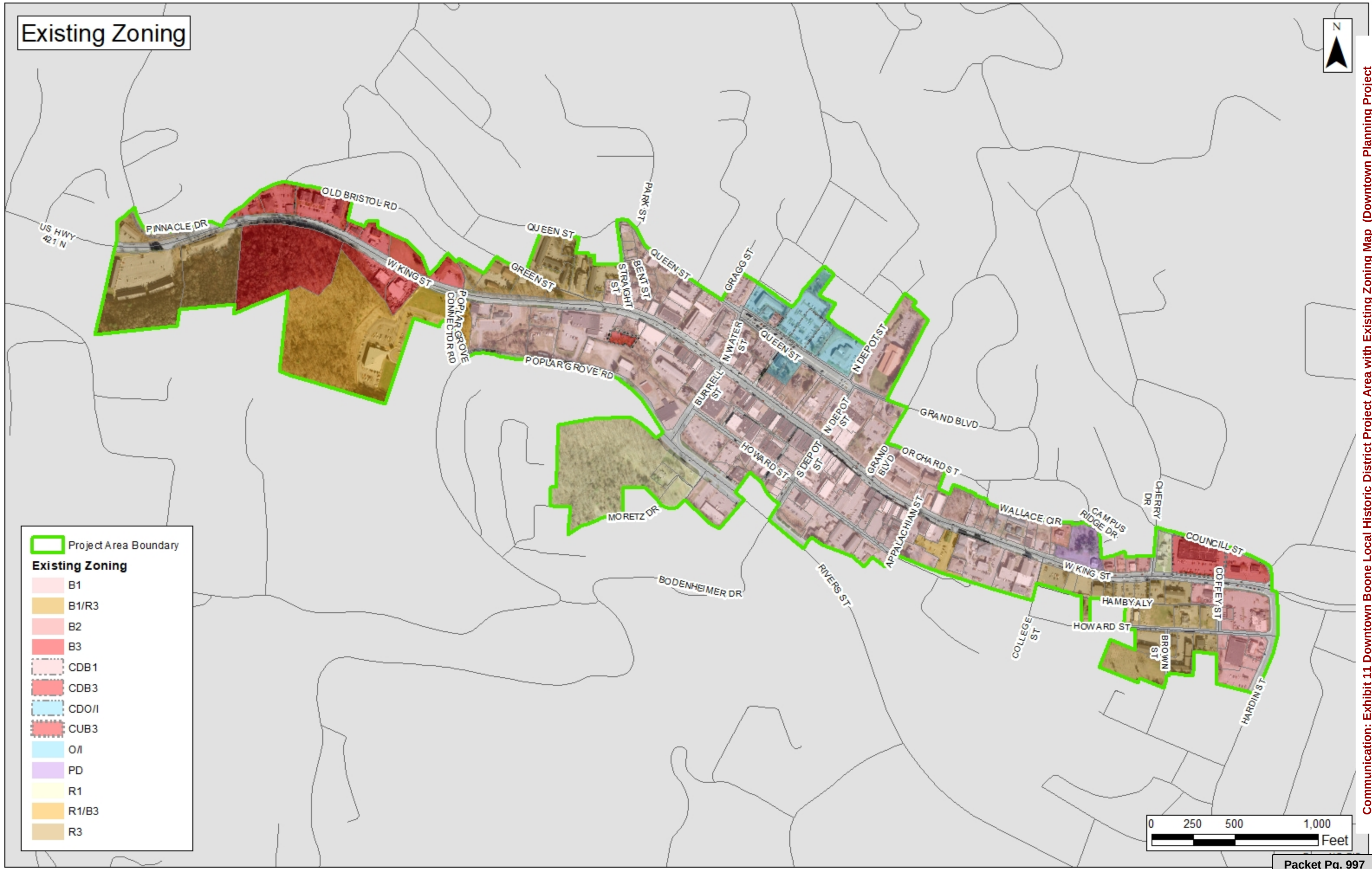
O/I

PD

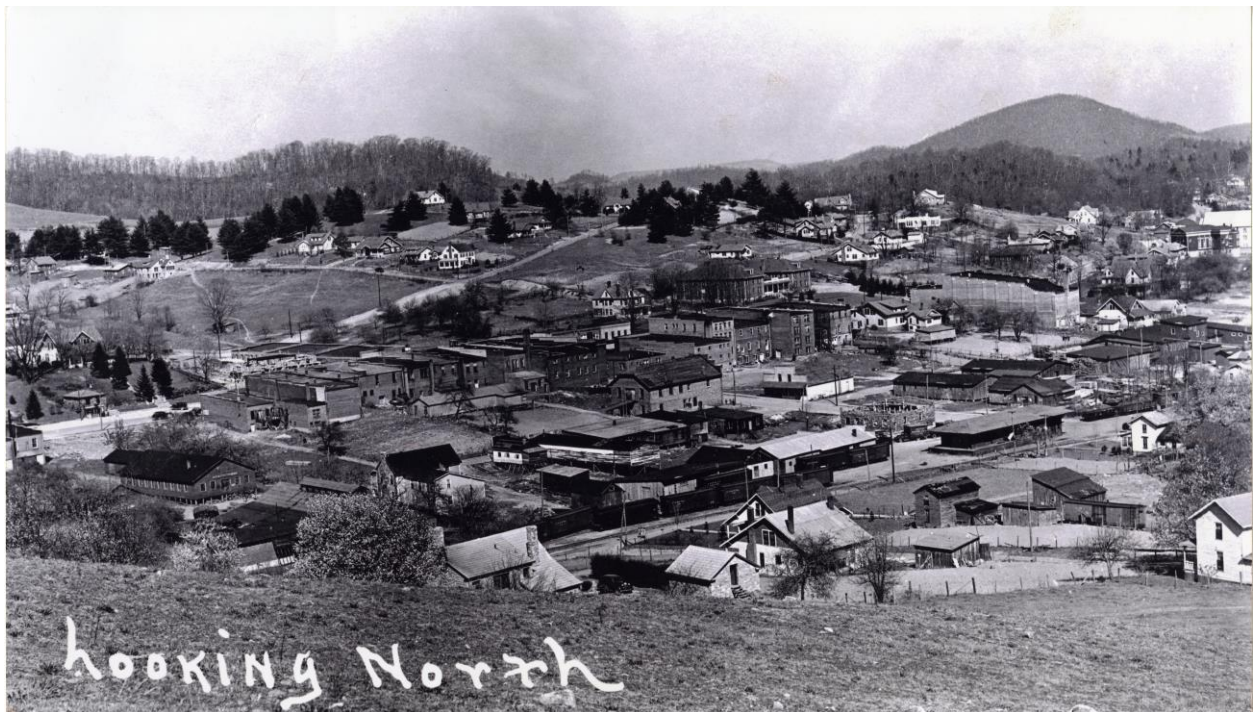
R1

R1/B3

R3



Downtown Boone Local Historic District Design Standards And Handbook



The Town of Boone circa 1939, from the hill near the R. L. Clay House looking northeast. Photo courtesy of Jones House Collection, Digital Watauga Project.

Town of Boone Historic Preservation Commission

DRAFT, Final Draft April 20, 2021

*Downtown Boone
Local Historic District
Design Standards and Handbook*

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INTRODUCTION

Historic Preservation in Boone

The Boone Town Council established the Historic Preservation Commission (hereafter referred to as the HPC or the Commission) of Boone on March 15, 2007, and on April 15, 2010, the Commission adopted their Rules of Procedure. The Town Council adopted revised Rules of Procedure for the Commission as well as Interim Design Standards applicable to all historically designated properties within the Town limits on January 21, 2016. As individual landmarks and districts are designated, the Commission is required to develop and adopt specific standards for altering, restoring, moving, or demolishing properties that the Commission has designated as landmarks or that are located within an area that the Commission has designated as a historic district, pursuant to the requirements dictated in North Carolina General Statutes as well as the Unified Development Ordinance (hereafter referred to as “UDO”) Article 8.

In order to facilitate the continued conservation of historic districts and landmarks, the Commission offers advisory assistance to property owners who may wish to renovate in areas identified as historic so that they may meet the requirements of the ordinance. However, in certain circumstances preservation power is intended to prevent change when there is a superior reason to preserve, such as in the case of planned demolition. This will ensure that changes are within the spirit and character of the historic property or district. Through the Design Standards set by the HPC and adopted by Town Council, the historic character of the town of Boone can be preserved for the enjoyment of both current and future residents and visitors.

Benefits of Historic District Designation at the Local and/or National Level:

- Designation often stabilizes property values and encourages investment in older residential and commercial areas.
- Increased property values boost the local tax base and facilitate investment in much-needed city services.
- Preservation and designation encourage tourism, which further enhances local tax revenues and benefits local businesses.
- The presence of established historic districts often increases property values within those districts and in surrounding neighborhoods, making it easier for businesses to attract top candidates for open positions.
- Historic landmarks and districts provide a direct, tangible, and meaningful link to the past, particularly if they are publicly interpreted through approved signage, thus promoting a sense of identity, meaning, connection, and character within the surrounding community.

-

The District is comprised of the area bounded approximately by Queen Street to the north, Appalachian Street to the east, Rivers Street to the south, and Water Street/Burrell Street to the west. This area 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 1964. This concentration is most pronounced along West King Street from the Smithey's Department Store Building on the west end of town to the intersection of Appalachian Street and West King Street. This area also aligns most obviously with the establishment of 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.

Why Preservation Matters

With increased traffic in the area creating the necessity for growth, the struggle to maintain Boone's historic landmarks has become increasingly important. Some prominent structures have already been demolished in order to make room for newer developments. One such property, sadly, was the Daniel Boone Hotel, constructed in 1925. Originally, the hotel accommodated tourists, traveling salesmen, visiting court officials, and new faculty at the Appalachian Normal School. The hotel eventually went bankrupt as a result of the Great Depression and was auctioned in 1935.¹ After the Depression finally ended and the hotel reopened, it became the social center of Boone, boasting a legendary Sunday feast. The hotel eventually began losing business, however, when roadside motels were constructed in Boone. The Daniel Boone Hotel permanently closed in the late 1970s.

The hotel was listed on the National Register of Historic Places (NRHP) in 1982, but this did not prevent its demolition by the Daniel Boone Condominium Company, who purchased the property in the early 1980s. Its destruction demonstrates that NRHP designation alone is not sufficient to protect the historically significant properties and the historic character of Boone. Local Historic District designation, however, provides greater protections for business and property owners in Downtown Boone and allows the community to play a role in determining the future for its historic downtown core.

Remnants of the once great hotel have been relocated to other areas of town. Two examples include the hotel's sign, which was previously located on the lawn and for a long time could be seen in the downtown Boone Drug on West King Street, and the ornamental columns that once supported the entrance to the hotel's veranda; these latter features were incorporated into the chapel in the Watauga Medical Center during construction of that facility.

While many Boone residents appreciate the salvaging and repurposing of the hotel's artifacts, the demolition of the historic hotel is a cautionary tale regarding the long-term value of historic preservation and the costs of missed opportunities. As Boone struggled to identify a location for its next government center, many local residents regretted the disappearance of the hotel, which would have been an ideal site for adaptive reuse as a home for Town government. Such a project likely would have saved millions of taxpayer dollars and provided the Town of Boone with a centralized, downtown government center that would have met many of its office needs for decades to come.

Development pressures continued to threaten historic resources in the District during the late 2010s, prior to designation of the District in 2020. In just the past two years, five buildings were demolished within the District boundaries to make way for new

¹ *Watauga Democrat*, December 12, 1935: 1.

development: portions of the Goodnight Brothers Complex (2018), the Farmers Cooperative Exchange (FCX) Building (2018), the Boone Furniture and Lumber Company Building (2018), the A&P Supermarket Building (2019), and the Wade E. Brown Office Building #2 (2019).

Historic Districts

Historic Landmarks and Historic Districts Defined

Local governments may designate individual properties as historic landmarks and groups of properties as historic districts because of their historical, pre-historical, architectural, or cultural significance. To qualify for designation, a property or area must also show integrity of design, setting, workmanship, materials, feeling, or association. Integrity enables a property or area to convey its significance to the observer; it mainly has to do with the intactness of the property's physical features.

The Difference between Local Designation and National Register Listing

Designation by a local governing board has no direct connection with listing in the National Register of Historic Places. The National Register is the nation's official listing of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, or culture. A historic property or district may qualify for both local designation and National Register listing, but these are separate processes, with different consequences.

Local Historic District Designation (Overlay District)

Local historic district designation is a type of zoning that applies to a group of contiguous properties. As with historic landmarks, owners who wish to make certain kinds of changes to properties in historic districts must first have their plans reviewed and approved by the Commission. Historic District designation triggers an overlay district, meaning that the existing zoning laws in effect still apply to the district, but the additional regulations set forth by historic designation would also apply.

Purpose and Applicability of the Standards

The Downtown Boone Local Historic District Design Standards (hereafter, the "Standards") have been prepared to assist property owners, developers, architects, and designers conducting building projects within the Downtown Boone Local Historic District (hereafter, the "District"). The Standards outline the requirements for the rehabilitation of historic buildings and the construction of compatible new designs to maintain the historic character of the community.

Work on designated local landmarks located within the District not only must comply with the Standards included here but also must comply with the individual standards

established for the landmark in order to ensure that any changes will serve to enhance the historic qualities of the Town. Questions should be directed to Planning and Inspections Department staff. Through the enforcement of these provisions, rehabilitation of historic landmarks within the District will remain consistent with the inherent historic qualities of Downtown Boone.

The basis of the Standards may be found in the Secretary of the Interior's Standards for the Rehabilitation of Historic landmarks (see below). Basic key ideas in utilizing the Standards are to:

- Retain the historic use of the property or find a new use that will allow as many historic features as possible to be retained.
- Preserve the historic character of the property by being sensitive to its appearance and designated use over time.
- Stabilize, consolidate, and conserve existing historic materials whenever possible, rather than adding modern or reproduction materials.
- Replace a minimal amount of building features. If features of the building must be replaced, new features should match the existing historic features of the structure in design and material.
- Repair and retain significant features instead of removal and replacement.

Pursuant to NC General Statute 160D-947(d), the Historic Preservation Commission reserves the right to consult with the National Park Service and the NC State Historic Preservation Office as needed on items that are not directly addressed through the standards set forth herein.

The Standards are also intended to be compatible with and complementary to the design standards developed by the Downtown Boone Development Association (DBDA) for its Façade Incentive Grants Program, which also follow the Secretary of the Interior's Standards for the Rehabilitation of Historic Landmarks (see below). The Standards are intended to:

- Encourage compatible and sensitive designs.
- Increase public awareness of the value of historic architecture.
- Help reinforce the character of the District and protect its overall appearance.
- Preserve the integrity of the District and any landmarks located within the District.
- Assist property owners and architects in making preliminary design decisions.
- Improve the quality of development.
- Explain, expand, and interpret general design criteria in the local preservation ordinance.

- Educate the public on the importance of good design and historic preservation.
- Protect the value of public and private investment.

These standards are NOT intended to:

- Limit growth or regulate where growth takes place. The Standards address only the visual impact of individual work projects on the character of the District.
- Control how space within most buildings is used. In most cases, these Standards deal only with the exterior, publicly visible portions of the buildings and grounds of historic properties or properties within the District.²
- Guarantee that all new construction in the District will be compatible with the District's architectural history, design, and materials.

Legal Overview of Historic Preservation Legislation

National Historic Preservation Act (NHPA):

The National Historic Preservation Act, passed in 1966 and amended in 2006, serves as the legal justification for the importance of preserving historic landmarks and districts in the United States. The NHPA provides standards for historic preservation on the national level as well as stipulates that each state should have a State Historic Preservation Office, the responsibility of which is to focus on identifying historic elements statewide. The NHPA also requires that the Federal Government assist in the acceleration and growth of federal, state, and local preservation programs.

Historic Preservation Enabling Legislation in North Carolina:

The North Carolina General Statutes (160D-940, et seq.) provide for communities to conserve and preserve historic districts and landmarks for the purpose of stabilizing and increasing local property values and to strengthen the overall economy of the State. The relevant statutes can be viewed here: [Chapter 160D.pdf \(ncleg.gov\)](#)

The Statutes describe the method of establishing such preservation programs and their operation. The primary administrative entity that identifies and enforces a community's historic district or districts is the local Historic Preservation Commission (HPC).

² The owner of a privately owned historic property may choose to consent to an interior review of his/her property, which is thereafter binding on all future owners of the property, provided that the designation has been appropriately recorded with the local Register of Deeds. In addition, publicly owned landmarks (except North Carolina state property) are also subject to interior review. The Town of Boone is committed to protecting historically significant interior spaces to the extent permitted under NC GS 160D-947.

The State Historic Preservation Office (SHPO):

The purpose of the North Carolina State Historic Preservation Office (NC SHPO) is to aid citizens, organizations, local governments, and state and federal agencies with the protection of significant historical landmarks and areas in North Carolina. The duties of the SHPO are as follows:

- Investigate nominations of historic sites to the National Register
- Conduct an environmental review of state and federal actions that may impact historic landmarks
- Provide technical assistance (including the administration of the Certified Local Government program)
- Grant assistance
- Education
- Training for local preservation organizations and citizens in order to increase involvement in preservation programs.

The Certified Local Government Program (CLG):

Created in 1980, this program was an amendment to the National Historic Preservation Act. The Certified Local Government Program (CLG) stipulates that each state must create a procedure that certifies local governments to participate in historic preservation programs on the national level. The benefits of such a program include the ability for local governments to be considered for federal funding for preservation programs. Just as the requirements of each SHPO vary slightly from one another, so do the requirements of the CLG. In North Carolina, the requirements for certification are as follows:

- Each local government must be equipped with an active HPC that abides by the legal regulations for the formation of such a commission. This commission must have a paid staff member.
- Local governments must follow state or local laws when designating and protecting historic areas.
- Each local government should have a regularly maintained survey in order to keep an inventory of historic landmarks and districts that is consistent with the statewide survey.
- There must be adequate public participation in the local historic preservation program, and historic landmarks must be nominated to the National Register of Historic Places.
- Finally, local governments should adhere to the responsibilities required of them under the National Historic Preservation Act, as amended.

Facade Incentive Grant Program

The purpose of the Downtown Boone Development Association (DBDA) Façade Incentive Grant Program is to encourage property owners and lease holders in the Municipal Service District (MSD) of Boone to improve the appearance of downtown buildings. Buildings that are thirty (30) years old or older should be renovated according to the Secretary of the Interior's Standards for Rehabilitation, reproduced below. Projects seeking funding under the Facade Incentive Grant Program must also follow the standards that apply to construction methods and materials for properties within the Town of Boone MSD and the standards of the Community Appearance Commission, available through the Town of Boone Planning and Inspections Department. A sample Facade Grant application is available from the DBDA office in Town Hall.



Some properties within the District have lost their integrity as historic properties because of later alterations to the building facade. The Facade Incentive Grant Program helps property owners remove non-historic components and rehabilitate facades to their historic appearance, as in the case of the Appalachian Theatre on King Street, which was meticulously rehabilitated over an eight-year period. The image at left was taken on June 25, 2011. The image at right was taken on August 18, 2019. Both images are provided courtesy of Eric Plaag.

The Municipal Service District or MSD is a financing mechanism used to provide revenue to support existing town services, downtown advertising, promotion, and community events, and to contribute funding for downtown amenities, such as planters, maps, benches, trash/recycle receptacles, and sidewalk upgrades. The MSD is a core economic development tool created by the legislature in 1973. Boone's MSD was established in 1988 at the request of downtown businesses. There are currently more than 55 MSDs across North Carolina. With the exception of the Frank A. Linney House, all of the properties of the District are located within Boone's MSD.

The Secretary of the Interior's Standards for Rehabilitation

The US Department of the Interior developed national standards for the preservation of historic buildings in 1976. These standards, often referred to as the Secretary's Standards, are widely used within the preservation profession in determining the appropriateness of proposed changes to historic buildings. For this reason, the Town of

Boone Historic Preservation Commission also uses these ten standards in developing the Standards contained within this document and in considering proposed changes to historic properties and properties within identified historic districts. The current edition of the Secretary's Standards reads as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historical Influences on Boone's Architecture³

Overview of Boone's History

The town of Boone, North Carolina, serves as the county seat for Watauga County, which was created in 1849 from portions of Ashe, Wilkes, Caldwell, and Yancey Counties. Known as early as 1823 as Councill's Store, when a post office was established there, the community changed the name of the settlement by 1850 to Boone in honor of Daniel Boone, who was believed to have hunted in the area.⁴ Formal incorporation of the Town of Boone did not occur until January 23, 1872, when the act was ratified by the state legislature.⁵

The Town of Boone sits near the center of the present-day boundary of Watauga County. Located in what is essentially a geographic bowl, Boone is surrounded by mountains on nearly all sides. Immediately to the north of town is the east portion of Rich Mountain and a popular local landmark, Howard's Knob, both of which have long served as barriers to movement to the north. To the west of town is a valley divide that allows passage through Hodges Gap, southwest of town, and a small notch northwest of town near the Oak Grove community. To the south of town, Pine Ridge, Deck Hill, and Yarnell Knob create another difficult barrier leading to the more distant peaks of Flat Top Mountain and yet another Rich Mountain. The area to the east of town, meanwhile, is dominated by a series of hills leading to Wilson Ridge to the southeast.

As a sleepy, county seat for the second half of the nineteenth century and the early years of the twentieth century, Boone relied primarily on a local agrarian interests, some attempts at mining, and court traffic to sustain its economy. Two changes in the early twentieth century, however, dramatically altered Boone's economy and its settlement patterns. The first was the growth of the Watauga Academy (1899) from a small, teacher's school into the four-year college known as Appalachian State Teachers College in 1929. Thereafter, enrollments continued to increase exponentially, so that today, the school is known as Appalachian State University and is home to more than 19,000 students as of 2018—matching the local population of approximately 19,200 people.

³ Much of the content of this section is replicated or summarized from Eric W. Plaag, *Comprehensive Architectural Survey of Downtown Boone, North Carolina*, prepared for the Town of Boone, January 2020.

⁴ As seen on several early maps prior to the 1830s, the village of Boone may also have been known as "Howard," probably in honor of Benjamin Howard, who had a hunting cabin near the present downtown and for whom Howard's Knob was named. For an early map reference to Boone as "Councill's Store," see *Map of North and South Carolina Exhibiting the post offices, post roads, canals, railroads, etc., by David H. Burr...entered according to Act of Congress, July 10th 1839*, National Archives II, College Park, MD, RG 28, Burr Atlas, 6. This map is stored as four map sections. Later maps showed the community under the "Boone" name as early as 1865. See Captain William Kossak and John B. Muller, *Military Map Showing the Marches of the United States Forces Under Command of Maj. Genl. W. T. Sherman USA During the Years 1863, 1864, 1865*, St. Louis, 1865, National Archives II, College Park, MD, RG 77, US 254 1/2.

⁵ *Private Laws of the State of North Carolina, Passed by the General Assembly at Its Session 1871-72*, (Raleigh: Theo N. Ramsay, 1872), Chapter 50, 81-82.



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

The second change was the extension of the Linville River Railway from Shull's Mills to Boone in October 1918. While the line served both freight and passenger traffic, its primary significance lay in the introduction of mass quantities of building materials—brick, concrete, limestone, lumber, and sand—into an area that was virtually unreachable by truck traffic in the first quarter of the twentieth century. Not surprisingly, Boone's commercial center was transformed over the next 25 years from a near-equal mix of domestic architecture and frame commercial establishments into an impressive array of brick and steel-frame, commercial block buildings. Once the train stopped running in 1940 as a result of a major flood, improved highways into the area continued to bring new industry and diversity in the downtown area's commercial architecture. By the 1950s, Boone was running out of space in its original downtown area, in part because the growth of the university from the southeast was also beginning to crowd the downtown area. As a result, urban sprawl moved to the east and south of town along US 321 and US 421 in particular, where agricultural lands were ripe for development along the two principal highways leading to larger, distant population centers.

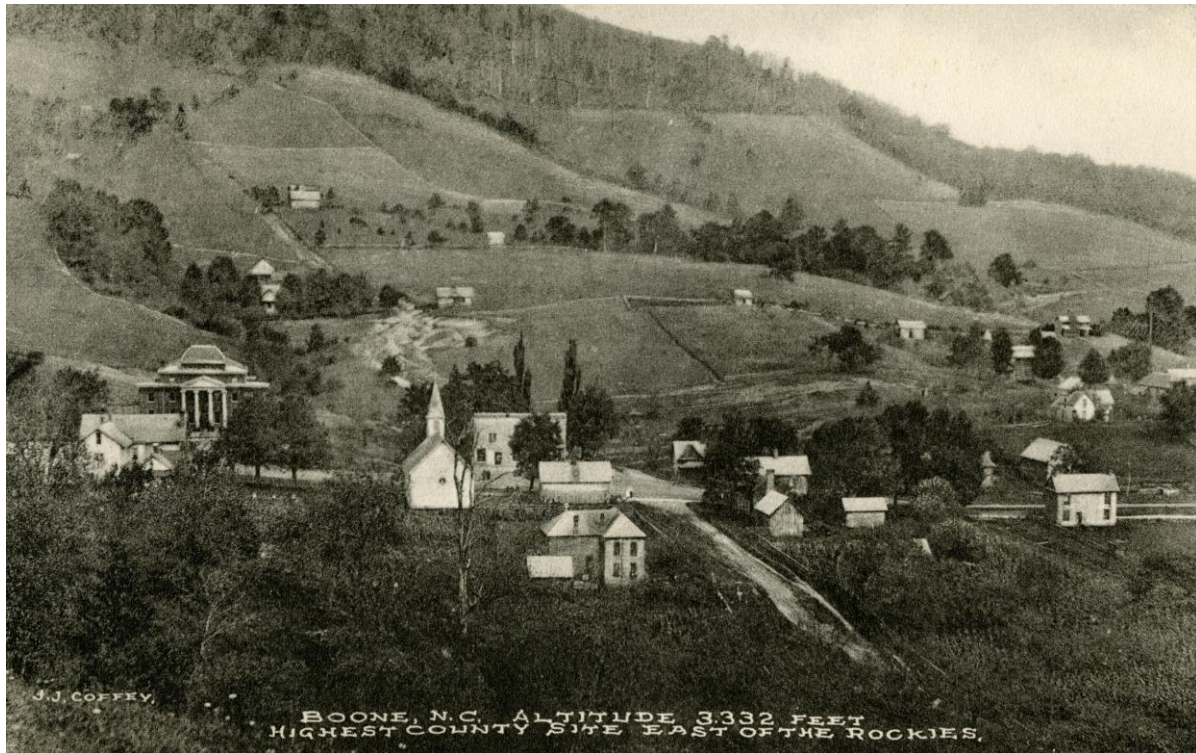
While the town is often reported to have an elevation of 3,333 feet, a geodetic benchmark in the heart of downtown near the corner of Depot and West King Streets reports the elevation as 3,323.602 feet. The original downtown area is located primarily to the north of Boone (Kraut) Creek, which flows downstream to its intersection with Winkler's Creek on the southeast side of town. Winkler's Creek then merges with the East and Middle Forks of the New River to form the South Fork of the New River, which flows away to the northeast on the east side of the current town boundaries. Because of the abundance of drainage from the hills and mountains surrounding Boone, both the original downtown and the lower areas to the southeast are prone to frequent flooding.

The downtown area is dominated by its principal artery, West King Street, running southeast to northwest through the center of town, with Queen Street to the north and Howard Street to the south as important secondary routes in the town's history. Another major thoroughfare, Rivers Street, dates to about 1968 and runs along the old Linville River Railway rail bed but now serves as a major boundary between Boone's downtown and Appalachian State University. Primary cross streets in the downtown area, running southwest to northeast, are (west to east) Burrell Street (south) and Water Street (north), Depot Street, and Appalachian Street.

The Architecture of Downtown Boone

Downtown Boone has a rich history dating to the early nineteenth century. To comply with the requirements of the North Carolina legislature when Watauga County was established in 1849 and Boone was chosen as the county seat, a local surveyor laid out the grid for the Town of Boone, with a courthouse on the site of the present Frank A. Linney House on Queen Street between Linney Street and Water Street.⁶ 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. Notably absent from the map are Howard Street and Depot Street, which would not be laid out until well into the twentieth century. By 1900, Boone featured predominantly frame buildings—both commercial and residential—grouped along King Street as its main corridor. Notable exceptions were the brick 1875 Courthouse, at one time located on the northwest corner of present-day Water and King Streets, and the 1889 Watauga County Jail on Burrell Street, home today to a restaurant. Brick for both buildings was kilned locally.

⁶ *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.



The west part of Downtown Boone from the southwest, as it appeared in 1905. The intersection of Water and King Streets is at center. The 1889 Watauga County Jail is just below the southwest corner of this intersection, while the 1875 Courthouse sits at the northwest corner. The dome and columns of the 1905 Watauga County Courthouse are visible at far left. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.

While Boone's role as a county seat and the presence of Watauga Academy (1899), later renamed the Appalachian Training School (1903), brought frequent outside traffic to the community, Boone was nevertheless fairly isolated from external economic forces prior to 1919, in large part because of the poor quality of roads into the region and the absence of a reliable transportation alternative. That changed in 1919 with the arrival of the Linville River Railway. 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.

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 downtown building constructed using materials brought in by train was the Watauga Motor Company garage on the west side of Depot Street. 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.⁷ 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.⁸



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

Completed in December 1921, the new building on King Street, located just east of the Critcher Hotel, was home to the Boone Drug Company in its east storefront, while the west portion of the building housed Davidson's Department Store. Over the next ten years, local business owners built many of the commercial block buildings that now define the core of the District on King Street, including the Qualls Block (1922), the J. Walter Jones Building (1922), the Watauga County Bank Building (1923), the Boone Hardware/Farmer's Hardware Block (1923), the Linney Law Office (1923), the Pastime Theatre (1924), the Frank A. Linney Block (1925), the W. R. Winkler Building (1927), the Edwin N. Hahn Building (1927), the H. W. Horton Building (1929), and the Perry and Winkler Building (1929), as well as several others. In keeping with Boone's historic mix of domestic and commercial buildings in its downtown area, the 1920s boom saw the construction of a handful of new residences downtown, including the Oscar and Suma Hardin House (1926) on Water Street.

⁷ [*Watauga Democrat*, September 4, 1919: 3.](#)

⁸ [*Watauga Democrat*, November 20, 1919: 3.](#)



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.

Aside from some occasional infill during the period from the late 1920s to 1935, few major, new buildings appeared in downtown during this time. 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. Following the failure of Boone's two major banks in the early 1930s, the Watauga Building and Loan began to take up the slack, often funding downtown commercial projects of Boone's second construction boom of the late 1930s. Demolition of the old Critcher Hotel led to the creation of three major buildings near the southeast corner of the intersection of Depot and King Streets: the Shell Café, later expanded as the Crest Five and Ten Cent Store (1936/1940); the Belk-White Department Store (1937); and the Hamby and Winkler Building (1937), which again featured wagon wheel, limestone medallions like those on the Horton Building. This detail became a familiar architectural trope on later Winkler-associated buildings.

Toward the west end of town, meanwhile, the Rivers Printing Company Building (1937) took form on the site of the original home of the *Watauga Democrat* press. Another major addition to downtown was the Appalachian Theatre (1938), Boone's only Art Deco-style building. Once again, the Linville River Railway played a crucial role in construction of these new buildings; extant freight records document the arrival of the large, 50-foot-long, steel beams that were critical to the framing of the theater. Works Progress Administration funding from the federal government also led to the construction of several major buildings in downtown, including the Boone Post Office (1939) on King Street and the Watauga County Office Building (1939) on Water Street. Other major additions included the John W. Hodges Building (1940), the Smithey's Department Store (1940) and the Dr. H. B. Perry

Building (1942). Numerous one-story buildings also went up in the downtown area, mostly consisting of one-story, commercial block, retail or automotive establishments, including clusters of such buildings near the intersection of King and Appalachian Streets, along North Depot Street, along the north side of King Street between Water and Depot, and at the west end of town along King Street, opposite the courthouse buildings. Domestic construction continued in the downtown area, too, including the A. E. and Roberta Hodges House (1940) at the corner of Queen Street and Grand Boulevard.



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

Perhaps one of the most significant changes during this second period was the development of the South Depot Street and Howard Street corridors. Long the site of scattered frame warehouses and barns located in proximity to the rail depot, this lower part of the downtown area saw numerous transportation-related buildings, many of them built from brick or concrete block, constructed between 1936 and 1941. Perhaps most significant were the Cook-Nichols Motor Company Building (1940), the Duncan Motor Company Building (1940), and the Southeastern Motor Lines Building (1941). While World War II briefly interrupted construction activities in Downtown Boone because of the scarcity of building materials, large-scale rationing, and war-time inflation, the Howard Street redevelopment resumed with a third boom period by 1944, with such noteworthy buildings as the Baker-Commack Hosiery Mills (1944) and the Wilcox Drug Company Building (1944). Two other buildings that year—the Boone Tire and Bargain Store

Warehouse and the first phases of the Goodnight Brothers Complex—further secured Howard Street’s role as the downtown’s warehouse and transportation corridor.



Winkler Motor Company Building #1 with its wagon-wheel medallions as it appeared in November 2015. Image by Nicole Holladay.

Following the formal cessation of hostilities in 1945, the Howard Street boom continued, resulting in even grander transportation-related projects such as the Boone Bus Depot (1946) at the southern end of Depot Street and the Winkler Motor Company Building #1 (1946) on the north side of Howard Street. Another half dozen warehouse and automotive buildings, many of them just one story in height and typically unrefined in design, went up in the corridor between 1946 and 1950.

While most of the focus was on the Howard Street corridor during Boone’s third construction boom, infill continued along King Street, resulting in some impressive new additions to the downtown landscape. These included the two-story, brick Edmisten Building at the west end of town (1946); a two-story, brick building clad in electric blue structural glass and known as the Newton Brothers Department Store (1946); and the W. R. Winkler Warehouse and Masonic Hall (1949). Another handful of smaller, usually brick and/or concrete block buildings went up elsewhere along King Street in Boone’s downtown before 1950.



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

A brief recession in 1948-49 probably played a significant role in halting this third boom, and by 1950, downtown construction came to a brief stop. Lack of available lots may have also played a role, as did the first signs of Boone's urban sprawl to the US 321 (Blowing Rock Road) and US 421 (East King Street) corridors. Some businesses, like the Blue Ridge Electric Cooperative, chose to build new operations on the outskirts of town, while factory operations like the International Resistance Company sought larger acreage outside of downtown to allow for possible expansion. New motels and even a drive-in theater also went up away from downtown. Older downtown properties were under increasing pressure to modernize in order to keep up with the postwar fascination with innovation and modernization.

During Downtown Boone's last major phase of development between 1950 and 1964, then, construction focused primarily on infilling the few undeveloped lots, demolishing older buildings for new construction, and making alterations to existing architecture. While most of these new buildings were smaller projects on King Street, Depot Street, and Howard Street, the Swofford's Tire Store (1951) that replaced the old, frame J. B. Taylor Motor Company Building and the W. B. and Ola Wilcox Hodges Building (1956) that replaced the old Jennie Coffey Store were examples of demolition leading to new construction. This "revitalization" process led to the demolition of several historically important houses that had survived for decades if not a full century on King Street, including the David and Lucy Greene bungalow adjacent to the Appalachian Theatre, demolished for construction of the Northwestern Bank (1960), as well as the J. G. Rivers House—originally built for Jordan Council, Jr., in 1850—that was demolished for the new A&P Grocery Store (1960) at the southeast corner of Burrell and King Streets.



Looking west on King Street with Depot Street intersection at center, circa 1952. At right are the J. Walter Jones and W. R. Winkler Buildings, now home to the Mast General Store. At left are a portion of the Boone Drug Company Building as well as the Hamby and Winkler Building, the Belk-White Department Store Building, the Crest Five and Ten Cent Store Building, the Watauga County Bank Building, and other early twentieth century buildings of King Street. Image by Palmer Blair, courtesy of the Palmer Blair Collection, Digital Watauga Project.

The late 1950s and early 1960s also brought the first clear signs of development tensions between Appalachian State Teachers College and the Town of Boone, as developers started erecting mixed-use projects like the Estel and Lucille Wagner Building (1957) on King Street, the Cook and Wagner Apartment Building (1959) on Howard Street, the Anderson-Weston Building (1962) on Appalachian Street, and the Harvey Ayers Building (1963) on King Street, each of which offered student apartments on the second floor with retail space on the first. Many of the apartment houses on Hippy Hill (just east of the District), originally built as mixed-use projects, went up during this same period. Toward the very end of this last downtown boom period, developers abandoned the mixed-use conceit and opted instead for large-scale apartment complexes. Perhaps the most significant of these was the Stanley A. Harris Apartment House, built in two phases in 1963 and 1964 immediately to the northwest of the 1905 Courthouse. This demand for student housing that intrudes on the commercial downtown core remains a pressure for Boone today.

For a more detailed architectural history of Downtown Boone, please see Eric W. Plaag, *Comprehensive Architectural Survey of Downtown Boone, North Carolina*, prepared for the Town of Boone, January 2020. This document can be found online at the Town of Boone Planning and Inspections website:

<http://www.townofboone.net/departments/planning-inspections/> .



West King Street, looking southwest from intersection with Grand Boulevard. Downtown Boone retains many historic properties, although changes to some of them (many of them reversible changes) have had a negative impact on the historical integrity of the downtown historic district. Image courtesy of Eric Plaag, 2013.

Commission Procedures

Organization of the Town of Boone Historic Preservation Commission

The Boone Historic Preservation Commission (HPC) is responsible for helping to preserve any districts or landmarks therein that embody important elements of the Town of Boone's culture, history, architectural history, or prehistory and to promote the use and conservation of such districts or landmarks for the education, pleasure, and enrichment of the residents of the Town and the State.

The Historic Preservation Commission is organized and regulated by Town of Boone UDO Article 2 Administrative Mechanisms, and UDO Article 8 Historic Preservation Procedures.

Design Review Process

Except for minor work eligible for a Statement of Conformity, the Town of Boone Historic Preservation Commission (HPC) is responsible for the design review of all proposed changes to the exterior of structures, demolition of structures, moving of structures, new construction, and signage in the District. The design review process for changes in the District requires application for a **Certificate of Appropriateness (COA)**. This process is designed to ensure proposed work is compatible with the nature of the property and the character of the surrounding properties in the historic district. The HPC is assisted by Town of Boone Planning and Inspections Staff, who prepare HPC agendas and minutes and perform other administrative and design review duties as required.

The District overlay requires an applicant to meet design standards set forth herein, in addition to all other codes and laws. Applicants in the District are first required to obtain a COA as a preliminary step before obtaining zoning and building permits, if such permits are required for the proposed work. The issuance of a COA indicates that, in the opinion of the HPC, the proposed alterations, improvements, new construction, or demolition is consistent with the Standards and reflects the historic character of the District. Any repair or replacement that involves a change in exterior design, materials, or general appearance is defined as an alteration and requires an approved COA before work can begin. In addition, properties that are subject to interior review (either publicly owned properties or those whose owners have requested interior review) must have an approved COA for alterations affecting historically significant interior features. Some landscaping, streetscaping, and archaeological projects also require a COA.

Pre-Application Meetings – Planning and Inspections Department Staff

Informal meetings to become familiar with the Commission's standards of appropriateness, the design review process, and timeline may be arranged by

contacting the Planning and Inspections Department. During this informal meeting, Planning and Inspections Staff will spend time with an applicant reviewing the procedures set forth below.

Exemption to COA Design Review – Ordinary or Routine Maintenance

Although other zoning or building permits may be required, a COA is not required for ordinary or routine maintenance or repair of any of the existing features of a structure or building that does not involve a change in design, materials, or the outward appearance.

Examples of ordinary or routine maintenance include:

- Maintenance of existing paint (changes to masonry are not considered ordinary or routine maintenance)
- Replacement of window glass only with like kind and quality
- Caulking and weather-stripping
- Replacement of small amounts of missing or deteriorated original or existing siding, trim, roof coverings, porch flooring, steps, etc., as long as replacement materials match the original or existing materials in detail and color.

Elevation Definitions

Primary Elevation: The elevation generally thought of as the main facade that faces the public street and that contains the building's primary pedestrian entrance.

Secondary Elevation: The elevation that faces a public street or adjacent buildings and that may contain additional pedestrian entrances other than the primary pedestrian entrance.

Tertiary Elevation: The elevation(s) that does not face a public street and is generally not visible from public streets. This elevation typically includes posterior, exterior elevations, features, and land area.

Completing the Statement of Conformity or COA Application

An applicant may obtain an application from the Town of Boone Planning and Inspections Department or on the Town of Boone's website (<http://www.townofboone.net/departments/planning-inspections>). After obtaining the correct application, it is important that the form be filled out completely. Please see section on Application Submission and Review below for details on submittal requirements.

Completed applications are submitted to the Planning and Inspections Department, along with the required fee. Applications are processed in accordance with the most recent Town of Boone Planning and Inspections Meeting Schedule.

Applications fall under two different project types: Minor Work and Major Work. Requirements for the approval are outlined in the following sections: Application for a Statement of Conformity and COA Application for Major Work.

Statement of Conformity Application

As set forth herein, Minor Work includes those changes to a structure or a site that are judged not to have significant impact on the historical integrity or character of the property. While Minor Work does not require a review by the HPC, applicants are required to submit an Application for a Statement of Conformity. This application is reviewed administratively by Planning and Inspections Staff in context with the Standards and is generally approved within ____ business days. When an Application for a Statement of Conformity does not meet the limitations of Minor Work, the application will be forwarded to the HPC for review as a COA Application for Major Work.

When work proposed under a Statement of Conformity Application does not meet the limitations of Minor Work, the application will be forwarded to the HPC for review as a COA Application for Major Work.

Examples of Minor Work include:

- Installation of mechanical systems, air conditioning units, vents, and related equipment in secondary and tertiary AVCs that does not involve alteration to the building
- Installation of patios and sidewalks in secondary and tertiary AVCs
- Change of roofing materials on flat or low-slope roofs not visible from the street
- Fence installation in secondary and tertiary AVCs
- Installation of skylights within tertiary AVCs
- Installation of storm windows and doors where divided mullions of storm windows and doors align with windows and doors behind
- Temporary signs as permitted under Boone's land use ordinance and/or approved historic house markers
- Removal of synthetic siding where original siding exists underneath
- Installation of new doors, door frames, and associated door sills in tertiary AVCs when new materials are compatible with the original in terms of size, design, and material.

Required materials for a Statement of Conformity Application for Minor Work shall include:

- *Written Description of the Proposed Work:* Describe in detail the scope and nature of the proposed project, including exact material types, colors, and dimensions for materials to be used (e.g., width of siding, color of window trim, type of roofing materials, etc.).

- *Design Standards References:* Cite the applicable sections of the Design Standards related to and/or reflected in the proposed project.
- *Photographs of Existing Conditions:* Provide current photographs showing the present conditions of the area where the project will be completed and/or the portions of any existing building that will be affected by the proposed work.
- *Site Plan:* Provide scaled drawings showing the relationship of all buildings, secondary structures, driveways, sidewalks, fences, drains, lighting, and trees to the property line. Clearly identify the location of any and all proposed changes. Caliper of trees should be indicated as measured from four (4) feet above the earth's surface. (Not required for minor work, unless the proposed minor work involves modifications to landscaping, fencing, sidewalks, mechanicals, or other elements of the present "footprint" of the site.)
- *Historical Documentation:* If available, provide copies of historic photographs of the property in question, along with a list of any known previous alterations to the property (and the approximate date of those alterations). If the property is already listed on the National Register of Historic Places or is a designated Local Historic Landmark, include a copy of the nomination text for the property.

COA Application for Major Work

As set forth herein, Major Work includes all other work not considered as either ordinary or routine maintenance or Minor Work. Major Work projects require both a COA Application and HPC approval.

Examples of Major Work include:

- New construction or additions to buildings
- Reconstruction of buildings once located on the site but demolished or moved at some previous time
- Restoration or rehabilitation of an historic property to its historic appearance
- Pointing of masonry as well as alteration, repair, or replacement of masonry, siding, roofing materials, architectural trim elements, foundations, windows, doors, and other significant architectural details
- Demolition of any part of a building or structure
- Work that is likely to disrupt or damage known or discovered archaeological resources on the site
- Moving of buildings
- Replacement of architectural details when there will be a change in design or materials from the original or existing details
- Changes to rooflines

- Establishment of exterior fire exits
- Exterior modification of existing buildings for ADA compliance
- Painting or stuccoing of buildings not previously painted or stuccoed
- Installation of mechanical systems, air conditioning units, vents, and related equipment in primary elevations that involves alteration to the building facade
- Location of satellite dishes, solar panels, and other roof attachments to the primary elevation roof and/or facade of a building if they are not effectively screened or are visible from a public street

Preliminary Concept Design Review with HPC

A preliminary concept design review by the HPC is especially encouraged for applicants who plan on submitting a COA Application for Major Work. This free review can help applicants avoid delays in the formal COA approval process. During this review, applicants may request technical advice, design assistance, and color consultations from the HPC prior to the submission of a completed COA Application for Major Work. These preliminary concept design reviews are typically held during the Commission's regularly scheduled monthly meetings. The following information should be prepared and submitted to the Planning and Inspections Department:

- Scaled site plan
- Preliminary drawings indicating desired changes (provide photo simulations if available)
- Photographs of existing conditions
- All available historical documentation regarding the property.

COA Application Submission and Review

Required materials for all COA Application for Major Work shall include:

- *Written Description of the Proposed Work:* Describe in detail the scope and nature of the proposed project, including exact material types, colors, and dimensions for materials to be used (e.g., width of siding, color of window trim, type of roofing materials, etc.).
- *Design Standards References:* Cite the applicable sections of the Design Standards related to and/or reflected in the proposed project.
- *Photographs of Existing Conditions:* Provide current photographs showing the present conditions of the area where the project will be completed and/or the portions of any existing building that will be affected by the proposed work.
- *Site Plan:* Provide scaled drawings showing the relationship of all buildings, secondary structures, driveways, sidewalks, fences, drains, lighting, and trees to

the property line. Clearly identify the location of any and all proposed changes. Caliper of trees should be indicated as measured from four (4) feet above the earth's surface.

- *Historical Documentation:* If available, provide copies of historic photographs of the property in question, along with a list of any known previous alterations to the property (and the approximate date of those alterations). If the property is already listed on the National Register of Historic Places or is a designated Local Historic Landmark, include a copy of the nomination text for the property.
- *Elevations:* Provide architectural drawings showing all elevations where proposed work will occur. Include scale.
- *For Projects Involving Demolition or Relocation:* Describe the structure, the reason for its demolition or relocation, the proposed reuse of the site, as well as plans for new landscaping at the site.

Once submitted, the COA Application for Major Work and supporting documentation are initially reviewed by Planning and Inspection Staff in context of the design standards. The results of this review are condensed to a Staff Report, which is then forwarded to a regularly scheduled HPC meeting.

Notice of Hearing

Planning and Inspections Staff shall give notice of any official hearing of the board as follows:

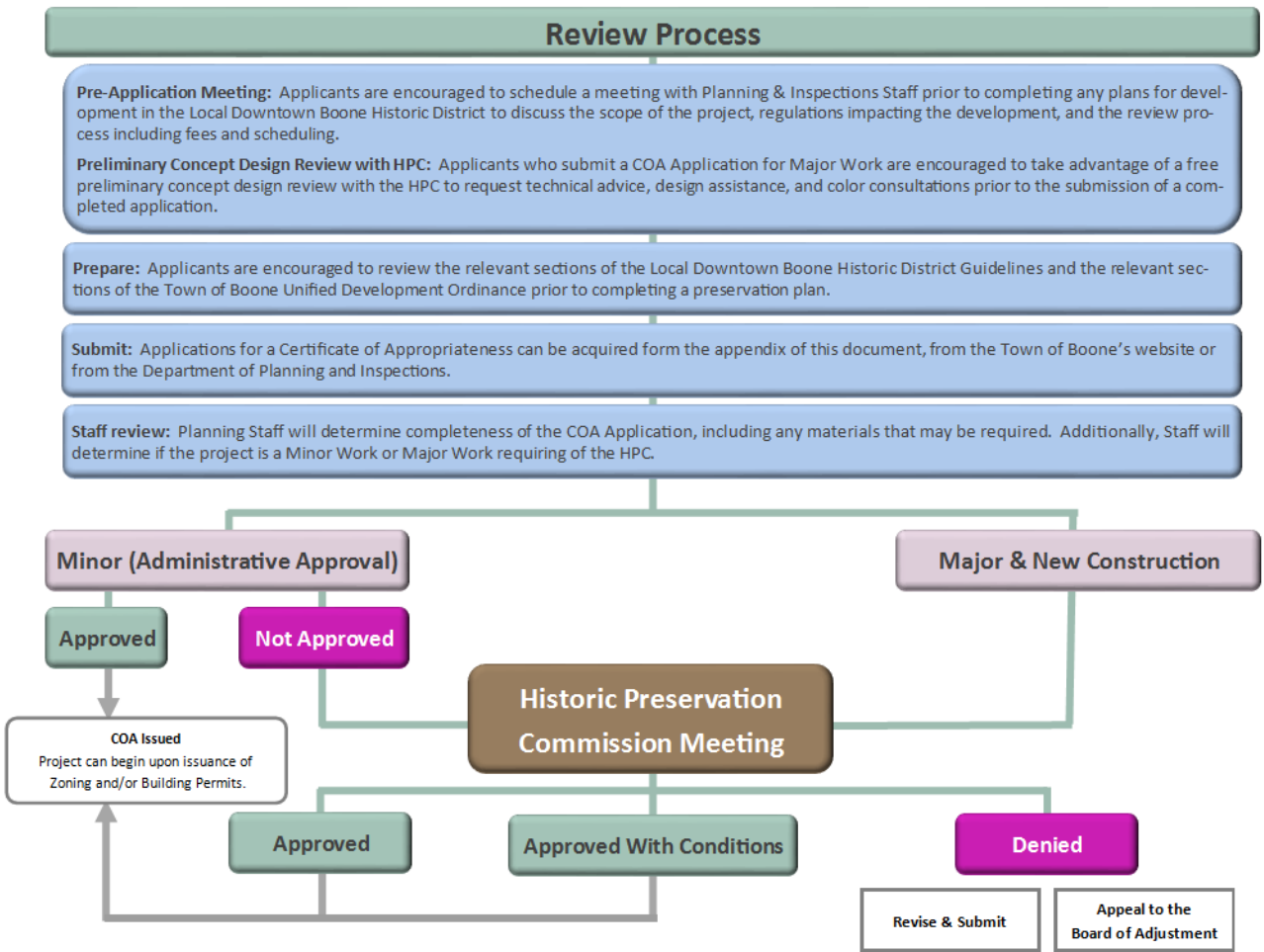
1. Mailed notice, stating the date, time, and place of hearing, will reasonably identify the lot that is the subject of the application and give a brief description of the request. This notice shall be sent by depositing in the mail at least ten (10) days, but not more than twenty-five (25) days, prior to the date of the hearing to:
 - a. The person or entity whose application is the subject of the hearing; and
 - b. The owner of the property that is the subject of the property if the owner did not initiate the hearing; and
 - c. The owners of all parcels of land abutting or located within 150' of the parcel that is the subject of the hearing.
2. Posted Notice: At least ten (10) days, but not more than twenty-five (25) days prior to the date of the hearing, the Administrator shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way. The signs to be posted shall include the date, time and location of the hearing and shall direct the public to detailed information about the hearing.

Hearing

Applicants must attend the hearing at which their application will be considered or send a representative to appear who can speak for and legally bind the applicant. During the hearing, the application will be reviewed for compliance with all applicable ordinances and codes. Applicants, their representatives, and any adjacent property owners will be given the opportunity at the hearing to make brief comments.

The Historic Preservation Commission must issue or deny within 180 days but typically takes action within 90 days or less after the filing of a completed application, except when the time limit has been extended by mutual agreement between the applicant and the Commission. Once an application has been approved, a formal mailed notice and a COA permit placard will be issued. The placard should be posted in a window or elsewhere on the property where it is visible from the street for the duration of the project.

See COA Flow Chart on Next Page



Standards for Residential Properties Within the District

Standards for Residential Properties within the District

These Standards for residential properties are intended to address many of the most common issues to arise during renovations, additions, and new construction in the District. Where the Standards are silent on a particular issue or concern, the HPC will rely upon the Secretary of the Interior's Standards for Rehabilitation to guide their review of the proposed work under the COA process and any subsequent recommendations.

"Residential Property" Defined

A **residential property** within the District is any property whose purpose-built function at the time of construction was to serve solely as a residence for long-term (greater than 30 days) occupants. Such properties may include single-family homes, single-family residences with an accessory purpose, apartment homes, condominiums, or apartment complexes that were built strictly for apartment living without a mixed-use component in any other part of the building.

Buildings within the District that meet this definition include, but may not be limited to, the John Walter Jones House (WT0008), the Oscar and Suma Hardin House (WT0056), the Watauga County Jail (WT0067), the Frank A. Linney House (WT0582), the Stanley A. Harris Apartment House (WT0805), the Terrace Apartments (WT0809), the J. M. and Ida Moretz House (WT0810), the A. E. and Roberta Hodges House (WT0818), the Dr. H. B. Perry Building (WT0844), the Chapell Wilson/B. G. Teams House (WT0845), and the G. F. and Josie Critcher House (WT0876).

1. Architectural Components and Details

Exterior architectural components, including door and window casings, columns, brackets, porch railings, soffits, fascias, roof configurations, trim details, architectural flourishes, and various joinery and surface patterns, all contribute significantly to the character and historical integrity of properties located within the District. Because many of these components are either irreplaceable or very expensive to reproduce, they

should be maintained and valued in the same way that one might consider an important family heirloom or expensive antique furniture. In many cases, missing or damaged architectural details can be replaced with like items from salvage yards, antique shops, or mail order companies that specialize in replacement of historic architectural components. If such items cannot be replaced, many construction supply companies stock simulations of period architectural components that are approved by the Secretary of the Interior and the National Park Service as suitable historic replacements. In any event, before replacing any exterior architectural component, property owners should familiarize themselves with the architectural style and historic characteristics of their building to avoid introduction of inappropriate elements.

- 1.1. It is important to preserve historical architectural features of exterior walls, such as cornices, friezes, medallions, sunbursts, brackets, bays, turrets, fascias, and decorative moldings. Original architectural details should always be retained if structurally feasible, even if portions of the original material are damaged or deteriorated to a point requiring replacement.
- 1.2. It is NOT appropriate to remove rather than repair or replace in kind such features when they are deteriorated. If replacement is necessary, the new materials should match the materials being replaced in composition, design, texture, color, and other visual qualities.
- 1.3. It is NOT appropriate to cover or replace historic materials with substitute materials, such as aluminum, vinyl, fiber cement board siding (or similar materials simulating the appearance of wood), or plywood panels. Architectural details that are not appropriate to the historic context and character of a building should never be added. At the same time, property owners should never use details from an earlier period to try to make a building look older than it is.



"The Oscar and Suma Hardin House retained many original and architecturally significant features prior to its demolition in January 2021, but later updates removed some original elements and grafted other architectural components (such as vinyl siding) into the mix that did not fit with the original architectural character of the house. Removal of inappropriate new elements and thoughtful restoration of original elements that have disappeared can restore architectural integrity to significant properties within the District. Photo by Nicole Holladay, 2015."

2. Foundations

For most property owners, the foundation of their historic residential property will consist of either piers of masonry or a complete masonry wall on the perimeter of the structure as well as interior piers for support and a sill plate connecting the perimeter wall with the rest of the house. In some cases, masonry walls have been added between original masonry piers on the perimeter of the foundation.

Settling—sometimes of an inch or more—is quite common and should be expected in a historic property, often in an uneven or disproportionate manner along the entirety of the foundation. Settling also typically cracks mortar joints. For this reason, it is part of routine maintenance to periodically repoint mortar joints and inspect for more severe settling problems. In some cases, property owners will need to consult with a masonry contractor or civil engineer to correct serious settling problems. A number of less

expensive and fairly common repair tricks are inappropriate for historic properties and can actually cause further damage to the historic fabric and integrity of the property.

- 2.1. Whenever a foundation requires repairs, always use the original bricks or stones if possible. If these materials are damaged beyond repair, replace them with bricks or stones similar in size, color, and surface texture to the originals. If using recycled bricks, always put the weathered side to the exterior in order to maintain the historic appearance of the foundation walls and/or piers.
- 2.2. In repairing or reconstructing a foundation, the historic bond patterns and mortar treatments should always be replicated. Brick header or rowlock rows, soldier or sailor courses, bandboards, water tables, driplines, and other horizontal design elements should match and align with the existing historic elements.
- 2.3. Sandblasting, painting, waterproofing, and parging—a technique of applying a cement-like coating to a deteriorating foundation in order to avoid repairs—should never be employed on the exposed portions of foundation exteriors, as all of these treatments damage original masonry and mortar treatments. In addition, non-porous applications trap moisture that can freeze, cause further damage to masonry, and result in damage to the interior of the home.
- 2.4. Exposed concrete block and cast concrete are strongly discouraged, unless these components are already part of the historic context of the property in question. Such treatments are somewhat common in the District and should be left intact if original, rather than covered over.
- 2.5. If closing in the openings between brick piers, use matching masonry materials or lattice that is slightly recessed from the façade plain of the historic masonry. Note that foundations need to be vented. Vents should be painted a color that blends with the existing foundation color.
- 2.6. Access doors to basements or foundation crawlspaces should always be located in an area not visible from the street unless a different historic configuration that aligns with the building’s historic context already exists.

3. Masonry

Many residences in the District are composed of brick or stone masonry, and it is imperative that original masonry materials—many of which have a weathered appearance reflecting the history of the building—remain preserved whenever possible. For this reason, masonry should never be cleaned unless it is determined that perceived “dirt” is actually accumulated deposits and not the effects of weathering. If cleaning is pursued, always use the gentlest method available, preferably with low-

pressure water, a mild, non-caustic detergent, and a natural bristle brush where needed. In addition, while repointing is sometimes necessary when mortar is missing or moisture problems have developed, it should only be completed in a manner that avoids smearing the mortar onto the surface of the masonry.

- 3.1 It is NEVER appropriate to paint masonry materials, such as brick, concrete block, cast concrete, or stone, that were historically unpainted, including masonry associated with foundations. If there is an historic precedent for painting the masonry at issue, repainting should be completed using colors that generally reflect the natural color of the masonry in question.

Removal of non-historic paint from masonry can be challenging and problematic, and doing so requires strict adherence to preservation guidance published by the National Park Service. Generally speaking, such work should be completed by a professional trained in historic preservation methods and using a chemical paint remover specifically intended for masonry and the gentlest application means possible. In some instances, inappropriately applied paints may not be removable without damaging the underlying masonry, so it is always advisable to test removal techniques in an area that is not easily visible to the public. The HPC will provide guidance in such instances on the best approach to addressing unusual paint removal challenges.

- 3.2 Whenever feasible, historic masonry should be repaired rather than replaced or covered. When replacement is necessary, it should always be completed using traditional materials of like kind and quality to the originals that are being replaced.



The Watauga County Jail features important masonry details on its primary elevation. Patching of second-floor masonry using Portland cement and other materials mars the historic appearance of the masonry and poses a risk to its stability. Photo courtesy of Eric Plaag, 2015.

- 3.3 Repointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.
- 3.4 Unless there is a specific reason for using waterproof or water-repellent coatings (e.g., brick that has previously been sandblasted, creating a porosity problem), these treatments should be avoided, as they can accelerate deterioration of historic masonry.
- 3.5 When repairing or replacing masonry or mortar, take care to maintain the alignment, bond pattern, joint spacing, color, texture, and size of the original masonry.
- 3.6 Unless there is historic precedent for its use on the building in question, stucco should never be applied to existing masonry walls, as it can trap

moisture that accelerates the deterioration of the masonry. If existing stucco is being repaired, the stucco mixture should duplicate the original appearance, color, and texture as closely as possible.

- 3.7 Masonry should never be treated with abrasive stripping methods, sandblasting, or high-pressure water cleaning, as these methods almost always immediately damage the “skin” of the brick and the mortar joints, and they can make the masonry more susceptible to spalling, or flaking of the masonry surface as a result of the introduction of moisture. Masonry should only be cleaned using the gentlest method available, including low-pressure water, soft natural brushes, and, if necessary, non-abrasive, non-toxic chemicals that will not damage the masonry being treated.



Spalling, as seen on the western wall of this Howard Street building, is often the result of moisture being trapped behind the brick face, freezing, and thus forcing the brick face to pop off. In this particular case, the use of paint to cover the brick wall has likely accelerated the spalling condition. Attempting to cover the spalling through the use of cement infills or other patchwork repairs is not recommended. Image by Paul Fuller, 2016.

- 3.8 Spalled masonry should never be repaired using cement infills or other patchwork repairs that will only further degrade the historic materials and alter the historic appearance of the building. Instead, spalled or delaminated bricks should be replaced with a similar brick stock or salvaged historic brick that matches the original in color, size, and appearance. New mortar joints should match the originals in color, composition, texture, and method of application.
- 3.9 All historic masonry architectural features, including cornices, moldings, chimneys, and other decorative flourishes, should be retained as they are integral to the architectural character and integrity of the building.

- 3.10 Deteriorated masonry chimneys should never be shortened or covered with parging. Instead, the original chimney configuration should be restored on historic properties using historically appropriate masonry and mortar materials. In addition, the design of the original chimney should be maintained, including corbelling, clay chimney pots, and other original decorative features. Metal chimney caps may be added if they are unobtrusive and do not alter the design of the chimney, but metal vent pipes that protrude through the top of the chimney are not appropriate. Wooden box chimneys and chimneys made of simulated brick or stone are also inappropriate.
- 3.11 Proper maintenance of masonry is essential to its long-term survival. Property owners should conduct periodic checks for moisture problems and cracking, and they should remove any vegetation that adheres to masonry (such as ivy and other vine plants) or that hinders ventilation and drainage around masonry elements. Vegetation should never be sprayed with defoliants, pesticides, or other harsh chemicals. Please consult with the Planning and Inspections Department for guidance on removal of vegetation on masonry.

4. Siding and Trim

Wooden siding is probably the most commonly found material on residential properties in the District. Traditional historic forms of siding include clapboards, weatherboard, shiplap, drop siding, flush siding, and board-and-batten siding. In some rare cases, wood shingles may also be found.

Maintaining wood siding is essential to the preservation of the historic property on which it appears. In addition to repairing and/or replacing damaged siding members, it is imperative that a regular maintenance program be in place in order to protect the integrity of historic properties that feature siding. This program should include routine caulking and sealing, cleaning, and painting.

- 4.1 The use of artificial siding (vinyl, aluminum, asphalt, asbestos, Masonite, pressboard, etc.) to cover original siding is not permitted in the District because it destroys the integrity of historic properties. Beyond covering up original architectural details, its installation damages the historic materials underneath, and the artificial siding itself often traps moisture that can lead to further damage of the historic materials. Because it covers historic natural materials, it can also hide the natural critters—termites, carpenter ants, mold, and fungus—that can damage those historic natural materials. In some very rare instances, some forms of artificial siding may be original to the property. Where this does occur, the original siding material should be maintained and repaired whenever possible.

- 4.2 The original form, details, and materials of exterior walls and trim should be preserved whenever feasible. If damage is present, repair using existing historic materials is always preferable over replacement. If replacement is necessary, replacement materials should duplicate the form, details, texture, size, shape, color, pattern, and composition of the historic wall surface and should be obtained from salvage or antique suppliers. Only the portion that requires replacement should be replaced. The HPC will consider the use of substitute materials ONLY if the historical material is not technically feasible or is no longer available.
- 4.3 Because its use is not historic to Boone's residential historic districts, artificial bark siding is not permitted.
- 4.4 Wood elements that were traditionally stained, such as cedar shingles, should never be painted, as this destroys the historic appearance and integrity of the building.
- 4.5 Whenever possible, the removal of non-historic artificial siding and trim materials to uncover or facilitate the restoration of original historic siding and trim details is strongly encouraged.
- 4.6 Historic architectural metals, such as pressed tin, aluminum, and cast or wrought iron, should always be retained. If these items are not repairable due to rust or other deterioration, replacement materials should duplicate the form, details, texture, material, size, shape, color, pattern, and composition of the original. When cleaning of architectural materials is necessary, use the gentlest methods possible, such as water, a gentle, non-caustic soap, and soft bristle brushes.

5. Windows, Doors, and Awnings

The arrangement of doors and windows on an historic property is one of the most important elements of building design. It is imperative that these arrangements be preserved in order to maintain the integrity of individual historic properties and the integrity of the District. Because older windows and doors were not always designed with heating and cooling efficiency in mind, it is often tempting to property owners to replace these features with modern doors and windows. Despite the apparent advantages of doing so, replacement with modern doors and windows is often far more expensive than repairing existing historic doors and windows, and their use often completely destroys the integrity of the historic property in question. Furthermore, many companies are now producing "modern" wood replacement windows that replicate the appearance of their historic antecedents with fixed muntins but feature double-pane glass to assist with heating and cooling efficiency. The HPC reviews proposals for the use of modern wood replacement windows carefully to insure that muntin thickness aligns with the muntin dimensions of historic windows.

- 5.1 The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building's historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements is underway. It is never appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials.
- 5.2 Whenever possible, the original window and door hardware should be preserved and maintained, as these components are also vital elements of historic properties.
- 5.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, and shutters, should be repaired rather than replaced. This includes sidelights and fanlights on both doors and windows, which are vital architectural elements that help identify the style and period of a particular property. Snap-in muntins are not historically accurate and should always be avoided.
- 5.4 Unless restoring the appearance of a building to its original, historic context, the pattern, arrangements, and dimensions of doors and windows on principal elevations should be retained. On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.
- 5.5 Reflective or tinted glass is not historically accurate to the District or its historic properties and should never be used.
- 5.6 In cases where historic windows are deteriorated or damaged beyond repair, replacement windows on historic properties must match the original, historic window casings, sash details, and muntin divisions. In most cases, this will mean the use of true, divided light sashes, rather than sashes featuring simulated divided lights. Grids between glass (GBG) windows, vinyl replacement windows, and windows made of fiberglass, aluminum, or other materials that are incongruous to the District are not permitted. For new windows in new construction or an addition to an historic property, new windows may use simulated divided light sashes (with muntins permanently attached to the interior and exterior of the window panes and a matching space in between the glazing) that

approximate the general appearance of windows in other residential properties in the District.

- 5.7 If a building did not historically possess shutters, they should not be added. Similarly, historic shutter elements should be repaired and retained. Existing shutters should never be replaced with materials that are not historic to the property (metal, vinyl, or plastic shutters, for example), nor should they be replaced with shutters of a different size or configuration, especially those that do not fit the window opening and are attached to existing siding or masonry.
- 5.8 Shutters should be attached to the window casing, not the siding or masonry, unless the original historic context of the property featured shutters attached to the siding or masonry.
- 5.9 It is appropriate to have original windows repaired and storm windows added to historic properties. This approach is preferable to replacement of original windows. Storm windows protect original windows, reduce heat loss, and are not a permanent change to a structure when installed properly. Original window and door elements should never be destroyed when storm windows or doors are installed on historic properties. Storm windows and doors should blend with the historic property, rather than appearing to be tacked on as an afterthought. Storm doors should have full glass with no meeting rails or muntins, while storm windows should have a meeting rail that aligns with the meeting rail of the window.
- 5.9 Raw metal storm windows and doors are not appropriate. When possible, interior storm windows are encouraged. Avoid poorly designed interior storm windows that can trap moisture between the storm window and the original window, causing damage to historic materials. If exterior storm windows and/or doors are installed, frames should be painted wood or painted or baked enamel finish aluminum.
- 5.10 Awnings are never appropriate on residences where there is no evidence of prior use of awnings or where there is evidence of historic use of shutters.
- 5.11 Awnings should be composed of canvas or acrylic. Metal awnings are never appropriate, except for historic properties erected after World War II that historically had metal awnings at the time of their construction.
- 5.12 Awnings on windows, entryways, and porches should be appropriate in design, proportion, scale, and color to the architectural style and period of the property. Awnings should be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be

attached just outside the opening. If attached to a masonry building, attachments should be made in mortar joints and never in the brick itself.

6. Roofs

Among the most significant and important of the distinguishing characteristics of historic properties are the roof form and pitch, which are often essential to identifying the architectural style of a building. For this reason, it is imperative that every effort be made to preserve and maintain the original roof configuration and materials on historic properties, including dormers, turrets, balustrades, etc. While historic roofing materials should always be preserved whenever possible—especially if they consist of specialty roofing materials such as slate or tile—many roofing elements will require replacement due to deterioration and age. Note that North Carolina’s Building Code prohibits that application of more than two layers of roofing materials on a residence at any given time.

- 6.1 Significant changes to roofs of historic properties are not permitted, including the raising or lowering of pitch, the removal or alteration of widow’s walks, dormers, turrets, balustrades, bargeboards, quarter round, cornices, coping, dentil moldings, brackets, eaves, rafter tails, weather vanes, or lightning rods, the cutting back of roof overhang, and the replacement of historic roofing materials with modern materials that do not replicate the original appearance of the historic property’s roof. Open rafter tails and similar roof trim elements should never be obscured by boxed soffits or similar treatments. Specialty roofing materials, such as tile or patterned slate, should never be replaced with composition shingles. Original roofing materials should never be covered or replaced with a different type of roofing material, such as installing a standing seam metal roof over a slate or asphalt shingle roof.
- 6.2 Whenever possible, deteriorated soffits, fascia, moldings, brackets, eaves, rafter tails, cornices, coping, and other important roof components should be repaired. If replacement is necessary, it should be completed using historic materials if possible, and at minimum with equivalent materials that replicate the appearance, configuration, size, scale, and composition of the original historic materials. Underlying roofing components are just as important. For example, tongue-and-groove soffit lumber should never be replaced with plywood, and whenever possible, damaged or deteriorated roof decking should be replaced with similar materials rather than modern materials that are not historically appropriate to the house.
- 6.3 Dormers and gables should never be added to the primary and secondary elevations visible from the street (unless replacing an historic element that had been previously removed) and should be added to tertiary elevations only when it can be shown that they are appropriate for the house style. Skylights, solar panels, power ventilators, and mechanical equipment

should always be restricted to the tertiary elevation slopes of the roof and hidden from the street. Screening materials should never be erected on top of a roof to obscure such elements.

- 6.4 It is important to provide adequate ventilation for roofing components, as excessive heat buildup under the roof can shorten the life of shingles. Ventilators should be located in an inconspicuous place, preferably on tertiary roof slopes not visible from the street, and low-profile mechanical or power ventilators are best. Soffit vents are permissible as long as the original soffit lumber is retained. On historic properties that already possess louvered wood gable vents, these should never be covered or replaced with metal louvers.



The use of tar as a flashing material, as seen around the second story porch of this historic and otherwise very attractive Boone residence, can damage original masonry and is unsightly. Photo courtesy of Eric Plaag, 2013.

- 6.5 Tar or roofing cement should never be used as a substitute for properly installed flashing. In most instances, metal flashing is always preferred over asphalt shingle weaving, particularly in valley flashing situations.

- 6.6 Deteriorated roof coverings should be replaced with materials that are compatible with the old in composition, size, texture, pattern, and color once the structural integrity of the roof decking is assured. If at all possible, the use of historic replacement materials for slate, clay tile, terracotta, pressed metal shingle, and wood shingle roofs is always preferred over new materials. Unless historically appropriate to the building in question, white or very light shingles are not permitted. Exposed tarpaper rolls are also not permitted as a roofing material.
- 6.7 Metal gutters, downspouts, and other drainage devices are common on historic residences and should always be retained whenever possible, as they provide important protection for both the roof and the foundation of the property. Built-in gutters that are an important part of the architecture of the building should always be repaired rather than replaced if they become deteriorated. When metal finishes must be replaced because of rust or other deterioration, replace **ONLY** deteriorated material or detail with new materials that match the previously existing historic material in composition, size, shape, texture, pattern, color, and detail. Replacement gutters and downspouts should never conceal or interfere with architectural trim details. It is not appropriate to paint metal finishes, such as metal downspouts or copper trim, if these items were historically unpainted.
- 6.8 Flashing materials should blend in color with the roof or chimney color. Whenever possible, historically appropriate splash blocks at the base of downspouts should be used to direct water away from the building's foundation. (Please note that the Town of Boone's storm water detention requirements may apply to the use of splash blocks.)

7. Entrances, Porches, and Balconies

One of the most significant and defining characteristics of residential architecture is the main or front entrance, including any porches that surround or frame that entrance. In Boone, the front porch was also often one of the most socially important areas of a home—a place where hosts greeted their guests and where neighbors often exchanged news and stories with one another. Unfortunately, main or front entrances are also often the most altered elements of historic properties.

Many historic entrances, porches, and balconies contain architectural elements that are essential to communicating the architectural style of the home. Machine-carved balustrades, spindles, brackets, and posts were common in many of the District's historic homes, but hand-worked elements were also not uncommon. Preserving these details is vital to preserving the appearance and integrity of the District's historic domestic architecture.

7. 1 Entrances, porches, and balconies, as used in this section, include front (primary elevation), side (secondary elevation), and rear (tertiary elevation) porches, mudrooms, porticos, sleeping porches, balconies, pergolas, terraces, widow's walks, and entrances. Components of porches include steps, balustrades, columns, trellises, skirt boards, fascias, brackets, and various ornamental details. Most original porches and balconies were built with a slight pitch away from the residence to facilitate the runoff of rainwater.
- 7.2 Because of their architectural significance, porches, balconies, and entrance configurations—especially those on the front or main elevation—and all of their architectural details (steps, balustrades, brackets, spindlework, columns, roofs, etc.) should be preserved in their original form and detail whenever possible. It is inappropriate to enclose porches and balconies on the front or main elevation for use as an interior space. In addition, the original pitch of porches and balconies should be maintained in order to facilitate the runoff of rainwater and snowmelt. Porches and balconies must be properly maintained and repaired as necessary, as they are exposed to the weather and will deteriorate if regular maintenance is not conducted.



Original entrance configurations and porches should never be closed in or obscured by additions to historic properties. Alterations to the porch of the Watauga County Jail from its appearance in this 1940 image have obscured architectural details and made interpretation of the porch difficult. Image courtesy of the David Wyke Collection, Digital Watauga Project.

- 7.3 If an historic porch or balcony is completely missing (or if architectural elements associated with the porch or balcony are missing), it should be replaced with a reconstruction based on accurate historic documentation or a new design that is appropriate for the building in terms of architectural style, materials, roof form, details, scale, size, and ornamentation. Adding details that are not historical to create a false historical appearance is never appropriate.
- 7.4 If an historic porch or balcony requires repair or replacement of original materials, use only materials that are compatible with the original materials associated with the porch or balcony. These replacement materials should match the previously existing historic materials in composition, size, shape, texture, pattern, color, and detail.

- 7.5 Whenever possible, existing, non-historical enclosures of and additions to historic porches and balconies should be removed and the original appearance of the porch or balcony restored.
- 7.6 Side and rear porches (i.e., not located on the primary elevation) may be enclosed for interior space, provided that the proposed design of the enclosure is compatible with the architecture of the historic property and the enclosure is reversible. Side porches and rear porches not located on the main elevation may also be screened, provided that framing for the screening and the screening itself is placed behind columns or balustrades. Any such enclosures or screening should be designed so that they can later be removed without damage to the integrity of the historic structure.



Historic stairways and walkways in front of a property, like this one in front of the Linney House on West King Street, are important historic resources on the landscape of properties in the District. They should be maintained and preserved whenever possible. Photo by Eric Plaag, 2013.

- 7.7 Original porch steps should always be retained. If repair or replacement of porch step materials is necessary, the design, configuration, dimensions, and materials should match the original as closely as possible. In addition, historic stairways and walkways that are part of the landscape around a building—even though not technically part of the building’s architecture—are nevertheless an important part of the landscape that accompanies the property and often informs the architectural style and patterns of the

property. These elements should always be retained and repaired with appropriate materials whenever possible.

- 7.8 Decks may be added on the rear (tertiary) elevation of a historic property, provided their addition does not require the removal of large, healthy trees, and their design is compatible in scale with the historic property. They should always be designed and installed in such a manner that they may be removed without damage to the historic building. Removal of historic building materials to facilitate the installation of a deck is never acceptable.
- 7.9 Vegetative screening should be employed to obscure the visibility of decks from the street. The underside of decks should also employ latticework or vegetative screening to incorporate the deck element into the general whole of the building in question.
- 7.10 Floor coverings, such as artificial turf, indoor/outdoor carpeting, linoleum, and other similar materials (aside from a small doormat near an entrance) should never be installed on porch, balcony, or deck floors, as these materials can trap water and damage the historic architectural elements below.

8. *Paint and Paint Color*

Determining the original colors associated with historic properties, especially those built before World War II, is very difficult because of the rarity of color photography during the pre-World War II period. While color chronology tests can help to determine original paint colors (contact the State Historic Preservation Office for assistance), this process is difficult, sometimes inconclusive, and often expensive.

Instead, the architectural style of a building can often be a guide to historic colors. While the District does not contain much Victorian residential architecture, such homes, especially Queen Anne style homes—often known colloquially as “painted ladies”—were usually painted in a variety of bold, contrasting colors that might seem gaudy to modern eyes. By contrast, Depression-era homeowners often relied on basic white paint or whitewashing, as it was believed that houses painted white would sell more quickly; as a result, more traditional or historic paint colors may have been covered up through these practices.

While the HPC does not regulate paint colors in the District per se, property owners are required to submit proposed paint samples as part of any COA application and seek guidance from the HPC when considering paint schemes for historic properties. Nevertheless, paint colors and applications must comply with all other general requirements outlined in the Town of Boone UDO. Beyond this, some general standards are applied by the HPC when considering paint in relation to historic properties.

- 8.1 It is NOT appropriate to apply paint or other coatings to unpainted wall materials and surfaces/finishes that were historically left unpainted, including masonry, stonework, wood shingles, stained wood surfaces, and metal.
- 8.2 It is NOT appropriate to use abrasive techniques for cleaning or removing paint from exterior walls and trim, such as sandblasting, high-pressure waterblasting, blowtorching, or other methods that may damage the surface. In general, old paint should not be removed unless there is a compelling reason to do so, such as revealing an obscured architectural detail or correcting a severe peeling or cracking problem in existing paint.

Removal of non-historic paint from masonry can be challenging and problematic, and doing so requires strict adherence to preservation guidance published by the National Park Service. Generally speaking, such work should be completed by a professional trained in historic preservation methods and using a chemical paint remover specifically intended for masonry and the gentlest application means possible. In some instances, inappropriately applied paints may not be removable without damaging the underlying masonry, so it is always advisable to test removal techniques in an area that is not easily visible to the public. The HPC will provide guidance in such instances on the best approach to addressing unusual paint removal challenges.
- 8.3 Select paint colors that are appropriate for the building's architectural style and that are complementary to neighboring buildings. In general, color should function as a method of contrasting among different materials and architectural elements that make up the house. Typically, trimwork—including window and door casings and surrounds, soffits, fascia, and other elements—is often painted with a contrasting or lower value hue than the weatherboard or siding, especially on Victorian-era properties. Wood shingles are usually stained a dark color and often darker than any associated wood siding.
- 8.4 Wooden steps should always be painted to match the color of a wooden porch floor.

9. Utilities and Energy Retrofit

Updating utilities and energy systems in historic homes is a common and natural event in the life of a house. As technology improves and environmentally friendly mechanical systems become more readily available, many homeowners will desire to improve the efficiency of their historic homes. The HPC encourages the installation, rehabilitation, or replacement of mechanical systems—in compliance with local building codes and utility company standards—with systems that will improve the overall efficiency of those

properties. That said, these mechanical systems, when installed in or on an historic property, must comply with certain essential standards.

- 9.1 Install utilities and mechanical equipment in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building. Installation at the rear (tertiary elevation) of the building, if feasible, is preferred.
- 9.2 It is NOT appropriate to locate mechanical equipment farther forward on the property (i.e., toward the street facing the primary elevation) than the midpoint of the primary building.
- 9.3 Ductwork, piping, fuel tanks, plumbing vents, solar collectors, and satellite dishes should not be visible from the street. Equipment that can be seen from the street should be screened with shrubbery or fencing.
- 9.4 If an interior location is not feasible, place utilities and mechanical equipment and conduit in inconspicuous locations and/or conceal with architectural elements such as downspouts.
- 9.5 The location of solar collectors or solar panels should be aligned on the building's roof in the direction of greatest effectiveness with a minimized view of such equipment from the primary elevation of the structure.

10. Accessibility, Health, and Safety Considerations

Modern building codes and/or the needs of the families who own and live in historic properties often mean that a variety of accessibility and safety elements must be installed in those properties. Careful planning ensures that the integrity of historic properties can be maintained in spite of the addition of these non-historic elements.

- 10.1 New exterior fire escapes are not permitted on historic properties unless more adequate exit facilities cannot be provided. If they must be installed, fire escapes generally should be located at the rear (tertiary elevation) of the building and never along an elevation visible from an adjacent street.



The J. W. and Mattie Jones House, listed on the National Register of Historic Places and presently used by the Town of Boone as a community center and the home of some town offices, is an excellent example of the preservation of domestic architecture within the downtown historic district area. To achieve its accessibility requirements, access facilities were located at the rear of the building, thus minimizing the impact on the historic integrity of the property. Photo courtesy of Eric Plaag, 2013.

- 10.2 Introducing items such as wheelchair ramps, fire exits, and fire stairs without damaging the character of a historic structure requires careful planning. Owners should introduce fire exits, stairs, landings, and ramps on rear (tertiary elevation) or inconspicuous side (secondary elevation) locations. If access ramps must be installed in a manner that makes them visible from the public right-of-way, they should be constructed in a manner that makes them as simple and compact as possible and limits their projection from the building.
- 10.3 Construct fire exits, stairs, landings, and ramps in such a manner that they do not damage or significantly obscure historical materials and features. Such additions should be designed to be complementary to the architectural style, materials, scale, and function of the historic property.

- 10.4 Whenever possible, existing exterior fire escapes and stairways that are not original to historic properties should be relocated from front or exposed elevations to a rear or unexposed elevation.

11. Additional Standards on Artificial Materials

Over the years, many clapboard houses in Boone were covered with aluminum or asbestos siding. Due to the loss of both historic character and original materials inherent in the application of such substitute materials, the damage caused during installation, and the potential for undetected insect infestation and moisture damage, the practice is not acceptable for a historic residential property in the District. The removal of previously installed substitute siding is strongly encouraged. Previously installed vinyl windows and snap-in muntins are examples of inappropriate replacements for wood windows and should also be removed and replaced with more historically appropriate materials whenever possible.

12. Additions to Existing Buildings in the District

The completion of an addition to a historic property may improve the functionality of an existing building, but it also has the potential to seriously damage the historic integrity of that property. Generally speaking, additions accordingly should be kept to a minimum and always be reversible without resulting in permanent damage to the essential form and integrity of the historic property.

- 12.1 New additions should be compatible with the original building in scale, placement, proportion, and design, including roof shape, materials, color, location and design of windows and doors, cornice heights, and other design elements.
- 12.2 New additions should NOT imitate an earlier historic style or architectural period, but they also should not differ from the earlier historical style so much as to be a distraction from or incompatible with the historic design.
- 12.3 Additions should be differentiated from the original by the use of setbacks or other devices. Whenever possible, additions should be located to the rear (tertiary elevation) or in an inconspicuous location on the side (secondary elevation) of the original building. They should never be attached to the front of the historic property.
- 12.4 An addition should NOT obscure the original form and proportions of the main building or of other historical additions.
- 12.5 Additions should be constructed on a smaller scale than the historic structure and not overpower it.



Additions like the one shown on the left side of this Grand Boulevard home should incorporate their own architectural style while also remaining harmonious with the historic part of the building. The use of a roofline distinction can also help communicate that the addition was not part of the original house without distracting from the architectural character of the original section. A lower roof pitch in the addition here, rather than the higher pitch selected, would have helped to further mute the overall impact of the addition on the rest of the property. Photo courtesy of Eric Plaag, 2013.

- 12.6 Construction should be carried out in a manner that avoids removal or loss of historic materials and damage or destruction of significant original architectural features.
- 12.7 Construction should impact the exterior walls of the original building as minimally as possible using existing door and window openings for connecting the addition to the original building.

13. New Construction of Residential Buildings within the District

It is inevitable that new buildings will be constructed within the District. The intention of these design standards is not to prevent such changes but to ensure that new construction is compatible with and complementary to the integrity and architectural character of the District. While new residential buildings should not attempt to replicate existing historic properties, they should mesh with and support the historic design

principles of the other residential properties in the District. These standards are intended to preserve the integrity of the District while also encouraging sensitive and appropriate new construction.

- 13.1 New residential construction within the District should not seek to duplicate historic buildings in the District or mimic their appearance. That said, new construction should strive to be sensitive to and compatible with the character-defining features of the residential properties in the District. Thus, new construction should employ architectural design that reflects its current time, place, use, and culture, provided that this design is compatible with the character of the District.
- 13.2 The appropriateness of the site for a new construction project will be evaluated based upon its compatibility with the District context in terms of setback, spacing, orientation, topography, height, and landscaping. New residential buildings should have setbacks, orientation, lot coverage, and spacing that align with existing historic properties and comply with the provisions of the Town UDO.
- 13.3 New construction should respect the existing topography and vegetation on the site. Large-scale grading to level or otherwise dramatically alter the natural slope of a lot is destructive to the historic landscape and is not appropriate. Whenever possible, existing trees and historic landscape features should be incorporated into the design for a new property. If large trees must be removed, they should be replaced with trees similar in type and species. During construction, any mature tree that will not be removed should be protected with appropriate fencing around the tree's canopy area that will eliminate construction parking, material storage, and concrete washout that could harm the mature tree.
- 13.4 The appropriateness of a proposed new residential building will be evaluated based on compatibility in terms of scale, height, form, massing, materials, openings, roof pitch, roof type, and other details within the District context.
- 13.5 New residential construction should incorporate architectural elements and details into the new design that provide human scale, such as porches and trim.
- 13.6 Oversized and monumental scale architecture is not appropriate, and the overall height and width of the new residential buildings should be compatible with neighboring structures and Town UDO requirements.
- 13.7 Design new residential buildings using exterior materials typical of historic buildings in the District, including brick, wood, and stone.

- 13.8 It is NOT appropriate in new residential construction to use contemporary substitute materials such as vinyl or aluminum siding, fiber cement siding and other simulated wood products, or artificial stacked stone in place of traditional materials historically used in residential architecture in the District.

14. Minimum Spacing and Height Requirements for Residential Structures

For details on the minimum spacing and height requirements for residential structures in the District, please consult the Town of Boone UDO.

Design Standards For Commercial Properties in the District

Standards for Commercial Properties within the District

These Standards for commercial properties are intended to address many of the most common issues to arise during renovations, additions, and new construction in the District. Where the Standards are silent on a particular issue or concern, the HPC will rely upon the Secretary of the Interior's Standards for Rehabilitation to guide their review of the proposed work under the COA process and any subsequent recommendations.

"Commercial Property" Defined

A **commercial property** within the District is any property whose purpose-built function at the time of construction was primarily to serve a commercial, institutional, or governmental purpose or use. More specifically, commercial properties include 1) any building whose original configuration included commercial, institutional, or governmental uses on the ground floor accessed via the entrance(s) located on the primary elevation, even if residential spaces were available elsewhere in the building (such as a commercial block building with stores on the first floor and apartments on the second floor), or 2) any building with a garage bay or bays on the ground floor accessed via the entrance(s) located on the primary elevation and commercial, institutional, or governmental spaces located elsewhere in the building (such as a garage building with an office or store located on an upper floor or in the basement).

Any property within the District whose purpose-built function at the time of construction was to serve solely as a residence for long-term (greater than 30 days) occupants, even if the property currently serves a commercial use, is still considered a residential property. For standards for residential properties, please see the "Standards for Residential Properties within the District" section elsewhere in this publication.

1. Storefronts, Upper Facades, Side Elevations, and Rear Elevations

Downtown Boone is dominated by historic properties that reflect the commercial block architecture that was so common and influential during the period from 1910 to 1960 in many American towns and cities. In the case of the District, commercial block development began around 1919 and continued to the early 1960s. Central to this architecture is the importance of the storefront itself, whose familiar architectural details—large display windows, transom bars and windows, clerestory recessed entries, and prominent cornice and corbelling work—frequently signaled to customers not only the function of a business but also the quality of its wares. Many other elements—including projecting, flat awnings anchored to the façade with cables or steel rods, or fabric awnings amounted on metal frames, hinged or unhinged—provided customers with shelter from the elements while window shopping or otherwise enhanced the shopping experience. After 1950, many of these architectural details were removed, either in response to decay of these features or in an effort to “update” a building to the stylistic preferences of a later time. One such example is the Appalachian Theatre on West King Street, whose original Art Deco marquee and structural glass were removed during the late 1970s in response to safety concerns. Other elements—most notably transoms and clerestory windows, as well as the details of upper facades—were simply covered over and may still survive today underneath modern additions to the facades of many of Boone’s historic downtown properties in the District.



This West King Street building is an outstanding example of successful facade restoration and preservation that uncovered numerous original storefront details, including the clerestory windows above the shop windows and entrance. Photo courtesy of Eric Plaag, 2013.

Similarly, secondary and tertiary elevations of many of Boone's historic commercial properties are vital to the character and integrity of its downtown commercial district. Often, significant side (secondary) elevations are located on corner buildings adjacent to two or even three streets, but sometimes such details are visible on mid-block buildings separated from nearby buildings by an alleyway or a vacant lot. Many of these buildings retain original fenestration, entrances, brickwork, and/or advertisements (some of the "ghost ad" variety) that contribute in their own significant way to the architectural character of the downtown historic district. Similarly, rear (tertiary) elevations can possess many of these same characteristics and also reveal much about the history of a property because of their frequently utilitarian design intended for the workers, owners, and residents who most often saw these rear elevations.

In an effort to preserve what remains of the District's historic commercial architecture and encourage the reconstruction or rehabilitation of elements that have been removed or covered over, the standards for storefronts, upper facades, and other elevations are

intended to facilitate preservation and reconstruction wherever possible while also addressing new construction and its compatibility with the rest of the District.

- 1.1 Whenever possible, historic storefronts and storefront features such as entrance configurations, display windows, doors, clerestory windows, transom bars and windows, bulkheads, corbelling, cornice work, windows, stonework, stringcourses, structural glass, and other architectural flourishes should be retained and preserved. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities.



“Mountain village” porch coverings like this one on King Street are never historically appropriate to the District and should be removed in favor of historically documented metal-frame or cable-hung awnings as part of facade rehabilitation efforts. Hidden historic architectural elements, such as clerestory windows and transoms, should also be uncovered and restored. Photo by Paul Fuller, 2016.

- 1.2 When reconstructing an historic storefront, upper façade, or other elevation, use historical research and evidence as the basis for the

design. Reconstructed storefronts should incorporate original dimensions, proportions, and architectural elements.

- 1.3 In making changes to storefronts or other elevations to comply with code or accessibility requirements, avoid destroying historic materials and features and select configurations that have minimal intrusion or impact on the character-defining aspects of the property in question.
- 1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.



This building on West King Street is an example of both “good” and “bad” preservation decisions made in 2004. While much of the original brick detailing, corbelling, and ornamentation of the façade has been preserved, this upper façade’s windows were replaced with modern materials, and the prominent, ornate cartouche that once appeared between these windows was removed in favor of modern signage. Another renovation in 2018-19 added a rooftop bar structure that adversely impacts the historical integrity of the building as well as the District as a whole. Photo courtesy of Eric Plaag, 2013.

- 1.5 Original upper facade windows should not be removed and replaced with modern materials, nor is the enclosing or bricking in of upper facade windows appropriate. When upper floor windows must be replaced, use new windows that match the original windows in configuration, appearance, and materials.
- 1.6 It is never appropriate to cover an historic upper facade. Whenever possible, non-historic coverings of upper facades, including metal, stucco, or faux mountain village fronts and porches, should be removed and underlying original architectural elements repaired and restored.



Historic "ghost ad" on the upper portion of a Downtown Boone building. Such elements are essential to the history and character of commercial historic districts and should be preserved whenever possible. Photo courtesy of Eric Plaag, 2013.

- 1.7 Historic painted advertisements are a significant element of the architectural and commercial history of downtown Boone, and their preservation and restoration are recommended whenever feasible, even if the product or store advertised is no longer available or in business.

- 1.8 Facade details of side (secondary) and rear (tertiary) elevations should always be retained and preserved if possible. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities. If there is evidence of a rear public entrance that is no longer extant, use historical research and other evidence to reconstruct or provide an equivalent rear entrance whenever possible.
- 1.9 Utility lines, mechanical equipment, pipes, garbage receptacles, and other service items on side (secondary) and rear (tertiary) elevations—whether old or new—should be screened from public view whenever possible. Unnecessary or out-of-service elements should be removed unless they are essential to the historic character of the property.

2. Architectural Components and Details

Exterior architectural components, including door and window casings, storefront configurations, cast iron ornamentation, stone relief, cornices, columns, brackets, porch railings, soffits, fascias, roof configurations, trim details, architectural flourishes, and various joinery and surface patterns all contribute significantly to the character and historical integrity of properties located within the District. Because many of these components are either irreplaceable or very expensive to reproduce, they should be maintained and valued in the same way that one might consider an important family heirloom or expensive antique furniture. In many cases, missing or damaged architectural details can be replaced with like items from salvage yards, antique shops, or mail order companies that specialize in replacement of historic architectural components. If such items cannot be replaced, many construction supply companies stock simulations of period architectural components that are approved by the Secretary of the Interior and the National Park Service as suitable historic replacements. In any event, before replacing any exterior architectural component, property owners should familiarize themselves with the architectural style and historic characteristics of their building to avoid introduction of inappropriate elements.

- 2.1 It is important to preserve character-defining, historical, architectural features of exterior walls, such as cornices, friezes, medallions, sunbursts, brackets, bays, turrets, fascias, quoins, columns, brickwork, string courses, and decorative moldings. Original architectural details should always be retained if structurally feasible, even if portions of the original material are damaged or deteriorated to a point requiring replacement. If original details are missing, design replacement features based on historic photos and other documentation.
- 2.2 It is NOT appropriate to cover or remove rather than repair or replace in kind such features when they are deteriorated. If replacement is necessary, the new materials should match the materials being replaced

in composition, design, texture, color, and other visual qualities. Original architectural features that are covered should be uncovered, exposed, repaired and/or restored, and maintained.

- 2.3 It is NOT appropriate to cover or replace historic materials with substitute materials, such as aluminum, vinyl, fiber cement board siding (or similar materials simulating the appearance of wood), or plywood panels. Architectural details that are not appropriate to the historic context and character of a building should never be added. At the same time, property owners should never use details from an earlier period to try to make a building look older than it is.
- 2.4 Historic architectural metals, such as pressed tin, aluminum, and cast or wrought iron, should always be retained. If these items are not repairable due to rust or other deterioration, replacement materials should duplicate the form, details, texture, material, size, shape, color, pattern, and composition of the original. When cleaning of architectural metals is necessary, use the gentlest methods possible, such as water, a gentle, non-caustic soap, and soft bristle brushes.

3. Foundations

For most property owners of commercial properties, solid masonry walls on the exterior of the building will obscure the foundation of their historic property. For others, the foundation will resemble the type found in residential architecture and will consist of either piers of masonry or a complete masonry wall on the perimeter of the structure as well as interior piers or walls for support and a sill plate connecting the perimeter wall with the rest of the building. Some historic commercial buildings in Downtown Boone will have cast concrete or even stacked stone foundations below the first floor level of the primary elevation. In some cases, masonry walls have been added between original masonry piers on the perimeter of the foundation.

Settling—sometimes of an inch or more—is quite common and should be expected in a historic property, often in an uneven or disproportionate manner along the entirety of the foundation. Settling also typically cracks mortar joints. For this reason, it is part of routine maintenance to periodically re-point mortar joints and inspect for more severe settling problems. In some cases, property owners will need to consult with a masonry contractor or civil engineer to correct serious settling problems. A number of less expensive and fairly common repair “tricks” are inappropriate for historic properties and can actually cause further damage to the historic fabric and integrity of the property.

- 3.1 Whenever a foundation requires repairs, always use the original bricks or stones if possible. If these materials are damaged beyond repair, replace them with bricks or stones similar in size, color, and surface texture to the originals. If using recycled bricks, always put the weathered side to the

exterior in order to maintain the historic appearance of the foundation walls and/or piers.

- 3.2 In repairing or reconstructing a foundation, the historic bond patterns and mortar treatments should always be replicated. Brick header or rowlock rows, soldier or sailor courses, band boards, water tables, driplines, and other horizontal design elements should match and align with the existing historic elements.
- 3.3 Sandblasting, painting, waterproofing, and parging—a technique of applying a cement-like coating to a deteriorating foundation in order to avoid repairs—should never be employed on the exposed portions of foundation exteriors, as all of these methods damage original masonry and mortar treatments. In addition, non-porous applications trap moisture that can freeze, cause further damage to masonry, and result in damage to the interior of the building.
- 3.4 Exposed concrete block, cast concrete walls, and pre-cast concrete panels are strongly discouraged, unless these components are already part of the historic context of the property in question. Such treatments are somewhat common in the District and should be left intact if original, rather than covered over.
- 3.5 If closing in the openings between brick piers, use matching masonry materials or lattice that is slightly recessed from the façade plain of the historic masonry. Note that foundations need to be vented. Vents should be painted a color that blends with the existing foundation color.
- 3.6 Access doors to basements or foundation crawlspaces should always be located in an area not visible from the street unless a different configuration that aligns with the building's historic context already exists.

4. Masonry

Many commercial properties in the District are composed of brick or stone masonry, and it is imperative that original masonry materials—many of which have a weathered appearance reflecting the history of the building—remain preserved whenever possible. For this reason, masonry should never be cleaned unless it is determined that perceived “dirt” is actually accumulated deposits and not the effects of weathering. If cleaning is pursued, always use the gentlest method available, preferably with low-pressure water, a mild, non-caustic detergent, and a natural bristle brush where needed. In addition, while re-pointing is sometimes necessary when mortar is missing or moisture problems have developed, it should only be completed in a manner that avoids smearing the mortar onto the surface of the masonry.

Terracotta, stucco, and concrete are other masonry elements that are occasionally found on historic commercial properties in Boone. In addition, many historic commercial properties feature chimneys, arches, quoins, lintels, sills, cornices, corbelling, and pediments that are all essential to the historic character of the building in question.

- 4.1 It is NEVER appropriate to paint masonry materials, such as brick, concrete block, cast concrete, or stone, that were historically unpainted, including masonry associated with foundations. If there is historic precedent for painting of masonry in the building's original historic context, it should be completed using colors that can be documented with original historic photographic evidence or analysis of original paint samples.

Removal of non-historic paint from masonry can be challenging and problematic, and doing so requires strict adherence to preservation guidance published by the National Park Service. Generally speaking, such work should be completed by a professional trained in historic preservation methods and using a chemical paint remover specifically intended for masonry and the gentlest application means possible. In some instances, inappropriately applied paints may not be removable without damaging the underlying masonry, so it is always advisable to test removal techniques in an area that is not easily visible to the public. The HPC will provide guidance in such instances on the best approach to addressing unusual paint removal challenges.

- 4.2 Whenever feasible, historic masonry, including decorative masonry features, should be repaired rather than replaced or covered. When replacement is necessary, it should always be completed using traditional materials of like composition, size, color, shape, pattern, texture, and quality to the originals that are being replaced.
- 4.3 Re-pointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral-pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.
- 4.4 Unless there is a specific reason for using waterproof or water-repellent coatings (e.g., brick that has previously been sandblasted, creating a porosity problem), these treatments should be avoided, as they can accelerate deterioration of historic masonry.
- 4.5 When repairing or replacing masonry or mortar, take care to maintain the alignment, bond pattern, joint spacing, color, texture, and size of the original masonry.

- 4.6 Unless there is historic precedent for its use on the building in question, stucco should never be applied to existing masonry walls, as it can trap moisture that accelerates the deterioration of the masonry. If historic stucco is being repaired, the stucco mixture should duplicate the original appearance, color, and texture as closely as possible.



Retaining original masonry configurations, patterns, and detailing is essential to preserving the architectural character of the District. Veneer walls used to obscure original details, like the one on the left side of this complex that covers original masonry and a ghost ad, are always inappropriate. Photo courtesy of Eric Plaag, 2013.

- 4.7 Masonry should never be treated with abrasive stripping methods, sandblasting, or high-pressure water cleaning, as these methods almost always immediately damage the “skin” of the brick and the mortar joints, and they can make the masonry more susceptible to spalling, or flaking of the masonry surface as a result of the introduction of moisture. Masonry should only be cleaned using the gentlest method available, including low-pressure water, soft natural brushes, and, if necessary, non-abrasive, non-toxic chemicals that will not damage the masonry being treated.

- 4.8 All historic masonry architectural features, including cornices, moldings, chimneys, and other decorative flourishes, should be retained as they are essential to the architectural character and integrity of the building.



This West King Street property has suffered from poor attempts at re-pointing the masonry between the roofline and upper story windows. Photo courtesy of Eric Plaag, 2013.

- 4.9 Deteriorated masonry chimneys and boiler stacks should never be shortened or covered with parging. Instead, the original chimney configuration should be restored on historic properties using historically appropriate masonry and mortar materials. In addition, the design of the original chimney should be maintained, including corbelling, clay chimney pots, and other original decorative features. Metal chimney caps may be added if they are unobtrusive and do not alter the design of the chimney, but metal vent pipes that protrude through the top of the chimney are not appropriate. Wooden box chimneys and chimneys made of simulated brick or stone are also inappropriate.
- 4.10 Proper maintenance of masonry is essential to its long-term survival. Property owners should conduct periodic checks for moisture problems

and cracking, and they should remove any vegetation that adheres to masonry (such as ivy and other vine plants) or that hinders ventilation and drainage around masonry elements. Vegetation should never be sprayed with defoliants, pesticides, or other harsh chemicals. Please consult with the Planning and Inspections Department for guidance on removal of vegetation on masonry.



Spalling, as seen on the western wall of this King Street building, is often the result of moisture being trapped behind the brick face, freezing, and thus forcing the brick face to pop off. Attempting to cover the spalling through the use of cement infills or other patchwork repairs, as seen here, actually amplifies the spalling issue, damages surrounding brick, and degrades the historical integrity of the building. It is not recommended. Photo by Eric Plaag, 2015.

- 4.11 Spalled masonry should never be repaired using cement infills or other patchwork repairs that will only further degrade the historic materials and alter the historic appearance of the building. Instead, spalled or delaminated bricks should be replaced with a similar brick stock or salvaged historic brick that matches the original in color, size, and appearance. New mortar joints should match the originals in color, composition, texture, and method of application.

5. Wooden Elements

Wooden bulkheads below display windows, window sashes, cornices, doors and doorframes, and trim are probably the most common wooden historic materials found on commercial buildings in the District. These wooden design elements are important components of the architectural character and integrity of the District.

Maintaining wooden elements is essential to the preservation of the historic properties on which they appear. In addition to repairing and/or replacing damaged wooden details, it is imperative that a regular maintenance program be in place in order to protect the integrity of historic properties that feature wooden design components. This program should include routine caulking and sealing, cleaning, and painting or staining where appropriate.

- 5.1 The use of artificial siding (vinyl, aluminum, asphalt, asbestos, Masonite, pressboard, hardboard etc.) to cover original wood siding is not permitted in the District because it destroys the integrity of historic properties. Beyond covering up original architectural details, its installation damages the historic materials underneath, and the artificial siding itself often traps moisture that can lead to further damage of the historic materials. Because these man-made materials cover historic natural materials, they can also hide damage caused by termites, carpenter ants, fungi, mold, and other natural invaders. In some very rare instances, some forms of artificial siding may be original to the property. Where this does occur, the original siding material should be maintained and repaired whenever possible.
- 5.2 The original form, details, and materials of exterior wooden features and trim should be preserved whenever feasible. If damage is present, repair using existing historic materials is always preferable over replacement. Where necessary, patching with new wood, the use of epoxy, splicing, consolidating, and reinforcing deteriorated sections should be considered before replacing historic elements. If replacement is necessary, new materials should duplicate the form, details, texture, size, shape, color, pattern, and composition of the historic wooden elements and should be obtained from salvage or antique suppliers. Only the portion that requires replacement should be replaced. The HPC will consider the use of substitute materials ONLY if the preservation of the historic material is not technically feasible, or is no longer available.
- 5.3 Because its use is not historic to the District, artificial bark siding is not permitted in the District.

- 5.4 Wood elements that were traditionally stained, such as cedar shingles, should never be painted, as this destroys the historic appearance and integrity of the building.
- 5.5 Whenever possible, the removal of non-historic artificial siding and trim materials to uncover or facilitate the restoration of original historic wooden details is strongly encouraged.
- 5.6 It is never appropriate to replace historic wooden architectural materials—especially in siding, trim, or window sashes—with contemporary substitute materials such as vinyl or aluminum.

6. *Windows, Doors, and Awnings*

The arrangement of doors and windows on an historic property is one of the most important elements of building design. It is imperative that these arrangements be preserved in order to maintain the integrity of individual historic properties and the integrity of the District. Because older windows and doors were not always designed with heating and cooling efficiency in mind, it is often tempting to property owners to replace these features with modern doors and windows. Despite the apparent advantages of doing so, replacement with modern doors and windows is often far more expensive than repairing existing historic doors and windows, and their use often completely destroys the integrity of the historic property in question. Furthermore, many companies are now producing “modern” wood replacement windows that replicate the appearance of their historic antecedents with fixed muntins but feature double-pane glass to assist with heating and cooling efficiency. The HPC reviews proposals for the use of modern wood replacement windows carefully to insure that muntin thickness aligns with the muntin dimensions of historic windows.

Boone’s downtown commercial historic district has also suffered from the installation of various architectural elements designed to simulate a “mountain village” appearance. These typically consist of large, wooden porch attachments or awnings that are not historically appropriate to the downtown area and its historic context. Metal and modern vinyl awnings have also appeared on some properties, disrupting the integrity of many of Boone’s historic commercial properties.



Original door configurations, like the one seen at left in November 2015, should never be abandoned for modern, historically inappropriate treatments like the one seen in the same doorway at right in January 2019. Images by Paul Fuller (left) and Eric Plaag.

- 6.1 The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building's historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements is underway. It is never appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials.



Historic window patterns, like those found here on the Watauga County Bank building, should always be repaired and preserved rather than replaced. Architectural flourishes, like the night depository door below the window, which is no longer used, should be retained, as they help tell the story of an historic property's function and importance to the District. Photo courtesy of Eric Plaag, 2013.

- 6.2 Whenever possible, the original window and door hardware should be preserved and maintained, as these components are also vital elements of historic properties.
- 6.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, surrounds, and shutters, should be repaired rather than replaced. This includes sidelights and fanlights on both doors and windows, which are vital architectural elements that help identify the style and period of a particular property. Snap-in muntins are not historically accurate and should always be avoided.
- 6.4 Unless restoring the appearance of a building to its original, historic context, the pattern, arrangements, and dimensions of doors and windows

on principal elevations should be retained. On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.



Original clerestory windows, like these found on one West King Street property, contain elaborate details that contribute to the character, appearance, and integrity of the downtown historic district. Photo courtesy of Eric Plaag, 2013.



Reflective glass, like the kind found on this Depot Street property, is not historically accurate to the District and should never be used if visible from the street or public rights of way. Photo courtesy of Eric Plaag, 2013.

- 6.5 Reflective or tinted glass is not historically accurate to the District or its historic properties and should never be used. Property owners whose buildings already possess reflective or tinted glass should endeavor to replace this glass with materials that are more historically appropriate to their building and the District.
- 6.6 In cases where historic windows are deteriorated or damaged beyond repair, replacement windows on historic properties must match the original, historic window casings, sash details, and muntin divisions. In most cases, this will mean the use of true, divided light sashes, rather than sashes featuring simulated divided lights. Grids between glass (GBG) windows, vinyl replacement windows, and windows made of fiberglass, aluminum, or other materials that are incongruous to the District are not permitted. For new windows in new construction or an addition to an historic property, new windows may use simulated divided light sashes (with muntins permanently attached to the interior and exterior of the window panes and a matching space in between the glazing) that

approximate the general appearance of windows in other residential properties in the District.

- 6.7 If a building did not historically possess shutters, they should not be added. Similarly, historic shutter elements should be repaired and retained. Existing shutters should never be replaced with materials that are not historic to the property (metal, vinyl, or plastic shutters, for example), nor should they be replaced with shutters of a different size or configuration, especially those that do not fit the window opening and are attached to existing siding or masonry.
- 6.8 Shutters should be attached to the window casing, not the siding or masonry, unless the original historic context of the property featured shutters attached to the siding or masonry.
- 6.9 It is appropriate to have original windows repaired and storm windows added to historic properties. This approach is preferable to replacement of original windows. Storm windows protect original windows, reduce heat loss, and are not a permanent change to a structure when installed properly. Original window and door elements should never be damaged or destroyed when storm windows or doors are installed on historic properties. Storm windows and doors should blend with the historic property, rather than appearing to be tacked on as an afterthought. Storm doors should have full glass with no meeting rails or muntins, while storm windows should have a meeting rail that aligns with the meeting rail of the window.
- 6.10 Raw metal storm windows and doors are not appropriate. When possible, interior storm windows are encouraged. Avoid poorly designed interior storm windows that can trap moisture between the storm window and the original window, causing damage to historic materials. If exterior storm windows and/or doors are installed, frames should be painted wood or painted or baked enamel finish aluminum.



Shed roof porticoes like this one on West King Street attempt to create a “mountain village” appearance but are not historically appropriate to the District and damage the integrity of the District. Photo courtesy of Eric Plaag, 2013.

- 6.11 Awnings, porches, shed roof porticoes, and arcades that attempt to create a “mountain village” appearance or that are not historically accurate to the District’s historic context only work to damage the integrity and appearance of the District. Property owners whose buildings possess such features should endeavor to remove them and restore the facade of their property to its historic appearance. Such “mountain village” treatments should never be incorporated into additions or new construction within the District.



Awnings should be historically appropriate to the buildings they are attached to, and they should never obscure historic architectural features. This awning on West King Street, for example, is stylistically inappropriate to the building and almost entirely covers the structural glass that was once visible above this storefront. Photo courtesy of Eric Plaag, 2013.

- 6.12 Awnings installed on properties in the District should always be historically appropriate based on available photographic and historical documentation demonstrating the historic presence of such an awning on the property in question. Awning styles with no documented historical precedent should never be added to properties in the District. For example, properties that historically possessed flat awnings anchored by cables or steel rods should retain these kinds of awnings. In cases where they have been removed, and particularly in cases where they have been replaced with modern, clamshell, half-round, or vinyl awnings or awnings that are historically inappropriate to the building, property owners should endeavor to remove the modern feature and restore the original awning configuration with appropriate materials based on historical documentation for that particular building. Another common, historic awning type in the District was the metal-frame, sloped, fabric awning that was sometimes retractable. New sloped awnings should be composed of canvas or acrylic, and never of vinyl. Metal and shed roof awnings are never appropriate, except for historic properties erected after World War II that historically had metal or shed roof awnings at the time of their

construction. Awnings should never obscure vital architectural components of the original building. Awnings on new construction or additions should also be historically appropriate to the District and not feature configurations that distract from the historical integrity and continuity of the District.

- 6.13 Awnings on windows, entryways, and porches should be appropriate in design, proportion, scale, and color to the architectural style and period of the property. Window awnings should be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. If attached to a masonry building, all awning attachments should be made in mortar joints and never in the brick itself.



The historic Boone Drug flat awning supported by cables anchored to the façade is visible to the far left in this photo of the effects of the 1940 Flood along King Street. Sloped, fabric awnings on retractable metal frames, like those seen on the buildings at center and right, were also common in the District. Where possible, original awning configurations like these should be restored to historic downtown buildings. Photo courtesy of David Wyke Collection and Digital Watauga Project.

- 6.14 If awnings must double in use as signage, they should be kept discreet and not detract from the architectural features and details of the building. All signage on awnings must comply with the signage requirements of the Town of Boone UDO.
- 6.15 Awnings and canopies that are illuminated from within must be covered or finished with fully opaque material.

- 6.16 New construction, additions, and renovations to existing historic buildings or properties within historic districts should maintain established proportions and spacing of window and door openings.

7. Roofs

Among the most significant and important of the distinguishing characteristics of historic properties are the roof form and pitch, which are often essential to identifying the architectural style of a building. For this reason, it is imperative that every effort be made to preserve and maintain the original roof configuration and materials on historic properties, including dormers, turrets, balustrades, parapets, etc. While historic roofing materials should always be preserved whenever possible—especially if they consist of specialty roofing materials such as slate or tile—many roofing elements will require replacement due to deterioration and age.

Many of the commercial buildings in the District originally featured flat or gently sloping roofs behind a parapet wall along the primary elevation and sometimes the secondary elevations.

- 7.1 Significant changes to roofs of historic properties are not permitted, including the raising or lowering of pitch, the removal or alteration of widow's walks, dormers, turrets, balustrades, bargeboards, quarter round, cornices, corbelling, parapets, coping, dentil moldings, brackets, eaves, rafter tails, weather vanes, or lightning rods, the cutting back of roof overhang, and the replacement of historic roofing materials with modern materials that do not replicate the original appearance of the historic property's roof. Open rafter tails and similar roof trim elements should never be obscured by boxed soffits or similar treatments. Specialty roofing materials, such as tile or patterned slate, should never be replaced with composition shingles. Original roofing materials should never be covered or replaced with a different type of roofing material, such as installing a standing seam metal roof over a slate or asphalt shingle roof.
- 7.2 Whenever possible, deteriorated soffits, fascia, moldings, brackets, eaves, rafter tails, cornices, coping, and other important roof components should be repaired. If replacement is necessary, it should be completed using historic materials if possible, and at minimum with equivalent materials that replicate the appearance, configuration, size, scale, and composition of the original historic materials. Underlying roofing components are just as important. For example, tongue-and-groove soffit lumber should never be replaced with plywood, and whenever possible, damaged or deteriorated roof decking should be replaced with similar materials rather than modern materials that are not historically appropriate to the building.
- 7.3 Dormers and gables should never be added to the primary and secondary elevations visible from the street (unless replacing an historic element that

had been previously removed) and should be added to tertiary elevations only when it can be shown that they are appropriate for the building style. The addition of dormers to commercial block buildings is especially inappropriate and should be avoided on all occasions and reversed in cases where this change has already been made. Skylights, solar panels, power ventilators, and mechanical equipment should always be restricted to the tertiary portions of the roof or areas behind parapet walls and hidden from the street. Screening materials should never be erected on top of a roof to obscure such elements.



Rooftop screening materials should never be erected on top of a roof to obscure mechanical elements. Instead, strategic positioning of such elements and the use of existing parapet walls is the preferred method for obscuring such features. Image by Eric Plaag, 2015.

- 7.4 It is important to provide adequate ventilation for roofing components, as excessive heat buildup under the roof can shorten the life of shingles. Ventilators should be located in an inconspicuous place, preferably on tertiary roof slopes not visible from the street, and low-profile mechanical or power ventilators are best. Soffit vents are permissible as long as the original soffit lumber is retained. On historic properties that already possess louvered, wood, gable vents, these should never be covered or replaced with metal louvers.
- 7.5 Tar or roofing cement should never be used as a substitute for properly installed flashing. In most instances, metal flashing is always preferred over asphalt shingle weaving, particularly in valley flashing situations.
- 7.6 Rooftop additions to existing commercial block buildings, including those intended to accommodate elevator shafts, bars, decks, kitchen prep

areas, social areas, or solar arrays, or to otherwise enable recreational use of open rooftops, are generally not appropriate if any portion of the rooftop addition is visible from the street-level right of way adjacent to the primary elevation.

- 7.6.A. Rooftop additions should never be more than one story (10 feet) in height from the roof surface of the existing building.
- 7.6.B. Rooftop additions should never destroy or damage character-defining features of an existing building, and they should be designed to be compatible with both the size, scale, color, material, form, style, and character of the building on which they are erected and the historic district as a whole. Rooftop additions should be subordinate to the existing building in size and design, and compatible with its massing, scale, materials, and features. Nevertheless, additions should be sufficiently differentiated as new elements from original components of the existing building.
- 7.6.C. Rooftop additions should be positioned on the roof to eliminate the possibility of the structure being visible from the street-level right of way located along the building's primary elevation. For buildings located on corner lots, additions should not be visible from the streetside secondary elevation, either. In the vast majority of cases, this will mean positioning the addition within the one-third portion of the rooftop located closest to the tertiary elevation of the existing building. In many cases, rooftop additions are most feasible on buildings at least four stories in height located adjacent to taller buildings or existing high party walls that will help shield the rooftop addition from street-level view.
- 7.6.D. Rooftop additions should maintain the lowest possible profile in their construction, so that walkways, decks, seating areas, solar arrays, and similar components are built as close as functionally possible to the original roof surface of the existing building.
- 7.6.E. Rooftop additions must be approved through the Conditional District zoning process prior to being considered under the Certificate of Appropriateness process associated with these Standards.



The solar array on the rooftop of this Howard Street property was installed too close to the front of the building, so that it is easily visible from the street level in front of the primary elevation. Such additions should be positioned toward the tertiary elevation to avoid degradation of the historic character of the District. Photo by Carson Hamilton, 2015.

- 7.6 Deteriorated roof coverings should be replaced with materials that are compatible with the old in composition, size, texture, pattern, and color once the structural integrity of the roof decking is assured. If at all possible, the use of historic replacement materials for slate, clay tile, terra cotta, pressed metal shingle, and wood shingle roofs is always preferred over new materials. Unless historically appropriate to the building in question, or unless totally obscured by street view by parapets, white or very light roofing materials are not permitted. Exposed tarpaper rolls are never permitted as a roofing material.
- 7.7 Historically appropriate metal gutters, downspouts, and other drainage devices are common on historic properties and should always be retained whenever possible, as they provide important protection for both the roof and the foundation of the property. Built-in gutters that are an important part of the architecture of the building should always be repaired rather than replaced if they become deteriorated. When metal finishes must be replaced because of rust or other deterioration, replace ONLY deteriorated

material or detail with new materials that match the previously existing historic material in composition, size, shape, texture, pattern, color, and detail. Replacement gutters and downspouts should never conceal or interfere with architectural trim details. It is not appropriate to paint metal finishes, such as metal downspouts or copper trim, if these items were historically unpainted.



When located too close to the primary elevation or built too high above roof parapets, rooftop additions, like this elevator shaft and bar area on a King Street building, can distort the historic scale and rhythm of the buildings of the District as seen from the public right of way and create unintended nuisances for adjacent property owners that were not contemplated during the building's historic period. Photo by Eric Plaag, 2019.

- 7.8 Flashing materials should blend in color with the roof or chimney color. Whenever possible, historically appropriate splash blocks at the base of downspouts should be used to direct water away from the building's foundation. (Please note that the Town of Boone's storm water detention requirements may apply to the use of splash blocks.)
- 7.9 Roof coping on commercial buildings with original flat roofs was typically made of terracotta tile. Modern coping systems that are often used in conjunction with rubber membrane roofs, especially if they employ metal

coping in a color that contrasts with the masonry walls they cover, are inappropriate.

8. Entrances, Porches, and Balconies

One of the most significant and defining characteristics of all architecture is the main or front entrance, including any porches that surround or frame that entrance. While most of the commercial buildings in the District employed conventional storefront configurations (see Section 1 of these commercial standards), a handful of properties in the District do not employ traditional commercial entrance configurations. These properties include the Boone Post Office (WT0049), the Wade E. Brown Law Office Building (WT0586), the Watauga County Office Building (WT0607), and the Boone Recreation Parlor (WT0869). Retaining the original porch and entrance components of these buildings is especially important for understanding the building's history in context with the District. Unfortunately, main or front entrances are also often the most altered elements of historic properties.

Many historic entrances, porches, and balconies contain architectural elements that are essential to communicating the architectural style of the home. Machine-carved balustrades, spindles, brackets, entrance surrounds, and posts were common in many of the District's buildings, but hand-worked elements were also not uncommon. Preserving these details is vital to preserving the appearance and integrity of the District's historic architecture.

8. 1 Entrances, porches, and balconies, as used in this section, include front (primary elevation), side (secondary elevation), and rear (tertiary elevation) porches, mudrooms, porticos, sleeping porches, balconies, pergolas, terraces, widow's walks, and entrances. Components of porches include steps, balustrades, columns, trellises, skirt boards, fascias, brackets, and various ornamental details. Most original porches and balconies were built with a slight pitch away from the residence to facilitate the runoff of rainwater.
- 8.2 Because of their architectural significance, porches, balconies, and entrance configurations—especially those on the front or primary elevation—and all of their architectural details (steps, balustrades, brackets, spindlework, columns, roofs, etc.) should be preserved in their original form and detail whenever possible. It is inappropriate to enclose porches and balconies on the front (primary) elevation for use as an interior space. In addition, the original pitch of porches and balconies should be maintained in order to facilitate the runoff of rainwater and snowmelt. Porches and balconies must be properly maintained and repaired as necessary, as they are exposed to the weather and will deteriorate if regular maintenance is not conducted.



The entrance details of the Boone Post Office are critically important architectural elements for the interpretation and historical integrity of the property, as they help to identify the style of the building as well as its period of construction. Photo by Eric Plaag, 2015.

- 8.3 If an historic porch or balcony is completely missing (or if architectural elements associated with the porch or balcony are missing), it should be replaced with a reconstruction based on accurate historic documentation or a new design that is appropriate for the building in terms of architectural style, materials, roof form, details, scale, size, and ornamentation. Adding details that are not historical to create a false historical appearance is never appropriate.
- 8.4 If an historic porch or balcony requires replacement of original materials, use only materials that are compatible with the original materials associated with the porch or balcony. These replacement materials should match the previously existing historic materials in composition, size, shape, texture, pattern, color, and detail.
- 8.5 Whenever possible, existing, non-historical enclosures of and additions to historic porches and balconies should be removed and the original appearance of the porch or balcony restored.

- 8.6 Side and rear porches (i.e., not located on the primary elevation) may be enclosed for interior space, provided that the proposed design of the enclosure is compatible with the architecture of the historic property and the enclosure is reversible. Side porches and rear porches not located on the main elevation may also be screened, provided that framing for the screening and the screening itself is placed behind columns or balustrades. Any such enclosures or screening should be designed so that they can later be removed without damage to the integrity of the historic structure.

- 8.7 Original porch steps should always be retained. If repair or replacement of porch step materials is necessary, the design, configuration, dimensions, and materials should match the original as closely as possible. In addition, historic stairways and walkways in front of a building—even though not technically part of the building’s architecture—are nevertheless an important part of the landscape that accompanies the property and often inform the architectural style and patterns of the property. These elements should always be retained and repaired with appropriate materials whenever possible.

- 8.8 Decks may be added on the rear elevation of a historic property, provided their addition does not require the removal of large, healthy trees, and their design is compatible in scale with the historic property and district. They should always be designed and installed in such a manner that they may be removed without damage to the historic building. Removal of historic building materials to facilitate the installation of a deck is never acceptable.

- 8.9 Vegetative screening should be employed to obscure the visibility of decks from the street. The underside of decks should also employ latticework or vegetative screening to incorporate the deck element into the general whole of the property in question.

- 8.10 Floor coverings, such as artificial turf, indoor/outdoor carpeting, linoleum, and other similar materials (aside from a small doormat near an entrance) should never be installed on porch, balcony, or deck floors, as these materials can trap water and damage the historic architectural elements below.

9. *Paint and Paint Color*

For most of the District’s historic commercial properties, which typically were made of masonry and rarely painted, determining historic paint colors, except on trim, ornamentation, windows, original stucco walls, or other architectural details, is usually not a problem. While color chronology tests can help to determine original paint colors

(contact the State Historic Preservation Office for assistance), this process is difficult, sometimes inconclusive, and often expensive.

While the HPC does not regulate paint colors in the District per se, property owners are required to submit proposed paint samples as part of any COA application and seek guidance from the HPC and/or the State Historic Preservation Office when considering paint schemes for historic properties. Nevertheless, paint colors and applications must comply with all other general requirements outlined in the Town of Boone UDO. Beyond this, some general standards are applied by the HPC when considering paint in relation to historic properties.

9.1 It is NOT appropriate to apply paint or other coatings to unpainted wall materials and surfaces/finishes that were historically left unpainted, including masonry, stonework, wood shingles, stained wood surfaces, and metal.

9.2 It is NOT appropriate to use abrasive techniques for cleaning or removing paint from exterior walls and trim, such as sandblasting, high-pressure waterblasting, blowtorching, or other methods that may damage the exterior materials. In general, old paint should not be removed unless there is a compelling reason to do so, such as revealing an obscured architectural detail or correcting a severe peeling or cracking problem in existing paint.

Removal of non-historic paint from masonry can be challenging and problematic, and doing so requires strict adherence to preservation guidance published by the National Park Service. Generally speaking, such work should be completed by a professional trained in historic preservation methods and using a chemical paint remover specifically intended for masonry and the gentlest application means possible. In some instances, inappropriately applied paints may not be removable without damaging the underlying masonry, so it is always advisable to test removal techniques in an area that is not easily visible to the public. The HPC will provide guidance in such instances on the best approach to addressing unusual paint removal challenges.

9.3 Select paint colors that are appropriate for the building's architectural style and that are complementary to neighboring buildings. In general, color should function as a method of contrasting among different materials and architectural elements that make up the building. Contrasting colors that accent architectural details and entrances are discouraged, however, except in those cases where this design element was common to the historic architectural style of an existing historic property and there is historic precedent for such accenting.

- 9.4 Wooden porch steps should always be painted to match the color of a wooden porch floor.

10. Utilities and Energy Retrofit

Updating utilities and energy systems in historic properties is a common and natural event in the life of a building. As technology improves and environmentally friendly mechanical systems become more readily available, many property owners will desire to improve the efficiency of their historic properties. The HPC encourages the installation, rehabilitation, or replacement of mechanical systems—in compliance with local building codes and utility company standards—with systems that will improve the overall efficiency of those properties. That said, these mechanical systems, when installed in or on an historic property, must comply with certain essential standards.

- 10.1 Install utilities and mechanical equipment in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building. Installation at the rear (tertiary elevation) of the building, if feasible, is preferred.
- 10.2 It is NOT appropriate to locate mechanical equipment farther forward on the property (i.e. toward the street facing the primary elevation) than the midpoint of the primary building.
- 10.3 Ductwork, piping, fuel tanks, plumbing vents, solar collectors, and satellite dishes should not be visible from the street. Ground-level equipment that can be seen from the street should be screened with shrubbery or fencing. Rooftop equipment should be screened with existing parapet walls or located toward the portion of the roof nearest the tertiary elevation.
- 10.4 If an interior location is not feasible, place utilities and mechanical equipment and conduit in inconspicuous locations and/or conceal with architectural elements such as downspouts.
- 10.5 The location of solar collectors or solar panels should be aligned on the building's roof in the direction of greatest effectiveness with a minimized view of such equipment from the primary elevation of the structure.

11. Accessibility, Health, and Safety Considerations

Modern building codes and/or the needs of the people who own, shop, work, and live in historic properties often mean that a variety of accessibility and safety elements must be installed in those properties. Careful planning insures that the integrity of historic properties can be maintained in spite of the addition of these non-historic elements.

- 11.1 New exterior fire escapes are not permitted on historic properties unless more adequate exit facilities cannot be provided. If they must be installed,

fire escapes generally should be located at the rear (tertiary elevation) of the building and never along an elevation visible from an adjacent street.



Updated fire escapes, like this one on a King Street building, should be located on a tertiary elevation not visible from streets adjacent to the primary and secondary elevations. Photo by Eric Plaag, 2016.

- 11.2 Introducing items such as wheelchair ramps, fire exits, and fire stairs without damaging the character of a historic structure requires careful planning. Owners should introduce fire exits, stairs, landings, and ramps on rear (tertiary elevation) or inconspicuous side (secondary elevation) locations. If access ramps must be installed in a manner that makes them visible from the public right-of-way, they should be constructed in a manner that makes them as simple and compact as possible and limits their projection from the building.
- 11.3 Construct fire exits, stairs, landings, and ramps in such a manner that they do not damage or significantly obscure historical materials and features. Such additions should be designed to be complementary to the architectural style, materials, scale, and function of the historic property.



During recent renovations to this King Street property, the architect designed a new but inconspicuous, ADA-accessible fire exit on a secondary elevation adjacent to a public alley, including a curb cut to allow for wheelchair movement. Photo by Eric Plaag, 2019.

- 11.4 Whenever possible, existing exterior fire escapes and stairways that are not original to historic properties should be relocated from front or exposed elevations to a rear or unexposed elevation.

12. *Additional Standards on Artificial Materials*

While most of the historic properties in the District were built using traditional materials (such as kilned brick, wood trim, structural glass, and native stone), over the years, some properties have been covered with aluminum, vinyl, asbestos, plywood, parging, modern brick veneers, simulated stone, pre-formed concrete panels, cast concrete patterned to look like stone or brick, or other non-traditional materials. Due to the loss of both historic character and original materials inherent in the application of such substitute materials, the damage caused during installation, and the potential for

undetected insect infestation and moisture damage, the practice is not acceptable for a historic property in the District.

- 12.1 The removal of previously installed substitute materials of all types is strongly encouraged.
- 12.2 Previously installed vinyl windows and snap-in muntins are examples of inappropriate replacements for wood windows and should also be removed and replaced with more historically appropriate materials whenever possible.
- 12.3 Simulated stone in all of its forms is inappropriate, as are “contemporary” bonding techniques, including the “stacked stone” design. Faux brick and roughcasting are also inappropriate.

13. Additions to Existing Buildings in the District

The completion of an addition to a historic property may improve the functionality of an existing building, but it also has the potential to seriously damage the historical integrity of that property. Generally speaking, additions accordingly should be kept to a minimum and always be reversible without resulting in permanent damage to the essential form and integrity of the historic property.

- 13.1 New additions should be compatible with the original building in scale, placement, proportion, and design, including roof shape, materials, color, location and design of windows and doors, cornice heights, and other design elements. Synthetic, non-traditional materials are not permitted in alterations to existing buildings, and the use of the highest-quality, historically appropriate, exterior facing materials is encouraged.
- 13.2 New additions should NOT imitate an earlier historic style or architectural period, but they also should not differ from the earlier historical style so much as to be a distraction from or incompatible with the historic design.
- 13.3 Additions should be differentiated from the original by the use of setbacks or other devices. Whenever possible, additions should be located to the rear (tertiary elevation) or in an inconspicuous location on the side (secondary elevation) of the original building. They should never be attached to the front of the historic property. Additions such as rooftop penthouses or additional stories should NOT be constructed unless there is documented historic evidence (such as the prior removal of a similar historic feature) to justify the change.
- 13.4 An addition should NOT obscure the original form and proportions of the main building or of other historical additions. Do not add fanciful

decorative elements and colors that are out of place or not in keeping with the historic context of the District and/or an individual historic property.

- 13.5 Additions should be constructed on a smaller scale than the historic structure and not overpower it.



As part of the renovation of the Appalachian Theatre, a larger stage house was constructed to facilitate modern performances. The addition to the theater was substantial but harmonious, integrating complementary (but not replica) facing brick, a size and scale that still privileged the original building, and sufficient differences in brick color and setbacks to make it clear what materials are original and what materials are part of the addition. The railing at the top of new stage house—required by code for rooftop access to mechanicals—is located along the tertiary elevation. Photo by Eric Plaag, 2019.

- 13.6 Construction should be carried out in a manner that avoids removal or loss of historic materials and damage or destruction of significant original architectural features.
- 13.7 Construction should impact the exterior walls of the original building as minimally as possible using existing door and window openings for connecting the addition to the original building.
- 13.8 Historically, most of Boone's downtown commercial buildings had flat roofs. Walls on additions should not appear to terminate at flat roofs except at tertiary elevations. Instead, flat roofs should be concealed from view by using historically appropriate pitched roof features, parapets, or a mixture thereof. Where only one elevation has this condition, the parapet or other feature will continue four feet along the adjacent elevation. The minimum slope for pitched roofs is four feet vertically to every twelve feet

horizontally. Where a parapet intersects with a pitched roof element, there shall be no apparent breaks in the parapet wall.

- 13.9 Residential roof types are discouraged, except in historic properties that were originally residences or historic commercial properties that historically featured a residential roof type.

14. New Construction of Commercial Buildings within the District

It is inevitable that new commercial buildings will be constructed within the District. The intention of these design standards is not to prevent such changes but to ensure that new construction is compatible with and complementary to the integrity and architectural character of the District. While new commercial buildings should not attempt to replicate existing historic properties, they should mesh with and support the historic design principles of the other commercial properties in the District. These standards are intended to preserve the integrity of the District while also encouraging sensitive and appropriate new construction.

- 14.1 New commercial construction within the District should not seek to duplicate historic buildings in the District or mimic their appearance. That said, new construction should strive to be sensitive to and compatible with the character-defining features of the commercial properties in the District. Thus, new construction should employ architectural design that reflects its current time, place, use, and culture, provided that this design is compatible with the character of the District.
- 14.2 New construction should incorporate the predominant historic materials typical in surrounding historic buildings when possible—usually brick, native stone, structural glass, wooden trim, and similar historic materials. Synthetic, non-traditional materials, such as vinyl, synthetic stone, fiber cement board, aluminum, plywood, parging, and pre-formed concrete panels, are not permitted in new construction. It is NOT appropriate in new construction to use contemporary substitute materials in place of traditional materials. The use of the highest-quality, historically appropriate, exterior facing materials is encouraged.
- 14.3 Design, height, massing, and proportions of new buildings should complement and be compatible with the dimensions of neighboring buildings with similar character and style. New buildings should not overpower adjacent buildings or the District as a whole as a result of out-of-scale massing, footprint, height, or overhang. Roofs, fenestration, and materials should be compatible with surrounding buildings. Traditional separations between storefronts and upper facades should be maintained and consistent with those existing in adjacent or nearby buildings. Vertical divisions maintain the feeling of traditional building widths and should be maintained. New buildings generally should align with adjacent buildings

facing on the same street and conform to existing setbacks from the street. The primary façade and main building entry shall face the primary public way.

- 14.4 Combining lots for the purpose of building a single building across multiple lots is not permitted in the District, as it disrupts the historical town planning system and does not align with the massing and scale of the District's historic building patterns.
- 14.5 The appropriateness of the site for a new commercial construction project will be evaluated based upon its compatibility with the district context in terms of setback, spacing, orientation, topography, height, and landscaping. New buildings should have setbacks, orientation, lot coverage, and spacing that align with existing historic properties and comply with the provisions of the Town UDO.
- 14.6 New construction should respect the existing topography and vegetation on the site. Large-scale grading to level or otherwise dramatically alter the natural slope of a lot is destructive to the historic landscape and is not appropriate. Whenever possible, existing trees and historic landscape features should be incorporated into the design for a new property. If large trees must be removed, they should be replaced with trees similar in type and species. During construction, any mature tree that will not be removed should be protected with appropriate fencing around the tree's canopy area that will eliminate construction parking, material storage, and concrete washout that could harm the mature tree.
- 14.7 The appropriateness of a proposed new commercial building will be evaluated based on compatibility in terms of scale, height, form, massing, materials, openings, roof pitch, roof type, and other details with the District context.
- 14.8 New commercial construction should incorporate architectural elements and details into new construction that provide human scale. Do not add fanciful decorative elements and colors that are out of place or not in keeping with the historic context of the District and/or adjacent historic properties.
- 14.9 Oversized and monumental scale architecture is not appropriate, and the overall height and width of the new buildings should be compatible with neighboring structures and Town UDO requirements.
- 14.10 Historically, most of Boone's downtown commercial buildings had flat roofs. Residential roof types are not permitted in new commercial buildings. Roof planes should be hidden from view on the façade, and rooflines should be decorated using historic decorative details, using

historic photographs and/or neighboring buildings as a guide. Walls should not appear to terminate at flat roofs, except along the tertiary elevation. Instead, flat roofs should be concealed from view by using historically appropriate pitched roof features, parapets, or a mixture thereof. Where only one elevation has this condition, the parapet or other feature will continue four feet along the adjacent elevation. The minimum slope for pitched roofs is four feet vertically to every twelve feet horizontally. Where a parapet intersects with a pitched roof element, there shall be no apparent breaks in the parapet wall.

15. Height, Width, Spacing, and Setback Requirements

For details on building height, width, spacing, and setback requirements for commercial buildings in the Town of Boone, please consult the Town of Boone UDO. Generally speaking, building spacing, height, and width in the District shall maintain consistency with the spacing, height, and width of surrounding buildings to the greatest degree possible.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District

1. Streetscapes

In contrast to the natural elements around which communities are often organized, historic streetscapes instead represent the built environment that defines the character, context, and components around which a community grows and evolves. Typically, buildings are the most obvious and dominant streetscape features, but this type of landscape includes other elements, including the spaces between buildings, private yards, alleyways and streets, sidewalks and other pedestrian elements, lighting, fences, public benches, retaining walls, monuments, public art, and street signage.

With regard to all streetscapes in the District, the following standards should be observed:

- 1.1 The form, scale, and massing of building facades located along public ways should be preserved.
- 1.2 The width, alignment, and configuration of streets, alleys, sidewalks, and walkways within the District should be retained and preserved.
- 1.3 The intended sightlines and views of historic public monuments and public art should be maintained.
- 1.4 Historic streetscape features, including lighting, fences, benches, and signage, should be preserved.
- 1.5 When installing new street and building lighting, select fixtures that

complement the height and character of existing streetscape features and surrounding architecture, and that align with the historic context of the properties in question. Employ the minimal street lighting levels required for public safety while striving to eliminate light pollution. Whenever possible, lighting should be directed toward the ground, away from surrounding properties, and be shielded from direct view.

- 1.6 All historic streetscape elements between buildings—most particularly road width, grade, crown, swale, curbing, sidewalks, lawns, tree plantings, and setbacks—should be preserved and maintained.
- 1.7 Shared and public open spaces visible from public ways created by private yards, natural settings, and building setbacks should be preserved and maintained.
- 1.8 Historic traffic circulation patterns along sidewalks and roadways, including dual or one-way designations, should be preserved and maintained whenever possible.
- 1.9 Existing historic property lines, block patterns, setbacks, and other land divisions—both natural and created—should be maintained.
- 1.10 When necessary, prune or remove and replace trees that threaten public safety, utilities, or property. When considering new plantings near existing utilities, select historically appropriate, native species that will not interfere with the utility when they reach mature height.
- 1.11 Historic street paving and sidewalk materials, as well as historic curbing, should be retained and preserved, using salvaged or historically compatible materials when repairs are necessary. If historic materials cannot be found, substitute materials may be used, provided they replicate the durability, color, texture, and appearance of the original historic materials.
- 1.12 To prevent damage to historic street paving and sidewalk materials, the Town of Boone and property owners should avoid the application of de-icing salts, relying instead on less intrusive materials such as sand or non-salt chemical de-icers (including calcium magnesium acetate).
- 1.13 New paving and sidewalk materials, especially new accessibility features, should be designed to be consistent with the character and appearance of historic paving materials.
- 1.14 Because historic streetscapes often did not account for the high volume of automobile traffic found today in Boone, parking areas are often a challenge. New parking areas should be as unobtrusive as possible,

located behind buildings with access from alleyways and secondary streets rather than main thoroughfares, and screened with historically appropriate natural plantings and/or fences. Parking decks should be built to complement and blend with the existing historic architecture. Generally speaking, new parking areas should be built on the periphery of the District so as not to impede historic traffic patterns or conflict with historic landscapes and streetscapes.

- 1.15 Materials, architectural features, and entrance orientations of all historic buildings associated with historic streetscapes should be preserved and maintained. Non-historic architectural features, including promenades, porches, and other additions to buildings intended to create an imagined “mountain village” appearance that is not an accurate reflection of the District’s historic buildings and streetscapes, should be removed and/or altered to more accurately reflect the context and history of Boone’s streetscapes. When possible, public-private partnerships, including programs like the Main Street Façade Grant program, should be utilized to restore historic streetscape features.
- 1.16 Historic accessory structures, such as garages, sheds, and other outbuildings, should be preserved and maintained in situ. Deteriorating buildings should be repaired using salvaged materials that match existing ones. When repair of accessory structures is not possible, only those accessory structures for which there is sufficient historic documentation should be reconstructed using materials and configurations similar to the original structure.
- 1.17 New accessory structures should be complementary to the scale, form, materials, and details of surrounding historic buildings, but built in such a way that they do not convey a false sense of historic association. New structures should be located at the rear of historic properties so that they do not intrude upon the historic streetscape.
- 1.18 Property owners and the Town of Boone should protect, encourage, and replace as necessary all street plantings that are in keeping with the historic context of the streetscape and for which there are historic precedents.

2. Lots and Street Frontages

- 2.1 No lot may be created that is so narrow or otherwise so irregularly shaped that it would be impractical to construct on it a building that could satisfy applicable setback requirements for the District.

- 2.2 Where a lot fronts two (2) or more streets, the minimum lot width requirement shall be considered met if the lot width at the building line from any one of such streets meets the minimum lot width requirement.
- 2.4 The minimum width of the frontage of a lot on a street shall be eighty (80) percent of the minimum lot width required for the lot. Easement areas shall be excluded from this requirement.
- 2.5 Where a lot fronts two (2) or more streets, the minimum street frontage width requirements shall be considered met if the frontage along any one of such streets meets the minimum street frontage width requirements.

3. Landscapes and Ecologically Sensitive Areas

Boone has a number of inconspicuous but nevertheless historic landscape features in the District, ranging from the open land surrounding the Frank A. Linney House on King Street to the ancient sugar maple trees located on the Jones House property. Because the proponents of expanding development rarely stop to consider the importance of these kinds of landscape features and their links to Boone's history, it is essential that the Town of Boone have a comprehensive set of standards for the treatment of these valuable historic resources.

Landscape features, regardless of whether they consist of formally planned, human-constructed gardens or naturally evolving woodlands and meadows in the community, are essential to maintaining and preserving the character, aesthetic appeal, and history of the District. Evaluating and preserving the integrity of such existing features and their historical significance requires documentation with historic images, maps, and other data. As with architecture, the preservation and restoration of historic landscape features is always preferred over elimination or replacement, but when the integrity of an existing feature is seriously compromised, new features should be designed to be compatible with the historic context of the District and simultaneously identifiable as a new feature rather than as an attempt to recreate the old.

Some of these historic landscapes are essential to understanding the settlement patterns of our community. As the Town of Boone and the educational institution now known as Appalachian State University grew rapidly during the early twentieth century, for example, the landscape along Boone Creek evolved rapidly from its pastoral origins. While much of this historic landscape to the north of Rivers Street has been compromised by modern development, especially in relationship to the University, pockets in the District still remain. Among these are the warehouse areas positioned directly along the north side of the creek, south of Howard Street from just west of Burrell Street to the vicinity of Appalachian Street. While this may seem an unlikely example of an historic landscape, the wholesale removal of these buildings and the burial of Boone Creek underground—which has occurred in many other areas of Boone

along Boone Creek and other tributaries—would erase this natural resource and the settlement patterns associated with it from Boone’s tangible past.

It is important to maintain landscaping details that enhance the character of the District. Additions to landscaping such as fences, lighting, garden art, and streetscape furniture should be in accordance with the surrounding environment. The purpose of the landscaping standards is to regulate the planting and preservation of landscape material; to promote the general health, safety, and welfare of the community; to facilitate the creation of an attractive environment; to protect property values; to further the urban design and economic development of the community; and to encourage skilled installation and continued maintenance of all plant materials.



Keeping historic landscapes and waterways open, such as this stretch of Boone Creek to the east of Depot Street, rather than burying them under concrete, not only preserves the history of Boone but also prevents and/or minimizes the effects of flooding and other environmental problems. Photo courtesy of Eric Plaag, 2013.

Regarding ecologically sensitive areas and natural areas, the Town of Boone has seen dramatic development over the past fifty years, much of which has adversely impacted

the stream corridors flowing through the District as well as once-forested and open areas in the community. As a result, the remaining ecologically sensitive and natural environments within the Town's limits are valuable resources, especially in the context of the Town's urban environment. Contrary to the public perception when the occasional flooding rainstorm visits Boone, these areas actually help slow and filter rainwater and runoff, improve air and water quality, provide natural habitat, and offer aesthetic contributions to the community. In addition, some of these natural areas offer essential clues to the settlement history of Boone and the ways in which its natural resources have been utilized for the better part of two centuries.

Accordingly, the following standards should be followed in an effort to maintain these vital resources:

- 3.1 Maintain mature street trees. When removal or replacement is warranted, replace with historically appropriate, indigenous cultivars that will thrive at the site and that will achieve a similar canopy and street edge definition at maturity.
- 3.2 Use plant materials that are indigenous to the District. New plant material should complement those found on the site and in the District.
- 3.3 Retain and maintain landscape elements that contribute to the character of the District such as mature trees and hedge rows, grassy lawns, foundation plantings, paver materials, ground covers, fountains, outbuildings, and gardens.
- 3.4 Keep the location of new landscape features consistent with the location of similar elements in the District.
- 3.5 It is inappropriate to introduce contemporary plant edging materials such as exposed landscape timbers (e.g., rail ties) in primary and secondary elevations.
- 3.6 Maintain the relationship between building mass and open space that exists on the block or streetscape. Property owners should preserve the historic spatial arrangements and land-use patterns within the District as they have changed over time, and they should strive to protect character-defining elements of both constructed and natural landforms, including the topography and open spaces surrounding historic buildings and landscape features.
- 3.7 Locate additions and new construction, if possible, in areas that do not necessitate the removal of mature plantings or cause the disruption of the established rhythm of building mass and open space. New construction should not interrupt or obstruct significant views and sight lines within the

District, and existing intrusions within the District should either be removed or screened with plantings.

- 3.8 Property owners should maintain historic views to and from buildings, especially the facades of these buildings. Use outbuildings, public art, statuary, and fountains as focal points in public and private spaces. Avoid placing such elements in areas that will obscure historic buildings or their architectural features. Due to the subjectivity involved in the evaluation of art, the HPC shall only consider the appropriateness of the location of the art in reviewing applications for Certificates of Appropriateness.
- 3.9 Development of new and existing developed parcels should be regulated to minimize impacts on ecologically sensitive areas.
- 3.10 The Town of Boone and its residents should prioritize the uncovering and restoration of natural stream corridors throughout the District,. New development that impedes, obscures, or covers these stream corridors is not appropriate.
- 3.11 Natural landforms and outcroppings, trees, plantings, and other natural features in ecologically sensitive areas should be preserved, protected, and maintained using ecologically approved methods.
- 3.12 Property owners should maintain no-mow zones along stream corridors.
- 3.13 In cooperation with property owners within and bordering historic landscapes and ecologically sensitive areas, the Town of Boone will encourage historically appropriate tree plantings of indigenous species, especially within parks and along stream corridors; maintain appropriate recreational trails through ecologically sensitive areas and public parks in order to increase public awareness of and participation in the preservation of these areas and to discourage the misuse of these areas; and monitor the condition of trees and other plantings within natural areas, public parks, and along streetscapes to track and prevent the encroachment of diseases and pests.

4. Fences and Garden Walls

- 4.1 To ensure that landscape materials to do not constitute a traffic hazard, a sight triangle ten (10) feet by seventy (70) feet will be observed at all intersections of driveways/streets with adjacent streets. Required street trees shall be planted outside of the sight triangle area. Shrubs planted within sight distance triangles shall be of a type with a maximum mature height of twenty-four (24) inches. For detailed descriptions of screening regulations, see the Town of Boone UDO.

- 4.2 Preserve historic fences and garden walls. Preservation requires continual maintenance and repair. A sound paint surface is essential to maintaining and protecting wooden and iron fences. On wooden fences, seal all joinery to avoid moisture damage. To prevent rust and corrosion on iron fences, clean surfaces with a wire brush to remove all loose paint and rust, then prime immediately with high quality metal primer before the finish coat is applied. Corrosion will occur whenever metal is left unpainted. Brick and masonry walls are vulnerable to uneven ground settling and mortar failure due to weather exposure and vegetation. Resist the tendency to allow plants such as ivy to grow on brick walls as the plants will trap moisture and cause deterioration.
- 4.4 Retain and preserve all character-defining features of historic fences and walls including gates, decorative pickets, finials, and hardware.
- 4.5 Repair rather than replace historic fence and wall materials. If replacement is necessary, replace only those sections in need of replacement. Match the original in composition, height, scale, proportion, color, texture, material and design.
- 4.6 Design new fences that are compatible with the associated building, site, and streetscape in terms of composition, height, scale, proportion, color texture, material and design. Fences and walls based on historic designs are encouraged. New designs that meet the aforementioned criteria are also acceptable.
- 4.7 Use fences or walls in a manner that is historically appropriate such as for demarcating property lines and screening private areas from the public right-of-way.
- 4.8 Use walls and hedgerows in the District to screen parking lots. A masonry wall or single species evergreen hedge will maintain the sense of an “edge” to the streetscape in a similar manner as a building. The peripheral screen will also hide wheels, bumpers, and paving, thereby eliminating the undesirable aspects of the automobile while at the same time not jeopardizing safety.
- 4.9 Avoid the use of utilitarian fences along primary elevations of buildings.

5. Garages and Accessory Buildings:

- 5.1 Original structures should be retained and preserved if at all possible.
- 5.2 Construct new garages and accessory buildings that are compatible with historic outbuildings in the District in terms of roof form, materials, size, scale, proportion, and architectural details.

- 5.3 Garages and outbuildings for residential properties should ALWAYS be located to the rear or side yards and in traditional locations in relation to the main residential building.
- 5.4 If it is necessary to replace a historic outbuilding, replace it with a design based on documentary evidence of the original outbuilding, or with a new design similar in form, scale, size, materials and detail as other buildings in the District. Design and construction of the new structure shall be in proportion with other outbuildings of its type within the District.
- 5.5 It is inappropriate to introduce gazebos adjacent to primary or secondary elevations without documentary evidence to support their existence in the District during the period of significance. If constructed adjacent to the tertiary elevation, gazebos should not be visible from the public right-of-way and must meet the other standards for outbuildings and accessory buildings.
- 5.6 It is inappropriate to introduce features and details to an outbuilding that will create a false sense of historic development. For example, it would be inappropriate to add Art Deco features using historic materials to a newly constructed accessory building, as doing so might inappropriately suggest that the accessory building was constructed during the 1930s.
- 5.7 Consult the Town of Boone UDO for setback requirements and lot coverage limitations for all accessory buildings. As a general rule, no accessory building may be further forward to the street setback line than the front-most point of the principal building.

6. Driveways and Off-Street Parking

- 6.1 Retain historic driveway configuration and materials whenever possible.
- 6.2 Construct new driveways to conform to the configuration, width, location, and materials of existing driveways.
- 6.3 Locate new driveways and off-street parking areas in tertiary areas. If this is not possible, driveways should be placed in the least conspicuous area of the lot.
- 6.4 Discourage additional curb-cuts, new driveways, or drive-thrus in the District.
- 6.5 It is inappropriate to pave large, off-street parking areas that occupy the majority (more than 50%) of the rear yard so that the residential character of a residential property is severely compromised or lost.

- 6.6 It is inappropriate to demolish historic buildings or outbuildings to create new parking areas.
- 6.7 It is inappropriate to destroy mature plantings to create new parking areas. Incorporate said plantings into the design and provide for their protection.
- 6.8 Incorporate trees, shrubbery, fencing, or other landscape devices around the periphery and within parking areas.
- 6.9 Utilize a low evergreen hedge or masonry wall, not to exceed 36" in height, along the street frontage of all parking lots. This landscape element will screen automobile wheels, bumpers, and paving, thereby eliminating the harshest aspects of the automobile without compromising surveillance and safety.
- 6.10 Discourage parking lots on corners, as this creates large voids in the streetscape.
- 6.11 Follow the standards for exterior lighting in illuminating parking areas.
- 6.12 Design lighting levels for safety. Avoid spilling light onto adjacent properties.

7. Exterior Lighting

- 7.1 Select lighting that is compatible with the building, site, height and character of existing streetscape features, and the surrounding architecture, and that aligns with the historic context of the property in question, in terms of design, materials, use, size, scale, location, and level and angle of illumination.
- 7.2 Avoid placing fixtures in areas that will obscure or damage character-defining architectural or landscape features.
- 7.3 It is inappropriate to replace original light fixtures when they exist. If no evidence of fixtures is present, select unobtrusive light fixtures that are compatible with the building and site and do not disrupt adjacent properties. Use a white light source.
- 7.4 Employ minimal lighting levels required for public safety while striving to eliminate light pollution. Whenever possible, lighting should be directed toward the ground, away from surrounding properties, and be shielded from direct view.

- 7.5 Locate lighting sources in strategic locations on the building or landscape to create a subtle and inviting ambience.
- 7.6 Avoid removal of historic light fixtures that would alter the historic character and integrity of a property.
- 7.7 All public streets, sidewalks, and other common areas shall be sufficiently illuminated to ensure the security of property and the safety of persons using streets, sidewalks, and other common areas or facilities.
- 7.8 All entrances and exits in substantial buildings used for nonresidential purposes and in two-family or multifamily developments containing more than four (4) dwelling units shall be adequately lighted to ensure the safety of persons and the security of the buildings.
- 7.9 Lighting within any lot that unnecessarily illuminates any other lot and substantially interferes with the use or enjoyment of such other lot is prohibited. Lighting unnecessarily illuminates another lot if it clearly exceeds the standards set forth in the Town of Boone UDO.
- 7.10 Screen from view ground-mounted accent or spotlights. Such lights should not highlight non-target structures, signs, or premises.
- 7.11 See the Signage standards for information on illumination of signs.

8. Signage

- 8.1 No signs shall create any vision obstructions onto a public right-of-way, alley, sidewalk, adjacent drive, or private drive entering onto a street. Signs or floodlights erected or placed in such a manner as to cause glare that impairs driver vision on a roadway or causes a nuisance to adjacent property as defined in N.C. General Statute 136-32.2 are also prohibited.
- 8.2 Freestanding signs must be placed in a landscape area that is at least three (3) feet in width and at least the length of the greatest dimension of the sign. Curbing, bricks, fencing, and/or other suitable vehicular barrier shall enclose the landscaped area.
- 8.3 Sandwich boards, other temporary street signage, seating, and/or merchandise shall not be placed upon the public ways of the District or otherwise impede the pedestrian or traffic flow on those public ways.
- 8.4 Attached signs shall not project higher than the building soffit or eave height and shall not extend beyond the edge of any wall or other surface to which they are mounted (this does not refer to projecting signs).

- 8.5 The area of a sign shall be measured according to the following rules as applicable:
- In the case of freestanding, projecting, canopy, or marquee signs, area consists of the entire surface area on which copy could be placed. The supporting structure or bracing of a sign shall not be counted as a part of the sign area unless such structure or bracing is made part of the sign's message. Where a sign has two (2) display faces back to back, the area of only one face shall be considered as the sign area. When a sign has more than one display face, all areas that can be viewed simultaneously shall be considered the sign area. All signs are limited to two (2) faces.
 - In the case of a sign (or other freestanding, projecting, canopy, or marquee) whose message is fabricated together with the background that borders or frames the message, sign area shall be the total area of the entire background.
 - In the case of a sign (other than freestanding, projecting, canopy, or marquee) whose message is applied to a background that provides no border or frame, sign area shall be computed by continuous rectilinear lines, or a circle or an eclipse enclosing the extreme limits of the letters, writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display used to differentiate the sign from the backdrop or structure against which it is placed.
- 8.6 All freestanding signs shall follow the following criteria:
- No freestanding sign shall be placed less than forty (40) feet from another freestanding sign.
 - Freestanding signs shall not be located in satellite parcels of real estate.
 - All freestanding signs, support structures, and required landscaping areas shall be at least one (1) foot from any right-of-way or easement.
- 8.7 Interior lighting for signs, where permitted, shall not exceed eleven (11) watts per bulb (the standard industry size). In the case of the use of exterior lighting by floodlights, such lights must comply with N.C. General Statute 136.32.2.
- 8.8 Awning, canopy, projecting, and suspended signs may be no less than eight feet at their lowest point above any sidewalk.
- 8.9 All signs must be placed in accordance with the regulations contained in the Town of Boone UDO.

9. Monuments

Over the arc of Boone's history, several monuments have been erected to the memory of significant residents or events in the community. Responsibility for ownership and maintenance of these resources has not always been clear, resulting in unfortunate and often problematic disagreements about the best practices for handling these resources. One such example is the Daniel Boone Monument, presently located on Town property at the west end and on the south side of Rivers Street, just outside the District. While this monument remains significant to the Town's history and is presently stabilized, past practices have resulted in the loss of many of the materials and some of the integrity of the original monument. Other monuments exist along the public ways of the District, including the Ned Austin monument and a recently installed war memorial.

Accordingly, in order to protect, preserve, and maintain these often overlooked but important cultural resources located on both public and private property, both the Town of Boone and private property owners should:

- 9.1 Preserve, protect, and maintain the existing historic landforms, topography, and landscape features—including fences, walkways, gates, trees and other plantings, memorials, monuments, and markers—associated with these resources.
- 9.2 Avoid the use of chemical treatments, landscape equipment, fertilizers, and earth-moving devices that are known or likely to result in damage to the historic fabric of these monuments.
- 9.3 Stabilize leaning or loose monuments and prioritize the appropriate restoration of damaged or missing elements of these resources using standards developed by the Secretary of the Interior for the preservation of such resources.⁹
- 9.4 Before treating any type of masonry, correctly identify the materials and document their condition. During treatment, avoid the use of hard mortars on weathered masonry, and treat corroding metal anchors and fences to avoid further damage to masonry elements.
- 9.5 When vandalism occurs, store broken or damaged elements on site or in a secure location nearby until restoration can occur. Take care to label the broken or damaged elements (without further damaging them) to ensure that they are not misplaced or forgotten.
- 9.6 If cleaning of monuments is pursued, use the gentlest procedures available and consult a masonry conservator before using any chemical

⁹ More information on the Secretary's Standards can be found ~~in the appendices to~~ [elsewhere in](#) this document.

cleaners. Household products, including bleach, lye, ammonia, and similar items, should never be used.¹⁰

10. Archaeology:

There is evidence of Native American activity in Boone long before the town was established. The Cherokee Indians used the area as hunting grounds long before Daniel Boone reportedly hunted in the area. In addition, the landscape of Boone's downtown area looked quite different in the nineteenth century than it did during the twentieth century and today. Because the Town of Boone is now in its third century of post-Native American occupation, with modern businesses and other uses taking the place of historic land uses and settlement patterns, it should be expected that these new land uses may uncover archaeological resources—either historic or pre-historic—that may be vital to understanding Boone's settlement patterns and history. It must be a priority for the Town of Boone, its residents, and its business owners to identify, protect, and preserve any archaeologically significant resources that might be uncovered during either renovation or new construction in the District. The following section outlines the protocol for preserving artifacts if such an event occurs.

New construction and large-scale renovations typically entail a great deal of site grading and trenching, which have the potential to disrupt artifacts. The following standards outline the process for reporting archaeological finds and obtaining the proper permits, licenses, and funds associated with building projects on archaeological sites. Professional technical advice and consultation on archaeology is available from the SHPO or the Office of State Archaeology (OSA). Contact the Town of Boone Planning and Inspections Department for additional contact information.

- 10.1 Landowners should leave known archaeological resources intact and undisturbed whenever possible, and when disturbance is not avoidable, prepare a mitigation plan for the documentation, preservation, and protection of those resources using professional archaeologists who follow accepted standards, methods, and practices for resource mitigation and/or recovery.
- 10.2 Notify the Planning Department, the Boone Cultural Resources Department, the SHPO, and the OSA in the early planning stages of the project to assess the potential for presence of archaeological resources on site. In cases where such potential is identified, owners are required to prepare an archaeological assessment report, including an inspection of the proposed area where subsurface disturbance will occur, as well as a site map showing areas of archaeological sensitivity. In addition, landowners may be required to submit to an archaeological survey of their project area by a professional archaeologist whose qualifications meet the Standards of the Secretary of the Interior for archaeology.

¹⁰ The North Carolina SHPO maintains a list of qualified preservation consultants and conservators with experience working on North Carolina historic properties.

- 10.3 Minimize ground-disturbing activity to reduce the possibility of destroying unknown archaeological resources.
- 10.4 Avoid the use of heavy machinery or equipment on site that may damage archaeological resources. When new archaeological resources are discovered, owners should cease the use of such equipment and stop work on the site immediately until such time that these resources can be documented, preserved, and protected. To begin this documentation, notify the Planning Department, the Cultural Resources Department, the SHPO, and the OSA.

11. Parks and Public Spaces:

The District is also home to several parks and public spaces frequently utilized for community events in addition to their intrinsic pastoral and aesthetic purposes. Such locations include the Jones House property and Jimmy Smith Park, among others. Because these areas see a high volume of public traffic, they create a special challenge for protection, preservation, and maintenance by the Town and, in some cases, their private owners.

The Town of Boone and its residents should observe the following standards in managing these important cultural landscapes:

- 11.1 Preserve historic landscape features that are critical to site identity and form, including landforms, topography, roadways, pathways, trails, trees and other plantings (both natural and planned), fences, and other resources.
- 11.2 Preserve and protect significant views into, out of, and within parks and public spaces. Carefully weigh the impact on both visitors and nearby residents and businesses when adding or removing landscape features, trails, walkways, and roadways.
- 11.3 When considering the introduction of public art to any park or streetscape, ensure that the art will not permanently or irreversibly alter the historic character of nearby historically significant buildings or landscapes.
- 11.4 Regularly inspect public art for signs of vandalism and deterioration, and maintain protective coatings. When repairs are necessary, use industry best practices and the gentlest available treatments. If necessary, consult with a conservator to determine the best treatment practices.
- 11.5 Preserve, protect, and maintain significant primary and accessory structures, including pavilions and fountains, that are essential to the identity of the cultural landscape. When planning new accessory

structures, including monuments, public art, interpretive signage, memorials, and similar features, weigh their potential impact on historic views associated with the park and the general character and aesthetics of the public space in its historic context. Necessary accessory structures used for service purposes (maintenance sheds, restrooms) should be as unobtrusive as possible and designed to blend into the park's historic landscape.

Standards For *Relocation and Demolition*

Standards for Relocation and Demolition

1. Relocation of Buildings

- 1.1 Choose relocation only as a “last resort” to demolition.
- 1.2 In consultation with the Planning Department, the Cultural Resources Department, and the SHPO, document the original site through drawings and photographs prior to relocating the historic resource.
- 1.3 Work with reputable and experienced contractors to accomplish the relocation.¹¹
- 1.4 Plan the relocation route thoroughly. Contact local utility providers and building officials to secure necessary permits and discuss a work plan for the move. Coordinate efforts to ensure minimum delays en route.
- 1.5 Secure the structure to be moved to minimize damage during the move and to deter vandalism.
- 1.6 Choose a site for a relocated building that corresponds proportionally to the size of the structure.
- 1.7 Position the building on the new site in such a manner that its orientation to the street, setback, and lot coverage is compatible to and harmonious with the existing structures on the block to which it is moved.
- 1.8 Ensure that the shape, mass, and scale of the building to be moved conforms to the existing structures on the block to which it is moved.
- 1.9 Move a building as a single unit in order to prevent the unnecessary loss of historic building fabric. Partial or complete disassembly is only acceptable when absolutely necessary.

2. Demolition

- 2.1 In reviewing a request to demolish a building in the district, the HPC also considers whether the proposed demolition will adversely affect other buildings in the district or the overall character of the district.
- 2.2 When considering demolition of a historic building, the property owner is encouraged to work closely with the HPC in reviewing all alternatives prior to this course of action.

¹¹ The North Carolina SHPO maintains a list of qualified preservation consultants and building movers with experience working on North Carolina historic properties.

- 2.3 An application for a Certificate of Appropriateness (COA) authorizing the relocation, demolition, or destruction of a designated landmark or a building, structure, or site within the District may not be denied except if the State Historic Preservation Officer determines that the structure has statewide significance as defined in the criteria of the National Register of Historic Places. This decision may be overturned in instances where the HPC finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.
- 2.4 The effective date of such a certificate for relocation, demolition, or destruction of a resource within the District may be delayed up to 365 days from the date of approval. This period shall be reduced by the HPC where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay.
- 2.5 If the HPC has voted to recommend designation of a property as a landmark or designation of an area as a district, and final designation has not yet been made by the Town Council, the demolition or destruction of any building, site, or structure located on the property of the proposed landmark or in the proposed district may be delayed by the HPC for a period of up to 180 days or until the Town Council takes final action on the designation, whichever occurs first.

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Note: Portions of the City of Raleigh historic design guidelines were also consulted for this project.

Glossary of Architectural Terms

Glossary of Architectural Terms

Adaptive Reuse - The process of converting a building to a use other than that for which it was designed, e.g. changing a house into an office.

Alkyd Resin Paint - A common modern paint using alkyd (one group of thermoplastic synthetic resins) as a vehicle for the pigment; often confused with oil paint.

Aluminum Siding - Sheets of exterior architectural covering, usually with a colored finish, fabricated of aluminum to approximate the appearance of wooden siding. Aluminum siding was developed in the early 1940s and became increasingly common in the 1950s and the 1960s.

Amenity - A building, object, area, or landscape feature that makes an aesthetic contribution to environment rather than one that is purely utilitarian.

Arcade - A series of arches supported on piers or columns attached to or detached from a wall.

Arch - A structure formed of wedge-shaped stones, bricks, or other objects laid so as to maintain one another firmly in position. A rounded arch generally represents classical or Romanesque influence whereas a pointed arch denotes Gothic influences.

Architrave - The lowest part of an entablature, sometimes used by itself as a casing for a window or door.

Art Deco - A style of decorative arts and architecture popular in the 1920s and 1930s, characterized by its use of geometric, angular forms; also referred to as Moderne or Art Moderne.

Asbestos Siding - Dense, rigid board containing a high proportion of asbestos fibers bonded with portland cement; resistant to fire, flame, or weathering and having a low resistance to heat flow. It is usually applied as large overlapping shingles. Asbestos siding was applied to many buildings in the 1950s.

Ashlar - A style of stonework consisting of individual stones that are shaped and tooled to have even faces and square edges.

Asphalt Shingle - A shingle manufactured from saturated construction felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to the weather.

Asphalt Siding - Siding manufactured from saturated construction felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to the weather. It sometimes displays designs seeking to imitate brick or stone. Asphalt siding was applied to many buildings in the 1950s.

Attic Ventilator - In houses, a screened or louvered opening, sometimes in decorative shapes, located in gables or soffits. Victorian styles sometimes feature sheet soffits or metal ventilators mounted on the roof ridge above the attic.

Awning - A rooflike covering of canvas, often adjustable, over a window, a door, etc., to provide protection against the sun, rain, and wind. Aluminum awnings were developed in the 1950s.

Balustrade - A low barrier formed of balusters, or uprights, supporting a railing.

Band (Band Course, Bandmold, Belt) - Flat trim running horizontally in the wall to denote a division in the wall plane or a change in level.

Bargeboard (also Vergeboard) - A wooden member, usually decorative, suspended from and following the slope of a gable roof. Bargeboards are used on buildings inspired by Gothic forms.

Bay - An opening or division along the face of a structure. For example, a wall with a door and two windows is three bays wide. A bay can also be a projection of a room or facade having windows.

Beltcourse - A projecting course of bricks or other material forming a narrow horizontal strip across the wall of a building, usually to delineate the line between stories, also referred to as a string course.

Beveled Glass - Glass panes whose edges are ground and polished at a slight angle so that patterns are created when panes are set adjacent to one another.

Board and Batten - A method of covering exterior walls using vertical boards, with narrow strips of wood or battens used to cover the joints between boards.

Bond - The pattern in which bricks are laid.

Bracket - A divide, either ornamental, structural, or both, set under a projecting element, such as the eaves of a house.

Bulkhead - The panels below the display windows on a commercial storefront.

Bungalow Style - An early 20th century architectural style that grew out of the Arts and Crafts movement of the 19th century. Its basic characteristics are long, low profiles; overhanging, bracketed eaves; wide engaged porches with square, squat brick piers supporting wood posts; and informal interior arrangements.

Buttress - A vertical mass of masonry projecting from or built against a wall to give additional strength at the point of maximum stress. Sometimes wooden buttresses are

added to frame Gothic Revival-style buildings as decorative, but not supporting features.

Capital - The topmost member, usually decorated or molded, of a column or pilaster.

Cararra Glass - Pigmented structural glass developed and popularized in the early 20th century for facing Art Deco and Art Modern-style commercial buildings.

Casing - The exposed trim molding, framing, or lining around a door or a window; may be either flat or molded.

Cast Iron - Iron that has been shaped by being melted and cast in a mold.

Caulking - A resilient mastic compound, often having a silicone, bituminous, or rubber base; used to seal cracks, fill joints, prevent leakage, and/or provide waterproofing.

Cementitious Board - A material composed of cement, sand, and cellulose fiber. First introduced in the early twentieth century as a substitute for slate. Today cementitious board has a variety of uses including exterior siding and roofing.*

Center-Hall Plan - A plan in which the hall or passage extends through the center of a house and is flanked by two or more rooms.

Certificate of Appropriateness - A document awarded by a preservation commission or architectural re-view board allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a designated historic area or site, following a determination of the proposal's suitability according to applicable criteria.

Certified Historic Structure - For the purpose of the federal preservation tax incentives, any structure subject to depreciation as defined by the Internal Revenue Code that is listed individually on the National Register of Historic Places or located in a registered historic district and certified by the secretary of the interior as being of historic significance to the district.

Certified Rehabilitation - Any rehabilitation of a certified historic structure that the Secretary of the Interior has determined is consistent with the historical character of the property or the district in which the property is located.

Chalking - The formation of a powder surface condition from the disintegration of a binder or an elastomer in a paint coating; caused by weathering or an otherwise destructive environment.

Chamfer - A beveled edge or corner.

Chamfered Post - A square post with the edges of its corners cut away or beveled.

Checking - Small cracks in a film of paint or varnish that do not completely penetrate to the previous coat; the cracks are in a pattern roughly similar to a checkerboard.

Clapboard - Horizontal wooden boards, tapered at the upper end and laid so as to cover a portion of a similar board underneath and to be covered by a similar one above. The exposed face of clapboard is usually less than 6 inches wide. This was common outer face in the nineteenth and early twentieth century buildings.

Classical - Embodying or based on the principles and forms of Greek and Roman architecture.

Clerestory - Windows located relatively high in a wall that often tend to form a continuous band. This was a feature of many Gothic cathedrals and was later adapted to many of the Revival styles found here.

Clipped Gable - A gable the peak of which is truncated for decorative effect; often the roof overhangs the missing peak.

Colonial Revival Style - Late 19th and early 20th century style that combines features of Classical and Colonial architecture.

Colonnade - A small-scale column, generally employed as a decorative element on mantels, overmantels, and porticoes.

Column - A vertical shaft or pillar that supports or appears to support a load.

Common Bond - A method of laying brick wherein one course of headers is laid for every three, five, or seven courses of stretchers.

Composition Board - A building board, usually intended to resemble clapboard, fabricated from wood or paper fabric under pressure and at an elevated temperature, usually with a binder.

Coping - The cap or the top course of a masonry wall.

Corbel - A projection (or building out) from a masonry wall, sometimes to support a load and sometimes for decorative effect.

Corner Block - A square piece, either plain or decorated that forms a corner of a window or door surround.

Corner Boards - Vertical boards nailed on the external corners of frame buildings to provide a method of finishing and joining the ends of the weatherboards.

Cornice - The lowest point of any predominant molded and projecting horizontal member that crowns an architectural composition, such as a wall near the roofline or the

top of the parapet wall. Said cornice, from which the line is determined, shall not exceed three feet. (This definition is consistent with the definitions found in the New Bern Land Use Ordinance Article XXI Section 15-413)

Cresting - Ornamental ironwork, often highly decorative, used to embellish the ridge of a gable roof or the curb or upper cornice of a mansard roof.

Crossette - A lateral projection of the head of the molded architrave or surround of a door, window, mantel, or paneled overmantel; also know as an “ear” or “dog-ear”.

Crown Molding - The upper molding of a cornice, often serving to cap or crown the vertical facing or fascia of a boxed cornice. Also, the term is frequently given to the molding used to decorate the joints between walls and a ceiling.

Crenellation - Alternating indentations and raised sections of a parapet, creating a toothlike profile some-times known at a battlement. Crenellation is a detail found most commonly in the Gothic Revival style.

Cultural Resource - A building, structure, district, site, object, or document, that is of significance in American History, architecture, archeology, or culture.

Cupola - A small structure, usually polygonal, built on top of a roof or tower, mostly for ornamental purposes.

Deck - An uncovered porch, usually at the rear of a building; popular in modern residential design.

Demolition by Neglect - The destruction of a building through abandonment or lack of maintenance.

Dentil - Small, closely spaced blocks, often toothlike, used as an ornamental element of a classical cornice.

Design Standards - Criteria developed by preservation commissions and architectural review boards to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings or districts.

Design Review - The process of ascertaining whether modifications to historic and other structures, set-tings, and districts meet standards of appropriateness established by a governing or advisory review board.

Dogtrot Plan - A plan in which two pens with their own chimneys separated by an open center passage.

Dormer - A structure containing a window (or windows) that projects through a pitched roof.

Doric Order - A classical order characterized by simple unadorned capitals supporting a frieze of vertically grooved tablets or triglyphs set at intervals.

Dormer Window - An upright window, set in a sloping roof, with vertical sides and front, usually with a gable, shed, or hip roof.

Double-Hung Window - A window with two sashes that open and close by sliding up and down in a cased frame.

Double-Pile House - A center-hall plan house that is two rooms deep on each side of the hall.

Double-Shoulder Chimney - An exterior chimney the sides of which angle inward to form shoulders twice as it ascends from the base to the cap.

Downspout - A vertical pipe, often of sheet metal, used to conduct water from a roof drain or gutter to the ground or cistern.

Dressed - Descriptive of stone, brick, or lumber that has been prepared, shaped, or finished by cutting, planing, rubbing, or sanding one or more of its faces.

Eave - The part of a sloping roof that projects beyond the wall.

Eclectic or Eclecticism - A method of design in architecture in which elements from a variety of stylistic sources are selected and combined in new and original ways.

Elevation - A drawing showing the vertical elements of a building, either exterior or interior, as a direct projection to a vertical plane.

Ell - A secondary wing or extension of a building, often a rear addition, positioned at right angles to the principal mass.

Eminent Domain - The power of a government to acquire private property for public benefit after payment of just compensation to the owner.

Enabling Legislation - Federal or state laws that authorize governing bodies within their jurisdictions to enact particular measures or delegate powers such as enactment of local landmarks and historic district ordinances, zoning, and taxation.

Engaged Porch - A porch the roof of which is continuous structurally with that of the main section of the building.

English Bond - A method of laying brick wherein one course is laid with stretchers and the next with headers, thus bonding the double thickness of brick together and forming a high-strength bond of alternating courses of stretchers and headers.

Entablature - The horizontal part of a Classical order of architecture, usually positioned above columns or the frieze; the uppermost element is the cornice.

Escutcheon - A protective plate, sometimes decorated, surrounding, the keyhole of a door, a light switch, or similar device.

Etched Glass - Glass whose surface has been cut away with a strong acid or by abrasive action into a decorative pattern.

Extended Use - Any process that increases the useful life of an old building, e.g. adaptive use or continued use.

Exterior End Chimney - A chimney located outside the walls of a house, usually against the gable end of a building.

Fabric - The physical material of a building, structure, or city, connoting an interweaving of component parts.

Facade - The face or front of a building.

Fanlight - A semicircular window, usually above a door or window, with radiating muntins suggesting a fan.

Fascia - A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or eave side of a pitched roof. The rain gutter is often mounted on it.

Fluting - Shallow, concave grooves running vertically on the shaft of a column, pilaster or other surface.

Federal Style - The style of architecture popular in America from the Revolution through the early 19th century (in North Carolina from about 1800-1840). The style is characterized by the use of delicate Classical ornament.

Fenestration - The arrangement of windows on a building.

Finial - an ornament, usually turned on a lathe, placed on the apex of an architectural feature such as a gable, turret, or pediment.

Flashing - A thin impervious material placed in construction to prevent water penetration, to provide water drainage, or both, especially between a roof and a wall.

Flemish Bond - A method of laying brick wherein headers and stretchers alternate in each course and, vertically, headers are placed over stretchers to form a bond and give a distinctive cross pattern.

Flush Siding - An exterior wall treatment consisting of closely fitted horizontal boards with joints that are carefully formed to be hidden and flush, giving a very uniform, flat siding appearance.

Foundation - The supporting portion of a structure below the first-floor construction, or below grade, including footings.

French Window - long window reaching to the floor level and opening in two leaves like a pair of doors.

Fretwork - A geometrically meandering strap pattern; a type of ornament consisting of narrow fillet or band that is folded, crossed, and interlaced.

Frieze - The middle portion of a Classical entablature, located above the architrave and below the cornice. The term is usually used to describe the flat, horizontal board located above the weatherboards of most houses.

Gable - The triangular portion of a wall formed or defined by the two sides of a double-sloping roof; often referred to as an "A" roof.

Galvanize - To coat steel or iron with zinc, as, for example, by immersing it in a bath of molten zinc.

Gambrel Roof - A gable roof more or less symmetrical, having four inclined surfaces, the pair meeting at the ridge having a shallower pitch.

Georgian Style - The prevailing style of the eighteenth century in Great Britain and the North American Colonies, so named after George I, George II, and George III. It is derived from Classical, Renaissance, and Baroque forms.

German Siding - Wooden siding with a concave upper edge that fits into a corresponding rabbet in the siding above.

Gingerbread - Thin, curvilinear ornamentation produced with machine powered saws.

Glazed Header - A brick having a glossy, dark coating ranging in color from gray green to almost black, formed on the outer surface through direct exposure to flame and intense heat during the firing process. In Flemish bond brickwork, this glazed surface is often used for decorative effect by laying the brick so that the glazed ends or headers are exposed to form a pattern in the wall.

Glue-Chip Glass - A patterned glass with a surface resembling frost crystals common in turn-of-the-century houses and bungalows.

Gothic Arch - A pointed arch commonly used in Gothic Revival architecture especially churches.

Gothic Revival Style - The nineteenth-century revival of the forms and ornament of medieval/Gothic European architecture, characterized by the use of the pointed arch, buttresses, pinnacles, and other Gothic details in a decorative fashion. The style was popular for church architecture in North Carolina well into the 20th Century.

Greek Revival Style - The mid-19th century revival of the forms and ornamentation of the architecture of ancient Greece.

Gutter - A shallow channel of metal or wood set immediately below or built in along the eaves of a building to catch and carry off rainwater.

Hall-Parlor Plan - A traditional vernacular plan consisting of two principal rooms: a larger “hall,” often nearly square, and an adjoining smaller “parlor.” In most instances, the hall was entered directly from the outside and had a fireplace centered on the end wall; it was the room where most domestic activities took place. The smaller parlor tended to be used for sleeping.

Harmony—Pleasing agreement of parts in color, size, scale, texture, and materials.

Header - The end of a brick, sometimes glazed.

Hipped Roof - A roof that slopes back equally from each side of a building. A hip roof can have a pyramidal form or have a slight ridge.

Historic district - A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workman-ship, sense of cohesiveness or related historic and aesthetic associations. The significance of a district may be recognized through listing on a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

House Museum - A museum whose structure itself is of historical or architectural significance and whose interpretation relates primarily to the building’s architecture, furnishings, and history.

Human Scale - A combination of qualities in architecture or the landscape that provides an appropriate relationship to human size, enhancing rather than diminishing the importance of people.

Interior End Chimney - A chimney positioned on the interior side of the gable end of a house.

Italianate Style - A revival of elements of Italian Renaissance architecture popular during the mid-and late 19th century, characterized by the presence of broad projecting or overhanging cornices supported by ornate sawn brackets. Other features include the use of arched windows and heavy hoodmolds.

Jamb - The vertical sides of an opening, usually for a door or a window.

Jerkin Head Roof - A roof whose end has been formed into a shape midway between a gable and a hip, resulting in a truncated or “clipped” appearance; sometimes called clipped gable.

Joist - One of a series of parallel timbers or beams, usually set on edge, that span a room from wall to wall to support a floor or ceiling; a beam to which floorboards, ceiling boards, or plaster laths are nailed.

Keystone - The central wedge-shaped stone at the crown of an arch or in the center of a lintel.

Landmarks Register - A listing of buildings, districts, and objects designated for historical, architectural, or other special significance that may carry protection for listed properties.

Landscape - The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures, and their patterns.

Latex Paint - A paint having a latex binder (an emulsion of finely dispersed particles of natural or synthetic rubber or plastic materials in water).

Lattice - A network, often diagonal, of interlocking lath or other thin strips used as screening, especially in the base of a porch.

Light - A pane of glass.

Lintel - A beam of wood or stone that spans an opening; in masonry construction it frequently supports the masonry above the opening.

Lunette - A semicircular opening.

Mansard Roof - A four-sided double-pitch roof characteristic of the Second Empire Style.

Mixed Use - a variety of authorized activities in an area or a building as distinguished from the isolated uses and planned separatism prescribed by many zoning ordinances.

Mildew - A fungus that grows and feeds on paint, cotton and linen fabrics, etc., that are exposed to moisture; causes discoloration and decomposition of the surface.

Modillion - A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of the cornice.

Molding - A decorative band having a constant profile or having a pattern in low relief, generally used in cornices or as trim around openings.

Mortar - A mixture of portland cement, lime, putty, and sand in various proportions, used for laying bricks or stones. Until the use of hard portland cement became general, the softer lime-clay or lime-sand mortars and masonry cement were common.

Mortise and Tenon - A joint made by one member having its end cut as a projecting tongue (tenon) that fits exactly into a groove or hole (mortise) in the other member. Once joined in this fashion, the two pieces are often secured by a peg.

Mullion - A vertical member dividing a window area and forming part of the window frame.

Muntin - A molding forming part of the frame of a window sash and holding one side of a pane.

Newel Post - The principal post used to terminate the railing or balustrade of a flight of stairs.

Neoclassical Style - A style of architecture popular during the first half of the twentieth century. Elements draw heavily from Greek Revival and early Classical revival.

Ogee - A double curve formed by the combination of a convex and concave line, similar to an s-shape.

Oil Paint - A paint in which a drying oil, usually linseed oil, is the vehicle for the pigment; rarely used as a house paint since the mid-twentieth century when it was commonly replaced by alkyd resin paints.

Palladian Window - A window design featuring a central arched opening flanked by lower square-headed openings separated from them by columns, pilasters, piers, or narrow vertical panels.

Panel - A portion of a flat surface set off by molding or some other decorative device.

Parapet - A low wall along a roof or terrace, used as decoration or protection.

Patio - An open, outdoor living space adjacent to a building, usually surfaced with stone, tiles, or concrete and at ground level.

Pediment - A crowning element of porticoes, pavilions, doorways, and other architectural features, usually of low triangular form, with a cornice extending across its base and carried up the raking sides; sometimes broken in the center as if to accommodate an ornament; sometimes of segmental, elliptical, or serpentine form.

Pen - A one-room structure, the term is usually used when referring to log buildings. Many dwellings erected by the first settlers of the North Carolina piedmont were single-pen structures. Many of these dwellings were expanded into two-pen houses following the double-pen, saddlebag, or dogtrot plans.

Pilaster - A shallow pier or rectangular column projecting only slightly from or engaged to a wall. Pilasters are usually decorated like columns with a base, shaft, and capital.

Porte Cochere - A projecting porch that provides protection for vehicles and people entering a building; a common feature of the early 20th century Colonial Revival and Bungalow styles.

Portico - A roofed space, open or partly enclosed, often with columns and a pediment, that forms the entrance and centerpiece of the facade of a building.

Portland Cement - A very hard and strong hydraulic cement (one that hardens under water) made by heating a slurry of clay and limestone in a kiln.

Preservation - Generally, saving old and historic buildings, sites, structures, and objects from destruction or deterioration, and providing for their continued use by means of restoration, rehabilitation, or adaptive use and continued maintenance. The Secretary of Interior's Standards for Rehabilitation defines it as, "the act or process of applying measures to sustain the existing form, integrity, and materials of a historic property. It may include stabilization work, where necessary, as well as ongoing maintenance of the historic building materials".

Preservation Commission - A generic term for an appointed municipal or county board that recommends the designation of and regulates changes to historic districts and landmarks. It may be called a historic district review board or commission, or architectural or design review board.

Primer - A paint applied as a first coat that serves the function of sealing and filling on wood, plaster, and masonry.

Queen Anne Style - A popular late 19th century revival of early 18th century English architecture, characterized by irregularity of plan and massing and a variety of textures.

Quoin - Ornamental blocks of wood, stone, brick, or stucco placed at the corners of a building and projecting slightly from the front of the facade.

Rafters - Structural timbers rising from the plate at the top of a wall to the ridge of the roof and supporting the roof covering.

Raised panels - A portion of a flat surface, as in the panel of a door or wainscoting, that is distinctly set off from the surrounding area by a molding or other device and is raised above the surrounding area.

Rake - Trim members that run parallel to a roof slope and form the finish between the wall and a gable roof extension.

Rehabilitation - "The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values" as defined by the Secretary of Interior's Standards for Rehabilitation.

Renovation - Modernization of an old or historic building that may produce inappropriate alteration or eliminate important features and details.

Repointing - Raking out deteriorated mortar joints and filling into them a surface mortar to repair the joint.

Restoration - "The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of latter work or by the replacement of missing earlier work" as defined in the Secretary of the Interior's Standards for Rehabilitation.

Returns - Horizontal portions of a cornice that extend part of the way across the gable end of a structure at eave level.

Roofing Tile - A tile for roofing, usually of burnt clay; available in many configurations and types, such as plain tiles, single-lap tiles, and interlocking tiles.

Rusticated Stone - Masonry or wood in which each principal face is rough or highly patterned with a tooled margin.

Saddlebag Plan - A plan in which two single-pen rooms are joined together, separated by a single interior chimney.

Sandblasting - An extremely abrasive method of cleaning brick, masonry, or wood that involves directing high-powered jets of sand against a surface. Sanding, flattening down, rubbing-Smoothing a surface with abrasive paper cloth either by hand or by machine.

Sash - The frame, usually of wood, that holds the pane(s) of glass in a window; may be movable or fixed; may slide in a vertical plane or may be pivotal.

Sawnwork - Ornamentation in cutout planking, formed with a bandsaw. Popular in the 1880s and the 1890s, this decorative detailing is flat.

Second Empire Style - An eclectic style derived from the grand architecture of the French Second Empire of Napoleon III (1852-1870), popularly used in America from the 1860s to the 1880s, especially for public buildings, and characterized by heavy ornament and high mansard roofs with dormers.

Section 106 - The provision of the National Historic Preservation Act of 1966 that requires the head of a federal agency financing or licensing a project to make a determination of the effect of the project or property on or eligible for the National Register of Historic Places. This is the only protection the National Register provides for listed properties.

Segmental Arch - An arch formed on a segment of a circle or an ellipse.

Sense of Place - The sum of the attributes of a locality, neighborhood, or property that give it a unique and distinctive character.

Shed Room - A one-story appendage to a larger structure, covered by a simple shed or sloping roof that “leans” against the principal building mass.

Sheet Metal - A flat, rolled-metal product, rectangular in cross-section and form; when used as roofing material, usually tin- or zinc-plated.

Shingle - A roofing unit of wood, asphalt, slate, tile, or other material cut to stock lengths, widths, and thicknesses; used as an exterior covering on roofs and applied in a overlapping fashion.

Shoulder - The sloping shelf or ledge created on the side of a masonry chimney where the width of the chimney changes.

Shutters - Small wooden louvered or solid panels hinged on the exterior of windows, and sometimes doors, to be operable.

Sidelight - A framed area of fixed glass of one or more panes positioned to either side of a door or window opening.

Sill - A heavy horizontal timber positioned at the bottom of the frame of a wood structure, that rests on top of the foundation; also, the horizontal bottom member of a door or window frame.

Soffit - The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

Spindle Frieze - A row of lathe-turned spindles included as the uppermost decorative feature of a gallery or porch below the cornice; also known as an openwork frieze.

Stabilization - "The act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of unsafe or deteriorated property while maintaining the essential form as it exists at present," according to the Secretary of Interior's Standards for Rehabilitation.

Street Furniture - Municipal equipment placed along streets including light fixtures, fire hydrants, police and fire call boxes, signs, benches, and kiosks.

Streetscape - The distinguishing character of a particular street is created by its width, degree of curvature, paving materials, design of the street furniture, forms of surrounding buildings, and the presence of vegetation (especially trees) along the curb or sidewalk.

Stretcher - The long face of a brick when laid horizontally.

String Course - A projecting course of bricks or other material forming a narrow horizontal strip across the wall of a building, usually to delineate the line between stories, also referred to as a belt course.

Stucco - An exterior finish, usually textured, composed of portland cement, lime, and sand mixed with water. Older-type stucco may be mixed from softer masonry cement rather than portland cement.

Style - A type of architecture distinguished by special characteristics of structure and ornament and often related in time, also, a general quality of distinctive character.

Surround - The border or casing of a window or door opening, sometimes molded.

Tax Incentive - A tax reduction designed to encourage private investment in historic preservation and re-habilitation projects.

Terneplate - Sheet metal coated with terne metal, which is an alloy of lead containing up to 20 percent tin.

Terra Cotta - A ceramic material, molded decoratively and often glazed, used for facings for buildings or as inset ornament.

Textured Siding - Wood cut in various flat patterns, such as half rounds or scallops, and applied to portions of facades to create a picturesque or romantic look. This

treatment was generally used in Queen Anne-style buildings. Surface textures are often found in diamond, scallop, staggered butt, or composite patterns.

Tongue and Groove - A joinery system in which boards are milled with a tongue on one side and a groove on the other so that they can be tightly joined with a flush surface alignment.

Townscape - The relationship of buildings, shapes, spaces, and textures that give a town or area its distinctive visual character or image.

Trabeated - A method of construction employing posts and lintels; hence, a term used to describe a standard Greek Revival entrance door having a transom and sidelights.

Tracery - An ornamental division of an opening, especially a large window, usually made with wood. Tracery is found in buildings of Gothic influence.

Transom (Over-Door Light) - A narrow horizontal window unit above a door.

Turned - Fashioned on a lathe, as in a baluster, newel, or porch post.

Turret - A small tower, usually corbelled from a corner.

Vernacular - In architecture, as in language, the nonacademic local expressions of a particular region. For example, a vernacular Greek Revival structure may exhibit forms and details that are derived from the principles of formal Classical architecture but are executed by local builders in an individual way that reflects both local or regional needs, tastes, climatic conditions, technology, and craftsmanship.

Victorian - The general term used to describe the wide variety of eclectic revival styles that were introduced in British and American architecture during the reign of Queen Victoria (1837-1901)

Vinyl Siding - Sheets of thermal plastic compound made from chloride or vinyl acetates, as well as some plastics made from styrene and other chemicals, usually fabricated to resemble clapboard.

Visual Pollution - Anything that, because of its placement or intrinsic nature, is offensive to the sense of sight, e.g. garbage dumps.

Vitrolite - Pigmented structural glass developed and popularized in the early 20th century for facing Art Deco and Art Modern-style commercial buildings.

Water Blasting - A cleaning method similar to sandblasting except that water is used as the abrasive. As in sandblasting, high-pressure water jets can damage wood and masonry surfaces.

Water Table - A belt course differentiating the foundation of a masonry building from its exterior walls.

Weatherboard - Wood siding consisting of overlapping horizontal boards usually thicker at one edge than the other.

Wrought Iron - Iron that is rolled or hammered into shape, never melted.

These terms have been compiled from a variety of sources including Landmark Yellow Pages by the National Trust for Historic Preservation, The Architecture of Wake County, NC by Kelly Lally, and Design Guidelines for Raleigh Historic Districts, Raleigh Historic District Commission, as well as Reid Thomas, Restoration Specialist, Eastern Office, NC SHPO.

Appendices

Appendix A: N.C. General Statutes

North Carolina Enabling Legislation for the Creation of Historic Preservation Commissions by Counties and Municipalities G.S. 160D-303, 940-951

Note: The following text has been taken from the North Carolina General Assembly General Statutes Web site at <http://www.ncga.state.nc.us/Statutes/Statutes.html>. Complete texts (by full chapters, not sections) of all General Statutes may be downloaded in HTML, PDF, and RTF formats at that site.

§ 160D-303. Historic preservation commission.

(a) Composition. – Before it may designate one or more landmarks or historic districts pursuant to Part 4 of Article 9 of this Chapter, the governing board shall establish a historic preservation commission. The governing board shall determine the number of the members of the commission, which shall be at least three, and the length of their terms, which shall be no greater than four years. A majority of the members of the commission shall have demonstrated special interest, experience, or education in history, architecture, archaeology, or related fields. All the members shall reside within the planning and development regulation jurisdiction of the local government as established pursuant to this Chapter. The commission may appoint advisory bodies and committees as appropriate. Members of the commission may be reimbursed for actual expenses incidental to the performance of their duties within the limits of any funds available to NC General Statutes - Chapter 160D 18 the commission but shall serve without pay unless otherwise provided in the ordinance establishing the commission.

(b) Alternative Forms. – In lieu of establishing a historic preservation commission, a local government may designate as its historic preservation commission (i) a separate historic districts commission or a separate historic landmarks commission established pursuant to this Chapter to deal only with historic districts or landmarks respectively, (ii) a planning board established pursuant to this Chapter, or (iii) a community appearance commission established pursuant to this Chapter. In order for a commission or board other than the historic preservation commission to be designated, at least three of its members shall have demonstrated special interest, experience, or education in history, architecture, or related fields. At the discretion of a local government, the ordinance may also provide that the preservation commission may exercise within a historic district any or all of the powers of a planning board or a community appearance commission.

(c) Joint Commissions. – Local governments may establish or designate a joint preservation commission. If a joint commission is established or designated, it shall have the same composition as specified by this section, and the local governments involved shall determine the residence requirements of members of the joint preservation commission.

(d) Duties. – The historic preservation commission shall have the duties specified in G.S. 160D-942. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

Part 4. Historic Preservation.

§ 160D-940. Legislative findings.

The heritage of our State is one of our most valued and important assets. The conservation and preservation of historic districts and landmarks stabilize and increase property values and strengthen the overall economy of the State. This Part authorizes local governments within their respective planning and development regulation jurisdictions and by means of listing, regulation, and acquisition to do the following:

- (1) To safeguard the heritage of the city or county by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory. NC General Statutes - Chapter 160D 71
- (2) To promote the use and conservation of such district or landmark for the education, pleasure, and enrichment of the residents of the city or county and the State as a whole. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

§ 160D-941. Historic preservation commission.

Before it may designate one or more landmarks or historic districts, a local government shall establish or designate a historic preservation commission in accordance with G.S. 160D-303. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

§ 160D-942. Powers of the historic preservation commission.

A preservation commission established pursuant to this Chapter may, within the planning and development regulation jurisdiction of the local government, do any of the following:

- (1) Undertake an inventory of properties of historical, prehistorical, architectural, and/or cultural significance.
- (2) Recommend to the governing board areas to be designated by ordinance as "Historic Districts" and individual structures, buildings, sites, areas, or objects to be designated by ordinance as "Landmarks."
- (3) Acquire by any lawful means the fee or any lesser included interest, including options to purchase, to properties within established districts or to any such properties designated as landmarks to hold, manage, preserve, restore, and improve such properties, and to exchange or dispose of the property by public or private sale, lease or otherwise, subject to covenants or other legally binding restrictions that will secure appropriate rights of public access and promote the preservation of the property.
- (4) Restore, preserve, and operate historic properties.
- (5) Recommend to the governing board that designation of any area as a historic district or part thereof, or designation of any building, structure, site, area, or object as a landmark, be revoked or removed for cause.

- (6) Conduct an educational program regarding historic properties and districts within its jurisdiction.
- (7) Cooperate with the State, federal, and local governments in pursuance of the purposes of this Part. The governing board or the commission, when authorized by the governing board, may contract with the State, or the United States of America, or any agency of either, or with any other organization provided the terms are not inconsistent with State or federal law.
- (8) Enter, solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof. However, no member, employee, or agent of the commission may enter any private building or structure without the express consent of the owner or occupant thereof.
- (9) Prepare and recommend the official adoption of a preservation element as part of the local government's comprehensive plan.
- (10) Review and act upon proposals for alterations, demolitions, or new construction within historic districts, or for the alteration or demolition of designated landmarks, pursuant to this Part. NC General Statutes - Chapter 160D 72
- (11) Negotiate at any time with the owner of a building, structure, site, area, or object for its acquisition or its preservation, when such action is reasonably necessary or appropriate. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

§ 160D-943. Appropriations.

A governing board is authorized to make appropriations to a historic preservation commission established pursuant to this Chapter in any amount determined necessary for the expenses of the operation of the commission and may make available any additional amounts necessary for the acquisition, restoration, preservation, operation, and management of historic buildings, structures, sites, areas, or objects designated as historic landmarks, or within designated historic districts, or of land on which such buildings or structures are located, or to which they may be removed. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

§ 160D-944. Designation of historic districts.

(a) Any local government may, as part of a zoning regulation adopted pursuant to Article 7 of this Chapter or as a development regulation enacted or amended pursuant to Article 6 of this Chapter, designate and from time to time amend one or more historic districts within the area subject to the regulation. Historic districts established pursuant to this Part shall consist of areas that are deemed to be of special significance in terms of their history, prehistory, architecture, or culture and to possess integrity of design, setting, materials, feeling, and association.

Such development regulation may treat historic districts either as a separate use district classification or as districts that overlay other zoning districts. Where historic

districts are designated as separate use districts, the zoning regulation may include as uses by right or as special uses those uses found by the preservation commission to have existed during the period sought to be restored or preserved or to be compatible with the restoration or preservation of the district.

(b) No historic district or districts shall be designated under subsection (a) of this section until all of the following occur:

- (1) 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.
- (2) The 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. Failure of the department to submit its written analysis and recommendations to the governing board within 30 calendar days after a written request for such analysis has been received by the Department of Cultural Resources shall relieve the governing board of any responsibility for awaiting such analysis, and the governing board may at any time thereafter take any necessary action to adopt or amend its zoning regulation.

(c) The governing board may also, in its discretion, refer the report and proposed boundaries under subsection (b) of this section to any local preservation commission or other interested body for its recommendations prior to taking action to amend the zoning regulation. With respect to any changes in the boundaries of such district, subsequent to its initial establishment, or the creation of additional districts within the jurisdiction, the investigative studies and reports required by subdivision (1) of subsection (b) of this section shall be prepared by the NC General Statutes - Chapter 160D 73 preservation commission and shall be referred to the planning board for its review and comment according to procedures set forth in the zoning regulation. Changes in the boundaries of an initial district or proposal for additional districts shall also be submitted to the Department of Cultural Resources in accordance with the provisions of subdivision (2) of subsection (b) of this section.

On receipt of these reports and recommendations, the local government may proceed in the same manner as would otherwise be required for the adoption or amendment of any appropriate zoning regulation.

(d) The provisions of G.S. 160D-910 apply to zoning or other development regulations pertaining to historic districts, and the authority under G.S. 160D-910(b) for the ordinance to regulate the location or screening of solar collectors may encompass requiring the use of plantings or other measures to ensure that the use of solar collectors is not incongruous with the special character of the district. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

§ 160D-945. Designation of landmarks.

Upon complying with G.S. 160D-946, the governing board may adopt and amend or repeal a regulation designating one or more historic landmarks. 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. The regulation shall describe each property designated in the regulation, the name or names of the owner or owners of the property, those elements of the property that are integral to its historical, architectural, or prehistorical value, including the land area of the property so designated, and any other information the governing board deems necessary. For each building, structure, site, area, or object so designated as a historic landmark, the regulation shall require that the waiting period set forth in this Part be observed prior to its demolition. For each designated landmark, the regulation may also provide for a suitable sign on the property indicating that the property has been so designated. If the owner consents, the sign shall be placed upon the property. If the owner objects, the sign shall be placed on a nearby public right-of-way. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

§ 160D-946. Required landmark designation procedures.

As a guide for the identification and evaluation of landmarks, the preservation commission shall undertake, at the earliest possible time and consistent with the resources available to it, an inventory of properties of historical, architectural, prehistorical, and cultural significance within its jurisdiction. Such inventories and any additions or revisions thereof shall be submitted as expeditiously as possible to the Office of Archives and History. No regulation designating a historic building, structure, site, area, or object as a landmark nor any amendment thereto may be adopted, nor may any property be accepted or acquired by a preservation commission or the governing board, until all of the following procedural steps have been taken:

- (1) The preservation commission shall (i) prepare and adopt rules of procedure and (ii) prepare and adopt principles and guidelines, not inconsistent with this Part, for altering, restoring, moving, or demolishing properties designated as landmarks.
- (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 or report shall be forwarded to the Office of Archives and History, North Carolina Department of Cultural Resources.
- (3) The Department of Cultural Resources, acting through the State Historic Preservation Officer, shall, upon request of the department or at the initiative of the preservation commission, be given an opportunity to review and comment upon the substance and effect of the designation of any landmark pursuant to this Part. Any comments shall be provided in writing. If the Department does not submit its comments or recommendation in connection with any designation within 30 days following receipt by the

Department of the investigation and report of the preservation commission, the commission and any governing board shall be relieved of any responsibility to consider such comments.

- (4) The preservation commission and the governing board shall hold a joint legislative hearing or separate legislative hearings on the proposed regulation. Notice of the hearing shall be made as provided by G.S. 160D-601.
- (5) Following the hearings, the governing board may adopt the regulation as proposed, adopt the regulation with any amendments it deems necessary, or reject the proposed regulation.
- (6) Upon adoption of the regulation, the owners and occupants of each designated landmark shall be given written notice of such designation within a reasonable time. One copy of the regulation and all amendments thereto shall be filed by the preservation commission in the office of the register of deeds of the county in which the landmark or landmarks are located. In the case of any landmark property lying within the planning and development regulation jurisdiction of a city, a second copy of the regulation and all amendments thereto shall be kept on file in the office of the city or town clerk and be made available for public inspection at any reasonable time. A third copy of the regulation and any amendments shall be given to the local government building inspector. The fact that a building, structure, site, area, or object has been designated a landmark shall be clearly indicated on all tax maps maintained by the local government for such period as the designation remains in effect.
- (7) Upon the adoption of the landmark regulation or any amendment thereto, it shall be the duty of the preservation commission to give notice thereof to the tax supervisor of the county in which the property is located. The designation and any recorded restrictions upon the property limiting its use for preservation purposes shall be considered by the tax supervisor in appraising it for tax purposes. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

§ 160D-947. Certificate of appropriateness required.

(a) Certificate Required. – After the designation of a landmark or a historic district, no exterior portion of any building or other structure, including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features, nor above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on the landmark or within the district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the preservation commission. The local government shall require such a certificate to be issued by the commission prior to the issuance of a building permit granted for the purposes of constructing, altering, moving, or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this Part. A certificate of appropriateness is required whether or not a building or other permit is required. For purposes of this Part,

"exterior features" include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, "exterior features" mean the style, material, size, and location of all such signs. Such "exterior features" may, in the discretion of the local governing board, include historic signs, color, and significant landscape, archaeological, and natural features of the area. Except as provided in subsection (b) of this section, the commission has no jurisdiction over interior arrangement. The commission shall take no action under this section except to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or other significant features in the district that would be incongruous with the special character of the landmark or district. In making decisions on certificates of appropriateness, the commission shall apply the rules and standards adopted pursuant to subsection (c) of this section.

(b) Interior Spaces. – Notwithstanding subsection (a) of this section, jurisdiction of the commission over interior spaces is limited to specific interior features of architectural, artistic, or historical significance in publicly owned landmarks and of privately owned historic landmarks for which consent for interior review has been given by the owner. The consent of an owner for interior review binds future owners and/or successors in if the consent has been filed in the office of the register of deeds of the county in which the property is located and indexed according to the name of the owner of the property in the grantee and grantor indexes. The landmark designation shall specify the interior features to be reviewed and the specific nature of the commission's jurisdiction over the interior.

(c) Rules and Standards. – Prior to any action to enforce a landmark or historic district regulation, the commission shall (i) prepare and adopt rules of procedure and (ii) prepare and adopt principles and standards not inconsistent with this Part to guide the commission in determining congruity with the special character of the landmark or district for new construction, alterations, additions, moving, and demolition. The landmark or historic district regulation may provide, subject to prior adoption by the preservation commission of detailed standards, for staff review and approval as an administrative decision of applications for a certificate of appropriateness for minor work or activity as defined by the regulation; provided, however, that no application for a certificate of appropriateness may be denied without formal action by the preservation commission. Other than these administrative decisions on minor works, decisions on certificates of appropriateness are quasi-judicial and shall follow the procedures of G.S. 160D-406.

(d) Time for Review. – All applications for certificates of appropriateness shall be reviewed and acted upon within a reasonable time, not to exceed 180 days from the date the application for a certificate of appropriateness is filed, as defined by the regulation or the commission's rules of procedure. As part of its review procedure, the commission may view the NC General Statutes - Chapter 160D 76 premises and seek the advice of the Division of Archives and History or such other expert advice as it may deem necessary under the circumstances.

(e) Appeals. – (1) Appeals of administrative decisions allowed by regulation may be made to the commission. (2) All decisions of the commission in granting or denying a certificate of appropriateness may, if so provided in the regulation, be appealed to the board of adjustment in the nature of certiorari within times prescribed for appeals of administrative decisions in G.S. 160D-405(d). To the extent applicable, the provisions of G.S. 160D-1402 apply to appeals in the nature of certiorari to the board of adjustment. (3) Appeals from the board of adjustment may be made pursuant to G.S. 160D-1402. (4) If the regulation does not provide for an appeal to the board of adjustment, appeals of decisions on certificates of appropriateness may be made to the superior court as provided in G.S. 160D-1402. (5) Petitions for judicial review shall be taken within times prescribed for appeal of quasi-judicial decisions in G.S. 160D-1405. Appeals in any such case shall be heard by the superior court of the county in which the local government is located.

(f) Public Buildings. – All of the provisions of this Part are hereby made applicable to construction, alteration, moving, and demolition by the State of North Carolina, its political subdivisions, agencies, and instrumentalities, provided, however, they do not apply to interiors of buildings or structures owned by the State of North Carolina. The State and its agencies may appeal to the North Carolina Historical Commission or any successor agency assuming its responsibilities under G.S. 121-12(a) from any decision of a local preservation commission. The North Carolina Historical Commission shall render its decision within 30 days from the date that the notice of appeal by the State is received by it. The current edition of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings shall be the sole principles and guidelines used in reviewing applications of the State for certificates of appropriateness. The decision of the North Carolina Historical Commission is final and binding upon both the State and the preservation commission. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 24, 51(a), (b), (d).)

§ 160D-948. Certain changes not prohibited.

Nothing in this Part shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in a historic district or of a landmark that does not involve a change in design, material, or appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of any such feature which the building inspector or similar official shall certify is required by the public safety because of an unsafe or dangerous condition. Nothing in this Part shall be construed to prevent a property owner from making any use of his or her property that is not prohibited by other law. Nothing in this Part shall be construed to prevent the maintenance or, in the event of an emergency, the immediate restoration of any existing above-ground utility structure without approval by the preservation commission. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).) NC General Statutes - Chapter 160D 77

§ 160D-949. Delay in demolition of landmarks and buildings within historic district.

(a) An application for a certificate of appropriateness authorizing the relocation, demolition, or destruction of a designated landmark or a building, structure, or site within

the district may not be denied, except as provided in subsection (c) of this section. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the preservation commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. During such period, the preservation commission shall negotiate with the owner and with any other parties in an effort to find a means of preserving the building or site. If the preservation commission finds that a building or site within a district has no special significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition or removal. If the preservation commission or planning board has voted to recommend designation of a property as a landmark or designation of an area as a district, and final designation has not been made by the governing board, the demolition or destruction of any building, site, or structure located on the property of the proposed landmark or in the proposed district may be delayed by the preservation commission or planning board for a period of up to 180 days or until the governing board takes final action on the designation, whichever occurs first.

(b) The governing board may enact a regulation to prevent the demolition by neglect of any designated landmark or any building or structure within an established historic district. Such regulation shall provide appropriate safeguards to protect property owners from undue economic hardship.

(c) An application for a certificate of appropriateness authorizing the demolition or destruction of a building, site, or structure determined by the State Historic Preservation Officer as having statewide significance as defined in the criteria of the National Register of Historic Places may be denied except where the preservation commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

§ 160D-950. Demolition by neglect to contributing structures outside local historic districts.

Notwithstanding G.S. 160D-949 or any other provision of law, the governing board may apply its demolition-by-neglect regulations to contributing structures located outside the local historic district within an adjacent central business district. The governing board may modify and revise its demolition-by-neglect regulations as necessary to implement this section and to further its intent. This section is applicable to any local government provided such local government (i) has designated portions of the central business district and its adjacent historic district as an Urban Progress Zone as defined in G.S. 143B-437.09 and (ii) is recognized by the State Historic Preservation Office and the U.S. Department of the Interior as a Certified Local Government in accordance with the National Historic Preservation Act of 1966, as amended by 16 U.S.C. § 470, et seq., and the applicable federal regulations 36 C.F.R. Part 61, but is located in a county that has not received the same certification. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

§ 160D-951. Conflict with other laws.

NC General Statutes - Chapter 160D 78 Whenever any regulation adopted pursuant to this Part requires a longer waiting period or imposes other higher standards with respect to a designated historic landmark or district than are established under any other statute, charter provision, or regulation, this Part shall govern. Whenever the provisions of any other statute, charter provision, ordinance, or regulation require a longer waiting period or impose other higher standards than are established under this Part, such other statute, charter provision, ordinance, or regulation shall govern. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

Appendix B: Federal Historic Preservation Information

National Park Service

<http://www.cr.nps.gov>

National Register of Historic Places (National Park Service)

<http://www.cr.nps.gov/places.htm>

Certified Local Government Program (National Program)

<http://www.cr.nps.gov/hps/tps/tax/rehabstandards.htm>

Advisory Council for Historic Preservation (Federal Liaison for Programs)

<http://www.achp.gov/>

Federal Preservation Tax Incentives Program

<http://www.cr.nps.gov/hps/tps/tax/index.htm>

The Secretary of Interior's Standards for Rehabilitation

<http://www.cr.nps.gov/hps/tps/tax/rehabstandards.htm>

Illustrated Guidelines for Rehabilitating Historic Buildings

<http://www.cr.nps.gov/hps/tps/tax/rhblindex.htm>

Preservation Briefs-A Series of Informative Pamphlets (Listed Below)

<http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm>

Preservation Brief 01: Assessing Cleaning and Water Repellent Treatments for Historic Masonry Buildings

<http://www.cr.nps.gov/hps/tps/briefs/brief01.htm>

Preservation Brief 02: Repointing Mortar Joints in Historic Masonry Buildings

<http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>

Preservation Brief 03: Conserving Energy in Historic Buildings

<http://www.cr.nps.gov/hps/tps/briefs/brief03.htm>

Preservation Brief 04: Roofing for Historic Buildings

<http://cr.nps.gov/hps/tps/briefs/brief04.htm>

Preservation Brief 05: The Preservation of Historic Adobe Buildings

<http://www.nps.gov/hps/tps/briefs/brief05.htm>

Preservation Brief 06: Dangers of Abrasive Cleaning to Historic Buildings

<http://www.cr.nps.gov/hps/tps/briefs/brief06.htm>

Preservation Brief 07: The Preservation of Historic Glazed Terra Cotta

<http://www.cr.nps.gov/hps/tps/briefs/brief07.htm>

Preservation Brief 08: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

<http://www.cr.nps.gov/hps/tps/briefs/brief08.htm>

Preservation Brief 09: The Repair of Historic Wooden Windows

<http://www.cr.nps.gov/hps/tps/briefs/brief09.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork

<http://www.cr.nps.gov/hps/tps/briefs/brief10.htm>

Preservation Brief 11: Rehabilitating Historic Storefronts

<http://www.cr.nps.gov/hps/tps/briefs/brief11.htm>

Preservation Brief 12: The Preservation of Historic Pigmented Structural Glass
(Vitrolite and Carrara Glass)

<http://www.cr.nps.gov/hps/tps/briefs/brief12.htm>

Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel
Windows

<http://www.cr.nps.gov/hps/tps/briefs/brief13.htm>

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation
Concerns

<http://www.cr.nps.gov/hps/tps/briefs/brief14.htm>

Preservation Brief 15: Preservation of Historic Concrete: Problems and General
Approaches

<http://www.cr.nps.gov/hps/tps/briefs/brief15.htm>

Preservation Brief 16: The Use of Substitute Materials on Historic Building
Exteriors

<http://www.cr.nps.gov/hps/tps/briefs/brief16.htm>

Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of
Historic Buildings as an Aid to Preserving Their Character

<http://www.cr.nps.gov/hps/tps/briefs/brief17.htm>

Preservation Brief 18: Rehabilitating Interiors in Historic Buildings—Identifying
Character-Defining Elements

<http://www.cr.nps.gov/hps/tps/briefs/brief18.htm>

Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle
Roofs

<http://www.cr.nps.gov/hps/tps/briefs/brief19.htm>

Preservation Brief 20: The Preservation of Historic Barns

<http://www.cr.nps.gov/hps/tps/briefs/brief20.htm>

Preservation Brief 21: Repairing Historic Flat Plaster—Walls and Ceilings

<http://www.cr.nps.gov/hps/tps/briefs/brief21.htm>

Preservation Brief 22: The Preservation and Repair of Historic Stucco

<http://www.cr.nps.gov/hps/tps/briefs/brief22.htm>

Preservation Brief 23: Preserving Historic Ornamental Plaster

<http://www.cr.nps.gov/hps/tps/briefs/brief23.htm>

Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings:
Problems and Recommended Approaches

<http://www.cr.nps.gov/hps/tps/briefs/brief24.htm>

Preservation Brief 25: The Preservation of Historic Signs

<http://www.cr.nps.gov/hps/tps/briefs/brief25.htm>

Preservation Brief 26: The Preservation and Repair of Historic Log Buildings

<http://www.cr.nps.gov/hps/tps/briefs/brief26.htm>

Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron

<http://www.cr.nps.gov/hps/tps/briefs/brief27.htm>

Preservation Brief 28: Painting Historic Interiors

<http://www.cr.nps.gov/hps/tps/briefs/brief28.htm>

Preservation Brief 29: The Repair, Replacement, and Maintenance of Historic
Slate Roofs

<http://www.cr.nps.gov/hps/tps/briefs/brief29.htm>

Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs

<http://www.cr.nps.gov/hps/tps/briefs/brief30.htm>

Preservation Brief 31: Mothballing Historic Buildings

<http://www.cr.nps.gov/hps/tps/briefs/brief31.htm>

Preservation Brief 32: Making Historic Properties Accessible

<http://www.cr.nps.gov/hps/tps/briefs/brief32.htm>

Preservation Brief 33: The Preservation and Repair of Historic Stained and
Leaded Glass

<http://www.cr.nps.gov/hps/tps/briefs/brief33.htm>

Preservation Brief 34: Applied Decoration for Historic Interiors: Preserving
Historic Composition Ornament

<http://www.cr.nps.gov/hps/tps/briefs/brief34.htm>

Preservation Brief 35: Understanding Old Buildings: The Process of Architectural
Investigation

<http://www.cr.nps.gov/hps/tps/briefs/brief35.htm>

Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes

<http://www.cr.nps.gov/hps/tps/briefs/brief36.htm>

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing

<http://www.cr.nps.gov/hps/tps/briefs/brief37.htm>

Preservation Brief 38: Removing Graffiti from Historic Masonry

<http://www.cr.nps.gov/hps/tps/briefs/brief38.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings

<http://www.cr.nps.gov/hps/tps/briefs/brief39.htm>

Preservation Brief 40: Preserving Historic Ceramic Tile Floors

<http://www.cr.nps.gov/hps/tps/briefs/brief40.htm>

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront

<http://www.cr.nps.gov/hps/tps/briefs/brief41.htm>

Preservation Brief 42: The Maintenance, Repair, and Replacement of Historic Cast Stone

<http://www.cr.nps.gov/hps/tps/briefs/brief42.htm>

Preservation Brief 43: The Preparation and Use of Historic Structure Reports

<http://www.cr.nps.gov/hps/tps/briefs/brief43.htm>

Preservation Brief 44: Replacement, and New Design of Awnings

<http://www.cr.nps.gov/hps/tps/briefs/brief44.htm>

Preservation Brief 45: Preserving Historic Wood Porches

<http://www.nps.gov/history/hps/tps/briefs/brief45.htm>

Preservation Brief 46: The Preservation and Reuse of Historic Gas Stations

<http://www.nps.gov/history/hps/tps/briefs/brief46.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Sized Historic Buildings

<http://www.nps.gov/history/hps/tps/briefs/brief47.htm>

Appendix C: The Secretary of the Interior's Standards for the Treatment of Historic Properties

Buildings which are 30 years old or older should be renovated according to the Secretary of the Interior's Standards for Rehabilitation which are as follows:

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development such as adding conjectural features or architectural elements from other buildings shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterizes a property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Appendix D: DBDA Guidelines for Construction Methods and Materials for Properties within the Municipal Service District

- A. All work must conform to existing building codes and ordinances of the Town of Boone.
- B. Height: Additions or new construction should fall within the range of 10% of mean building height found in the block. Buildings at the ends of blocks should be similar in height to buildings on adjoining corners.
- C. Width: Additions or new construction should respect the primacy of established width by designing rhythmic division of the façade to maintain existing progression.
- D. Setback: Additions or new construction should maintain the uniform setback of buildings and align with façades.
- E. Proportion of Openings: New construction, additions, and remodeling of existing buildings should maintain established proportion and spacing of window openings.
- F. Materials: The quality of building materials varies widely, and it is the quality of the finish materials and its application that determines compatibility. Use the highest quality facing materials possible. Materials that are compatible in quality, color, texture, finish and dimension to those existing in the project area are encouraged.
- G. Roof Forms: Gabled and/or residential roofs are not appropriate; historically downtown buildings have flat roofs. The roof plane should be hidden from view on the front façade. Decoration of the roofline by use of special materials, forms, or decorative details, using examples from surrounding buildings as a guide is encouraged.
- H. Color: Colors should coordinate with neighboring buildings. The more intense hues of a color are discouraged. The use of more than one vivid color per building is discouraged. The use of colors that are disharmonious with other colors used on the buildings or found on the adjacent buildings is discouraged. Contrasting colors which accent architectural details and entrances are encouraged.
- I. Cornices: (1) The retention and repair of existing cornices is strongly encouraged wherever possible. (2) The re-creation of missing cornices should be done with care, using surrounding existing cornices as a guide.
- J. Side Elevations and Rear Façades: (1) Side elevations and rear façades should be treated as a main façade. (2) The development of rear or side entrances with appropriate design is encouraged.
- K. Signs: Sign standards for the central business district have been developed to prevent visual clutter in the downtown areas and to improve the general visual quality of downtown. Individuality and creativity are encouraged within the

framework of quality. Signs should relate to each other through quality, not necessarily through uniform materials, lettering, or size. All signs are controlled by the Sign Ordinance of the Town of Boone. Qualities of good signs are as listed below: (1) Good signs have the following characteristics: legibility, clarity, attractiveness, durability, and good placement.

(2) Most buildings are designed with a defined sign space. The location of signs of appropriate size in these spaces is strongly encouraged. (3) Plastic, illuminated signs are strongly discouraged. Consider attached, flat, or hanging signs lit with outside indirect lighting. (4) All signs must meet zoning and building code requirements. (5) Hanging or projecting signs or hand-painted window signs of good quality are encouraged.

- L. Awnings: (1) Awnings should relate to the shape and color of the building. (2) Metal canopies are strongly discouraged, except when historically appropriate, and their removal and replacement with fabric awnings is strongly encouraged. If installed or retained, they should be designed or treated in a manner that adds to the visual quality of the building. (3) All awnings must meet zoning and building code requirements.

Appendix E: Sample Façade Incentive Grant Application
(FOR MORE INFORMATION AND TO DOWNLOAD THE OFFICIAL
APPLICATION VISIT: [2016-2017 FIG.pdf \(downtownboonenc.com\)](http://2016-2017 FIG.pdf (downtownboonenc.com)))

Downtown Boone Development Association
Façade Improvement Grant Program
Fiscal Year 2014-2015

Parcel Pin ID # for proposed improvement _____
 Building Address _____
 City _____ State _____ Zip code _____

Applicant Information

Applicant's Name _____
 Best contact phone # _____ Email _____
 Mailing Address _____
 City _____ State _____ Zip code _____
 Business Name _____
 Business Address _____
 City _____ State _____ Zip code _____
 Business phone # _____ Email _____
 Length of time at this location _____
 Length of time remaining on lease (if applicable) _____
 Date of next lease renewal (if applicable) _____

Owner(s) Information (if different from applicant)

Name(s) _____
 Best contact # _____ Email _____
 Mailing Address _____
 City: _____ State: _____ Zip code: _____

Description of Project (attach additional documents and pages if needed)

Total Estimated Cost of Improvement(s) \$ _____

Signature of Applicant _____ Date _____

Please Check:

- ☐ I have attached project plans and design information.
- ☐ I have attached sample paint colors or other materials (if applicable).
- ☐ I have attached photograph(s) of the existing condition of the area on the property where the proposed work is to be completed.
- ☐ I have attached copies of cost estimates for the project.
- ☐ I have attached the signed **Owner Disclosure** form.
- ☐ I have attached a signed copy of the Secretary of the Interior's Standards for Rehabilitation indicating that I have read and understand the program's requirements and intend to follow the guidelines.
- ☐ I understand that work completed prior to the processing and subsequent approval of this application will not be considered eligible for funding.
- ☐ I acknowledge that the DBDA is not liable to the applicant, owner, or any third party for any obligation or claims of any nature growing out of, arising from, or otherwise related to the project or application undertaken by the applicant and/or owner including liens of any kind. I hereby waive and hold harmless the DBDA, the Town of Boone, their officials, employees, agents, and volunteers for any such claims.

Signature of Applicant _____

Date _____

Owner/Agent Disclosure Form

I, _____ (*property owner*) hereby grant _____
 (*business owner*) permission to apply for the Façade Improvement Grant (FIG). I understand that
 if _____ (*business owner*) should be awarded monies through the
 FIG program that the building that I, _____ (*property owner*) own
 will undergo a façade renovation as outlined in the attached FIG application, which I have
 reviewed and approve.

_____ (*property owner initials*) I acknowledge that the DBDA is not liable to the applicant,
 owner, or any third party for any obligation or claims of any nature growing out of, arising from, or
 otherwise related to the project or application undertaken by the applicant and/or owner including
 liens of any kind. I hereby waive and hold harmless the DBDA, the Town of Boone, their officials,
 employees, agents, and volunteers for any such claims.

Business Owner: _____
 Best contact phone #: _____
 Signature: _____
 Date: _____

Property Owner: _____
 Best contact phone #: _____
 Signature: _____
 Date: _____

Owners/Agent Disclosure Form

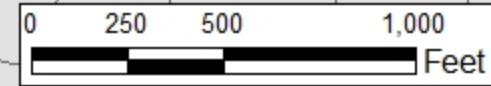
We, _____ (property owners) hereby grant _____ (business owner) permission to apply for the Façade Improvement Grant (FIG). We understand that if _____ (business owner) should be awarded monies through the FIG program that the building we, _____ (property owners) own will undergo a façade renovation as outlined in the attached FIG application, which we have reviewed and approve.

_____ (property owner initials) I acknowledge that the DBDA is not liable to the applicant, owner, or any third party for any obligation or claims of any nature growing out of, arising from, or otherwise related to the project or application undertaken by the applicant and/or owner including liens of any kind. I hereby waive and hold harmless the DBDA, the Town of Boone, their officials, employees, agents, and volunteers for any such claims.

Business Owner: _____
 Best contact #: _____
 Signature: _____
 Date: _____

Property Owners: _____
 If applicable, Member Manger of LLC : _____
 If applicable, President of the Corporation: _____
 Best contact # for above person: _____
 Signature(s): _____

 Date: _____



**PUBLIC HEARING MINUTES
MONDAY, JULY 26, 2021, 6:00 PM
VIA WEBEX SOFTWARE**

COUNCIL MEMBERS: Rennie Brantz-Mayor, Virginia Roseman, Nancy LaPlaca, Dustin Hicks, and Connie Ulmer (joined at 6:37 pm)

PLANNING COMMISSION MEMBERS: Elizabeth Shay-Chair, Eric Plaag-Vice-Chair, Chris Behrend, John Tippet, Amanda Halbert, and Smith Warren

HISTORIC PRESERVATION COMMISSION MEMBERS: Bettie Bond-Vice-Chair and Chuck Watkins

PLANNING STAFF PRESENT: Jane Shook-Director of Planning and Inspections and Brenda Henson-Board Secretary

OTHER TOWN STAFF AND REPRESENTATIVES PRESENT: John Ward-Town Manager and Allison Meade-Town Attorney

OTHER ATTENDEES/PARTICIPANTS VIA WEBEX: Brian Williams, Deron Geouque, John Muter, and Chelsea Garrett

Ms. Shook noted that the case for A&R Mountain Properties had been withdrawn. She also announced that the Historic Preservation Commission would be sitting in for the public hearing of the Blue Ridge Tourist Court case.

Council Member Roseman asked if she should recuse herself from the Watauga County Courthouse case because she participated as a Board of Adjustment member during the approval of the variances for the roof. Ms. Shook replied that she would consult Ms. Meade, and the topic would be discussed during the meeting.

Call to Order

Mayor Brantz called the Town Council to order at 6:13 pm, and Chair Shay called the Planning Commission to order at 6:14 pm for the Public Hearing/Planning Commission meeting held via WebEx.

Approval of Meeting Minutes

Council Member Roseman made a motion to approve the May 24, 2021 Public Hearing minutes. The motion was seconded by Council Member LaPlaca.

Vote: Aye – All
Nay – None

The motion passed.

Commission Member Behrend motion to approve the May 24, 2021 Public Hearing minutes. The motion was seconded by Vice-Chair Plaag.

Vote: Aye – All
Nay – None

The motion passed.

Ms. Shook reviewed the general guidelines for each case presented at the Public Hearing.

Case PL04893-070721 & PL04894-070721 Blue Ridge Tourist Court – Historic Landmark Designation

Blue Ridge Tourist Court, LLC has filed Local Historic Landmark Applications to designate the properties at 560/574 Old East King Street, Watauga County PIN: 2910-89-5295-000 (Case PL04893-070721) and at

187/191 Cecil Miller Road, Watauga County PIN: 2910-89-7127-000 (Case PL04894-070721) as a Local Historic Landmark.

Historic landmark designation is processed as an amendment to the Town's official Zoning Map (similar to a general use zoning map amendment).

Vice-Chair Plaag recused himself from this case because he was the historic preservation consultant for the project and had assisted Brian Williams in preparing some of the materials before the boards.

Ms. Shook outlined the request as it was presented in the meeting packet.

Mr. Williams provided a brief history of the Blue Ridge Tourist Court, noting that the property was purchased by Estel Wagner in 1949 or 1950. Shortly thereafter, Mr. Wagner built the main building of the Tourist Court and it housed seven rooms, four of which were connecting rooms. He also built the office at the same time. Mr. Williams stated that not long after those buildings were built, Mr. Wagner built what he had been referring to as the annex. Mr. Williamson noted that there used to be a pool on the property, but it had been removed. He stated there was also a small garage apartment, built around 1951 or 1952, and a motel building, built around 1953.

Mr. Williams stated he was pursuing a Local Historic Landmark designation as well as a National Register of Historic Places listing. He explained that he was pursuing the National Register listing based on two of four criteria. Criterion A was an entertainment and recreation site, and criterion B was a local person of historic significance. Mr. Williams stated that Estel Wagner, in addition to building the Blue Ridge Tourist Court, was also pivotal in the creation of the Horn in the West, he served on the board of the Boone Golf Course for 40 years, he built The Cabana Motel/Scottish Inn, he built the building that currently houses Jimmy John's, and he was believed to be the first licensed real estate broker in Boone.

Mr. Williams felt the most beautiful building on the property was the office. He stated he thought it was made with granite and was a solidly built little building. He noted there had been a fire in the annex building at some point. Mr. Williams stated that most of the original windows in the building were still intact and would be restored, while others would have to be replaced. He stated there was a basement underneath one of the units that used to house the boilers for the property. Mr. Williams stated he was considering putting the chimney back up.

Mr. Williamson stated he was trying to work through the sign ordinance to see if it was possible to recreate the sign and put it back up under the current guidelines. He noted that the garage apartment was built for folks who were staying a little bit longer term.

Mayor Brantz asked Mr. Williams what attracted him to this property. Mr. Williams replied that for around a year he had been trying to save the old Edmiston farmhouse beside the hospital, and when it was torn down, he was pretty devastated. He stated he started looking for older properties that were available that felt financially viable to save.

Council Member Ulmer joined the meeting at 6:37 pm.

Ms. Shook noted that she did not receive any requests to participate under public comment for this case.

Planning Commission Chair Shay stated she was delighted by this project and enjoyed reading the report and looking at the photos. She asked how different the interior configuration of the rooms would be and how the Tourist Court would function. Mr. Williams stated that the National Register process did not dictate exactly what happened to the interior. He explained that he was applying for historic rehabilitation tax credits throughout this process, and that carried with it stricter guidelines. Mr. Williams stated his intent was to have fairly historically appropriate finishes and design. He noted that he could not go into the main Tourist Court building and blow out all the interior walls and make it into an open concept office space. Mr. Williams explained that the rooms and bathrooms would maintain the same shape with the

exception of one ADA room. He noted that the National Park Service allowed a little bit of leeway for changes, particularly in bathrooms. Mr. Williams stated he planned to put a small kitchenette in each unit with 50's style cabinetry and as many vintage details as possible. He stated they planned to operate as more of an Airbnb operation than a traditional motel where there would have been someone sitting in the office all day. Mr. Williams stated that the office would house a stacked washer and dryer for the tenants to use, and they hoped to conceal an icemaker in an old wooden desk. He stated they planned to have a handful of washers and dryers in the basement for the cleaning crew to use.

Historic Preservation Commission Vice-Chair Bond stated that the very first night they came to Boone in 1971 they stayed in the Boone Trail Motel where it was two people, one bed. She stated that the bedspreads were chenille. Mr. Williams stated they were going to try to get chenille bedspreads. Vice-Chair Bond noted that Boone was becoming 150 years old this year and felt this project could be a really interesting chapter about the development of tourism in the very recent past of our 150 years.

Council Member Roseman asked Mr. Williams when he estimated the project would be completed, wondering if it would be completed in time for the Boone 150 celebration. Mr. Williams replied that they were shooting for wintertime to get the Tourist Court, the annex, and the office completed, and the motel would probably not be ready until the spring of next year. He added that they were trying to determine whether or not to utilize the upper motel building as another extension of the motel operation or as townhomes/condos for sale, maintaining the same interior layout with a retro feel.

Council Member LaPlaca noted the beautiful wood shown in some of the photos and asked if many of the rooms had that wood paneling. Mr. Williams replied that the office had the wood paneling in it, but it was not in very good shape. He stated that one room in the original Tourist Court building had that wood in it, and it was still intact. Mr. Williams stated that the other six rooms in the main Tourist Court building were stucco over the block, and were subsequently covered with really thin, poor quality paneling.

Council Member Roseman asked how the historic destination would affect the nearby home. Ms. Shook responded that the historic designation should have no impact on the house. She stated that the only properties impacted by this designation were the properties that were the subject of the request. Council Member Roseman asked if the historic designation would create a positive or negative valuation for neighboring structures. Ms. Shook redirected the question to Eric Plaag. Mr. Plaag stated that either a District or a Landmark designation tended to have a net positive impact on property values over both the short and long term. He noted that there had been dozens of studies done over the last 20 years on this topic, and they consistently showed that either things were neutral or there was a positive impact.

Mr. Williams stated he had spoken with the owners of the nearby home, and they were very happy to see the project occurring. He noted that he spoke with the homeowner about the Local Landmark designation and the National Register listing and offered to include them in that process, but they did not wish to be included in the listing process.

With no further comment, Mayor Brantz closed the public hearing for this case at 6:55 pm.

Historic Preservation Commission Vice-Chair Bond and Commission Member Watkins left the meeting at 6:56 pm.

Planning Commission Vice-Chair Plaag rejoined the meeting at 6:56 pm.

Case PL04797-060921 Watauga County Courthouse – Conditional District Zoning Map Amendment

John Muter, on behalf of Watauga County, has filed a Conditional District Zoning Map Amendment Application to rezone 842 West King Street (Watauga County Courthouse) from B1 Central Business to Conditional District B1 Central Business for a site specific approval for Use 5.16 Government Facility.

The request for Conditional District approval is required pursuant to UDO Subsection 16.08.04(B)(2)(a) which states that the height of existing buildings may not be increased unless approved under the Conditional District Zoning Map Amendment Process. Watauga County is proposing to install a new pitched metal roof which will increase the height of the building, thus requiring a Conditional District Zoning Map Amendment.

The property owner is not proposing any other changes to the current use or any other physical modifications to the existing site other than the installation of the new roof.

Ms. Shook noted that the applicant had submitted site photos that were not attached to the meeting packet, and she had attached those to the digital version of the packet before the meeting.

Ms. Meade stated that Council Member Roseman had noted she was on the Board of Adjustment when an application for a variance for this roof came before the Board. Ms. Meade explained that a variance had to be obtained from the Board of Adjustment before this application for the zoning amendment could be brought before Town Council. She stated it was her view that there were no grounds for recusal for Council Member Roseman. Ms. Meade stated that the Board of Adjustment was quasi-judicial, and they were strictly and carefully limited by the quasi-judicial standards that apply to a Board of Adjustment hearing, whereas this particular hearing is a legislative decision before the Town Council and she saw no grounds for recusal. Ms. Meade suggested that the applicant be asked if they had any objection to Council Member Roseman hearing this case as a Council member. Ms. Garrett indicated they had no objections. Ms. Meade asked if there were any Council members who would like to raise any issue or objection to Council Member Roseman's participation in the hearing tonight. There were no objections by Council.

Ms. Shook presented the request as it was outlined in the meeting packet. She stated that the following variances were granted by the Board of Adjustment in January 2021:

1. Variance to UDO Subsection 16.08.04(A)(2) to exceed the maximum building height of 33' in the B1 Central Business District by up to 17' 8".
2. Variance to UDO Subsection 18.02.02(C)(1)(d) to modify historic features, materials, and spatial relationships that characterize the property to allow a pitched roof to be retrofitted over the existing flat roof; and
3. Variance to UDO Subsection 18.02.02(C)(2)(a) to modify acceptable historic building materials to allow a standing seam metal roof to be installed instead of using historic roofing materials.

Ms. Shook noted there was an error in the staff report on packet page 114 that indicated the use of the property was 11.26 Hospital when it should be use 5.16 Government Facility.

Ms. Garrett introduced Deron Geouque, County Manager, and John Muter from Muter Construction. Ms. Garrett noted that they were only asking to replace a roof on an existing building and go from a flat membrane roof to a pitched metal roof on the County Courthouse. She stated this would increase the height of the building and noted that the Board of Adjustment, through the variance process, had already contemplated everything they were asking for tonight. Ms. Garrett stated that recent changes to the UDO regarding historic preservation now required that if a historic building was going to increase or change, a zoning map amendment must be approved.

Ms. Garrett stated that the existing membrane roof had a number of leaks, and finding them with a membrane roof was difficult. She noted that once a membrane roof was of a certain age, it was necessary to either wholly replace it or risk having whatever the contents of the building were to be damaged.

Mr. Geouque stated that about 4-5 years ago, the County started discussing roof replacement for all of the County facilities and they determined that, based on the life that they could get out of a metal roof versus the membrane roof, they chose to go with converting all of their facilities to metal roof. He noted

there had been multiple leaks in the Courthouse, which was the central place for historical documents, and it was important to protect those documents and keep the Courthouse in the downtown area. Mr. Geouque stated you could see the HVAC units on top of the building, and the metal roof structure would allow them to conceal the HVAC units and would be more aesthetically pleasing. He stated that there had been discussions about potentially replacing the facade on the front of the building sometime in the future. Mr. Geouque explained that the siding was what he called Pebble Tec, which was basically concrete pebbles in panels that were attached to the Courthouse. He stated that they require constant maintenance and continue to leak, in addition to the issues with the roof, so they hoped to replace the exterior of the building sometime down the road. Mr. Geouque stated the County had one of the ugliest Courthouses in North Carolina, and they were trying to do what they could to improve it. He noted that they did an addition to the back of the Courthouse about 15 years ago, and it had a much better façade.

Ms. Garrett asked Mr. Muter, the owner and president of Muter Construction, to explain what he viewed as the benefit of retrofit metal roof installation. Mr. Muter stated that the process of taking a flat roof and making a sloped metal roof involved field building some iron above the existing roof for the metal roof panels. He felt it was a very efficient way to retrofit a roof. Mr. Muter noted there were two existing buildings in the same complex, the Administration building, and the building right behind it, that had the same color roofing and style as what they were proposing for the Courthouse. He stated the new roof system would be much more aesthetically pleasing from the Queen Street view than what was there now.

Ms. Garrett stated there were photos of different perspectives of the roof that were provided but she did not see them in the meeting packet. Ms. Shook replied that the only photos that were provided were included in the packet.

Ms. Garrett asked Mr. Muter if you would be able to see the new roof if you were standing on King Street. Mr. Muter replied that you would basically be looking straight up the face of the building and would not be able to see the roof from King Street. He felt the only angle that you would see the roof from would be Queen Street. Ms. Garrett asked Mr. Muter about the pitch of the roof. Mr. Muter replied that they were careful not to over pitch the roof and still be at the limit that they could bet the HVAC units in. Ms. Garrett asked if covering the units would have an effect on the efficiency. Mr. Muter felt the efficiency would be somewhat improved because there would be more conditioned air under roof, but what really extended the life of the units would be going from being out in the elements to being inside a covered area, creating less maintenance.

Ms. Garrett asked Mr. Muter how long he had been in the roofing business. He replied that he had been in the roofing business since 1978. Ms. Garrett asked Mr. Muter how long he had been installing standing seam metal roofs, and he replied that he had been installing them since 1998 or 1999. Ms. Garrett asked Mr. Muter if metal roofing was a new roofing material. Mr. Muter stated that when he first started roofing back in 1978, they repaired a lot of barn roofs that were metal. He stated that those older metal roofs were lasting 40-50 years. Mr. Muter added that today's standing seam roofs offered the ability to not have any exposed fasteners or washers and some roofs were lasting 60-70 years. Ms. Garrett asked if it was accurate that the life or the longevity of the standing seam metal roofs was closer to 60 years, and Mr. Muter stated that was correct.

Ms. Garrett asked, if approved, how quickly Muter Construction would be able to start installation. Mr. Muter stated they should be able to start within 30 days from the time they got a permit.

Ms. Garrett asked if there was anything about this retrofit roof installation that would affect the integrity of the building or any of the new materials on the façade. Mr. Muter replied that it would not affect the integrity of the building at all. Ms. Garrett asked if the new Courthouse roof would be identical to the roof on the County government building, and Mr. Muter stated they would be identical.

Ms. Garrett stated they were in a unique situation, having to ask for a zoning map amendment because they were increasing the height due to the installation of the pitched roof. She stated the building was 52 years old and was just in the historic category by two years. Ms. Garrett contended that putting a material on the roof that was associated with historic structures, such as metal, would be acceptable and would also address some very real and practical issues with maintenance and repairs and ensuring the protection of important documents inside. Ms. Garrett stated that if Council wanted to put some conditions on the approval regarding continued use by the County as a government building, they would be willing to discuss that. She noted that the Comprehensive Plan mentioned the importance of revitalizing the downtown, and the structures paying attention to maintenance and repairs and the historic character of buildings. Ms. Garrett felt the metal roof for the Courthouse would be compatible with the adjacent buildings and with the high country.

Ms. Shook wished to clarify that the variance for the material was that the Ordinance required the material to be historic to the building, the building right on the same block, or the block across the street. She noted that staff's research indicated metal was not a historical material, which was the reason a variance was necessary. Ms. Shook added that the site-specific approval would allow the increase in height and would also use 5.16 Government Facility.

Vice-Chair Plaag asked Ms. Garrett if she had any training or expertise in historic preservation, and she replied that she did not. Vice-Chair Plaag asked Mr. Muter if he had any training or expertise in historic preservation. Mr. Muter replied that he had done a number of historical projects, including historic tax credits projects. Vice-Chair Plaag asked Mr. Muter how he would describe the architectural style of this particular Courthouse. Mr. Muter stated he would call it confused because it was a mixture of materials and styles. He added that maybe you could call it modern. Vice-Chair Plaag asked Mr. Muter if he was familiar with the Brutalist Music Movement, and he replied that he was not. Vice-Chair Plaag stated the Courthouse was a pretty classic example of a Brutalist-style building.

Vice-Chair Plaag stated his understanding from the drawing that was submitted with the packet was that there would be a gable along the front roofline of the 1982 addition to the Courthouse. Mr. Muter replied that it would actually be a hipped roof. Vice-Chair Plaag asked Mr. Muter if it would be true that the gable showing the angled plains of the roof would be visible from King Street. Mr. Muter replied that he thought it would. Vice-Chair Plaag noted that the current height of the Courthouse was approximately 33', and it would be an additional 17' 8" to the top of the gable, an increase in height of approximately 54%. Vice-Chair Plaag asked Mr. Muter if he had seen a lot of Brutalist buildings that had gabled fronts. Mr. Muter replied that he had retrofitted some but was not sure they were originally built that way.

Vice-Chair Plaag stated that the drawing that was submitted seemed to show what looked like a window wall over the entrance that was not there now and asked if that was something that was contemplated with this work. Mr. Muter stated that all of his work would be associated with the roof.

Vice-Chair Plaag stated that the plan in the packet seemed to indicate two separate gabled roof sections; the front-facing part, and then an additional section that would extend out to the outer edges of the original Courthouse section, which was a tiered section. Mr. Muter stated that was. Vice-Chair Plaag asked if it was really a double gable roof or a hip roof, and was there a hip at the rear. Mr. Muter replied that they were planning a hip at the rear as well as the front because of issues with the HVAC units. Vice-Chair Plaag stated that the drawing that was submitted showed a 6:12 slope over the original Courthouse and a 4:12 slope over the front addition from 1982. He asked Mr. Muter if that was accurate. Mr. Muter stated that was accurate.

Vice-Chair Plaag asked Mr. Muter if an engineering study was conducted to determine whether either the addition or the Courthouse or both could handle the weight of this large metal roof structure that was being proposed for a building that was not designed to carry that. Mr. Muter replied that an engineering

study had been done. Vice-Chair Plaag asked Mr. Muter how he to vent the HVAC and other mechanicals from the roof. Mr. Muter explained that they used louvers that come off of the roof to bring the air in. Mr. Muter noted they did the same thing on the Administration building next door. Vice-Chair Plaag stated the drawing that was submitted did not show that as part of the roof structure and asked if the drawing in the packet was not an accurate representation of what the plan actually entailed. Mr. Muter stated he thought the drawing was accurate. Vice-Chair Plaag noted that the drawing was shown in profile from the front façade, and there was no example of the louvers, which were essentially dormers, shown in the profile. He asked where they would be located and why they were not shown on the plan. Mr. Muter stated he thought the architect did not show them for clarity purposes.

Vice-Chair Plaag stated the cost for this project was estimated at \$835,000, and the standing seam metal roof was supposed to last 60 years. Vice-Chair Plaag stated that he did a survey of various roofing companies that do standing seam metal roofs today and found that, for our area, the actual industry standard for the type of standing seam metal roof that was being proposed was a lifespan of between 30 to 50 years, given our climate. Mr. Muter replied that he thought the roof should last 50 to 60 years because of the finish and thickness of the metal. Vice-Chair Plaag noted that Mr. Muter's testimony to the Board of Adjustments was that a replacement membrane roof would last only 15 years. He asked Mr. Muter if it was true that the current industry standard for an EPDM membrane roof was 25 to 30 years. Mr. Muter responded that his company did not install EPDM roofs very often and felt that most of what they were seeing today was PVC and TPO roofs. Vice-Chair asked if there was a cost estimate provided to the County to replace the current membrane roof with an EPDM or other type of membrane roof. Mr. Muter stated that his company did not provide a quote for a membrane roof replacement.

Vice Chair Plaag asked Mr. Muter if the County explored the option of installing a new, low pitch roof that would be hidden behind a low parapet that would have been along the King Street elevation of the building, which would allow for some additional pitch to the building but might have as large a profile as the front gable that was proposed. Mr. Muter stated they did not talk about that option and noted that the HVAC units would have to be put on top of the low-sloped metal. Vice-Chair Plaag asked Mr. Muter what he would estimate the cost difference to be between doing a lower pitch metal roof and reinstalling the membrane roof. Mr. Muter stated he was unsure but estimated it would be a 5-10% maximum savings. Vice-Chair Plaag asked Mr. Muter if he was saying that a significantly lower pitched roof and reinstallation of the HVAC units behind the parapet wall on the front elevation would allow them to utilize the existing front surface materials of the building by building them up slightly and hiding a much lower pitched roof behind that for between 5 and 10% less than the estimated project cost for what was proposed. Mr. Muter stated he estimated based on using metal panels and asked Vice-Chair Plaag if he meant an estimate using existing or similar materials. Vice-Chair Plaag stated it would need to be a compatible material. Mr. Muter felt that he would need to have a better idea of the type of material in order to provide a good comparison.

Vice-Chair Plaag asked how old the current membrane roof was. Mr. Geouque replied that the current membrane was at least 20 years old. Mr. Geouque stated he had worked for the County for 20 years, and the roof had leaked numerous times during that period. Vice-Chair Plaag stated that the argument before the BOA was that the roof replacement constituted a hardship. He noted that the County had a 20-year roof that Mr. Muter said had a lifespan of 15 to 20 years, and that it was leaking and needed replaced. Vice-Chair Plaag felt this was just general maintenance to help maintain a building, not a hardship. Mr. Geouque stated there had been floods of water in the building to the point where it got into the fire alarm systems, and they had to be replaced. Mr. Geouque felt it was not just general maintenance, noting they had had extensive leaks and a tremendous amount of issues with the Courthouse, especially during heavy rains. Vice-Chair Plaag stated that if you have a membrane roof on your building and you know that the life expectancy is only 15 to 20 years, a reasonable property owner would foresee that they were going

to have to replace that roof within 15 to 20 years. Mr. Geouque stated that they look at the difference between the membrane roofs and the metal roofs and decided that they would get more life expectancy out of the metal roofs. Mr. Geouque mentioned the low pitch roof and stated that the low pitch would not allow the HVAC units to be concealed, which would not help with the overall maintenance and upkeep of those units.

Council Member LaPlaca asked what the pitch of the roof would be. Mr. Muter replied that the pitch in the front would be 4:12, and it would be a little steeper in the back. Council Member LaPlaca asked why they were trying to keep a lower pitch. Mr. Muter stated that the higher the pitch, the higher the cost. He noted they also did not want to waste space in the roof structure.

Council Member LaPlaca stated it was good to hear that the HVAC equipment would be protected. She noted that when there are south-facing roofs, we really should think about solar. Council Member LaPlaca stated that, sooner or later, we were going to have a heat event, and we were going to need cooling centers. She stated she could totally appreciate historic preservation, but if we did not do something to preserve the future, we were really missing the boat. Vice-Chair Plaag stated that the proposed angled pitches of the roof would face to the east and west, not south, so the opportunity for solar on the Courthouse might be best on a flat roof. Council Member LaPlaca stated that western exposure was fine. Vice-Chair Plaag stated if you left the membrane roof, you would have the opportunity to install a solar array on top of the flat roof that would not be visible from the street level and that would capture a greater amount of solar energy than arrays that were facing east or west.

Ms. Garrett asked Mr. Muter asked what happened to membrane roofs when they were removed. Mr. Muter replied that they would leave the membrane roof on the Courthouse, but in other situations where you are replacing the roof and removing the membrane, the membrane and the insulation underneath would go to the landfill. Ms. Garrett asked what happened to metal roofs that were removed. Mr. Muter stated that the metal was salvageable and there was value in it.

Council Member Roseman asked if some type of solar panels could be included on the pitched roof that would be valuable to produce energy for the Courthouse. Mr. Muter replied that there was a solar array that went between the standing seams and a company out of Raleigh sold and installed them. He stated they were flat panels that were very thin and self-adhere to the metal roofing.

Ms. Garrett asked if there were any organizations, committees, or boards that could look into projects like a public/private partnership, if the roof were to be identified as suitable or appropriate for solar. Mr. Geouque felt that could be possible. Mr. Geouque stated the County had been working to get a solar farm put out at the landfill. He noted that both the Town and the County were also looking at purchasing some sustainable energy through New River Light & Power, which may be a little bit of an additional expense, but would allow both the Town and the County to invest in sustainable energy. Mr. Geouque stated that the County would always be open to solar projects. He added that the back of the Courthouse was rock, the front of the Courthouse was Pebble Tec, and the side of the Courthouse was brick, so there were various looks to the building.

Ms. Garrett referred to Vice-Chair Plaag's comment that replacement of the roof was just repair and maintenance and not necessarily a hardship. She then noted Mr. Geouque's statement that the roof had leaked since he had been at the County Manager's office for 20 years. Ms. Garrett stated it was not like the roof was fine and had no issues, but it had instead been leaking for the duration of that time. Ms. Garrett asked Mr. Geouque to describe what happened with the fire system. Mr. Geouque replied that when the roof leaked, it shorted out some of the fire alarm system, and it had to be replaced on the upper level. He noted it was difficult to shut down the Courthouse at any time for renovations. Mr. Geouque added that the more penetrations you put on a roof, the more likely you were to have leaks, whether it was a membrane or a metal roof.

Ms. Garrett shared before and after photos of the Courthouse from several different perspectives that showed the proposed roof. Ms. Garrett noted that the photo from the west side of the building on King Street showed the roof attached, and from that angle and part of King Street you would not be able to see the pitching of the new roof. She stated there was no gable on the front King Street side and noted it would be a hip roof and look more like a pyramid. Ms. Garrett then showed before and after photos from the east side of the building on King Street close to the corner of King Street and Water Street, noting it would be difficult to see the pitching of the roof from that angle. The next photos she presented were from the back of the Administration building on Queen Street, noting that you would be able to see the roof from this location.

Ms. Garrett stated her understanding was that the height was measured from the sidewalk on the King Street side up to the point of the roof. She noted that the building was substantially stepped back, so it was a scaled 17' and not a straight up 17'. Ms. Garrett asked Mr. Muter, because it was stepped back to the peak of the roof, how far back from the front of the building it was. Mr. Muter estimated it would be about 15'.

Ms. Garrett then shared before and after photos from King Street taken closer to the top of the crest of the hill on Queen Street looking down on the Courthouse and Administration building. She stated she thought the County had done a good job of keeping the roof pitch as low as possible so it would be less visible.

Council Member Hicks asked why there were so many flat roofs in this area to begin with when there was so much snow and rain. Vice-Chair Plaag replied that, in reality, there were not very many flat roofs in the area. He stated that a flat roof was not very functional, if it was truly flat. Vice-Chair Plaag stated that, in this particular case, a very low pitch roof would have water flowing away from some center line on that flat roof to a series of drains that were arranged on the roof. He noted that this was a pretty common thing to do with buildings that were designed from the 1870's until probably the late 20th century because it was cheap. Vice-Chair Plaag stated that flat roofs and mechanicals could be hidden behind a parapet to make an attractive appearance from street level without having to do that with expensive roofing elements.

Council Member LaPlaca mentioned Mr. Muter's reference to thin solar panels and stated she thought he was talking about Thin-Film. She stated that the reason the County would not put solar on that roof was because the rules were so awful. Council Member LaPlaca explained that you must sell every single solar kilowatt-hour to New River Light & Power for 3 cents, and you cannot use the electricity first. She felt that this was the reason there was no solar in Town. Council Member LaPlaca noted that the new Rec Center had a beautiful facility that would be a perfect place to put solar to heat the water, but the roof faced the wrong way.

Council Member Ulmer asked if solar had been considered when the County started planning to redo the Courthouse roof. Mr. Geouque replied that they did look at that and noted that, down the road, the Thin-Film solar panels could potentially be retrofitted. He stated that the County was spending a tremendous amount of money replacing all of their roofs now.

Council Member Roseman felt that most of the buildings on King Street and Queen Street were facing directions that did not take heating of the buildings into consideration. Vice-Chair Plaag stated that a good architect, in the past and today, should design buildings that take into consideration how the sun would affect the property.

Vice-Chair Plaag stated he was surprised by the before and after photos shown by Ms. Garrett that the roof was actually a pure metal or hipped roof that was going on top of the existing roof because the lone architectural drawing that was in the actual application clearly showed a gable front. He felt there was

the opportunity on the front hip to do some solar if the County wanted to. Vice-Chair Plaag stated that a pyramid roof or a hipped roof was inappropriate to the style of the building. He stated he was not as horrified as he was before this meeting because a gable front would have looked like somebody put a party hat on the Courthouse, which would be awful. Vice-Chair Plaag felt the hipped roof was not great architecturally, but it was less offensive than what he understood from the packet to be going on there. He asked Ms. Shook if her department understood this to be a gable front roof, or if her department understood this to be a hipped roof sloping back from the front facade. Ms. Shook replied that her understanding was that the roof would look like they did the photos that were shown to the Board, not utilizing the elevation that was shown. She noted that she did not handle the variance cases, but referred everyone to the photos that were presented to the Board of Adjustment, noting they were the same photos presented this evening by Ms. Garrett.

Vice-Chair Plaag asked if the applicant was willing to stipulate that the drawing contained in the packet was not an accurate representation of what the roof was supposed to look like and that the photos that were introduced tonight were a more accurate representation of what was planned for all three parts of the Courthouse. Ms. Garrett replied that they could stipulate that. She then asked Mr. Muter if he could confirm that that one drawing incorrectly depicted that the roof was gabled. Mr. Muter stated that it was an incorrect depiction.

Chair Shay wished to acknowledge Council Member LaPlaca's passionate statements and stated that she agreed with the sentiment. Chair Shay noted that no build date on the current membrane roof had been presented, so they did not know how far past its lifespan it was, other than the 20 years noted by Mr. Geouque. She also noted that there had been no estimate to replace the membrane roof. Ms. Garrett stated that was correct, noting the County chose not to replace the roof with another membrane roof but to do a metal retrofitted roof instead. Chair Shay stated that she understood the mechanicals were currently uncovered and that shortened the lifespan of the mechanicals. She asked if there was not a way to enclose the mechanicals on a membrane roof. Mr. Geouque replied that the better situation would be to have the HVAC units under the metal roof versus on top of the membrane or metal roof that would have to be penetrated. He stated that each time you penetrate the roof, you create more likelihood of leaks. Chair Shay asked about the different estimates of the lifespan of a metal roof, noting that 60-70 years was very different from 35-40 years. She asked what the guaranteed life of a metal roof was. Mr. Muter replied that the manufacturers would guarantee at least 30 years on the material alone, and they could purchase extended warranties beyond that.

Council Member LaPlaca stated that the beauty of Thin-Film with this roof was that there would be no penetrations. She stated it was very lightweight, and it would form to the shape of the roof. Council Member LaPlaca noted that it was not quite as energy-dense, and you needed more square area to get electricity, but it was still a great product. She stated there was no reason why New River Light & Power could not do a special rate for the County for that building. Council Member LaPlaca felt it would be a wonderful place to think about having a cooling center. Ms. Garrett asked who they would talk with at New River Light & Power about solar panel installation. Council Member LaPlaca stated they would need to talk to Ed Miller, and he could give the County a special rate.

Vice-Chair Plaag stated from the photos it appeared the roof was anchored at the front by maybe 6-8 clamps that kind of set down on the roof with a little bit of an airway underneath. He asked what the roof was wind tested to. Mr. Muter replied it was wind tested up to 130 miles per hour and would be anchored to bar joists or concrete and tied together with purlins.

Ms. Garrett stated she saw in the Board of Adjustment meeting minutes that Mr. Muter testified that the pitched roof would cost 1 ½ to 2 times more than replacing the membrane.

Ms. Shook noted that no one had signed up for public comment on this case. She reminded everyone of the need to discuss any potential conditions that may apply during the public hearing portion of the meeting. Ms. Shook directed everyone to the three standard conditions listed in the meeting packet as follows:

1. Where there is a conflict between the application information and the plans (plan received June 15, 2021) the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed development made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.
4. List any other conditions...

Vice-Chair Plaag stated he would like for the applicant to accept the condition that the final design for the roof would mimic and approximate the design shown in the after pictures that were presented to Town Council and Planning Commission for the first time tonight and that the design shown in the drawing by Bill Dixon was not representative of what the final appearance of this project would look like. Ms. Garrett agreed to that condition.

Ms. Shook asked if anyone had joined the meeting that would like to speak under public comment for this case, and there was no reply.

With nothing further, Mayor Brantz closed the public hearing for this case at 8:22 pm.

Adjournment of Town Council

Council Member LaPlaca made a motion to adjourn the Town Council at 8:22 pm. The motion was seconded by Council Member Ulmer.

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

Rennie Brantz, Mayor

Brenda Henson, Board Secretary

Elizabeth Shay, Planning Commission Chair

Continuation of Planning Commission Meeting

Chair Shay called for a break from 8:23 pm until 8:31 pm. She welcomed Smith Warren as the newest member of the Planning Commission. Commission Member Warren stated he was a sophomore at App

State and was looking forward to being a member of the Planning Commission. Commission Member Behrend wanted to let everyone know that Commission Member Warren was going to work for her.

Public Comment

Ms. Shook stated that no one had signed up for public comment.

Approval of Meeting Minutes

Commission Member Tippetts made a motion to approve the April 5, 2021 Special Planning Commission meeting minutes and the May 24, 2021 Planning Commission meeting minutes. The motion was seconded by Commission Member Halbert.

Vote: Aye – All
Nay – None

The motion passed.

Case PL04893-070721 & PL04894-070721 Blue Ridge Tourist Court – Historic Landmark Designation

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

Historic landmark designation is processed as an amendment to the Town's official Zoning Map (similar to a general use zoning map amendment).

Vice-Chair Plaag recused himself from the case involving Blue Ridge Tourist Court.

Chair Shay commended the applicant for a really compelling and interesting case and the historic preservation consultant who wrote up such a nice analysis. She stated she really enjoyed reading it.

Commission Member Warren asked Mr. Williams what he planned to do with the Tourist Court after the restoration was complete. Ms. Shook explained that the public hearing was closed, and discussion should occur during the public hearing while Town Council was still present.

Chair Shay noted that things like stormwater management and buffering vegetation were discussed. She asked if a traffic impact study would be required. Ms. Shook reminded everyone that tonight's request was for the designation of the properties as a Local Historic Landmark and noted that things like stormwater, buffers, and traffic would have been handled under the Conditional District approval that had already taken place. Chair Shay thanked Ms. Shook for the clarification.

Commission Member Behrend stated she had no problems with this request and thought it should be approved.

Ms. Shook noted that the motion and vote had been revised in the meeting packet. She stated that Planning Commission really only needed one motion and vote, and it would encompass all the things that the two votes they used to have would encompass. Ms. Shook stated that if Commission members did not like this change, they could revisit it later.

Motion and Vote: Chair Shay made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because they are consistent with:

Comprehensive Plan Policy 2.1.1 Economic Development

- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.

Comprehensive Plan Policy 2.3.2 Community Character

- 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.
- B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.
- C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.
- D. The destruction of significant architectural, historic, scenic, natural and archaeological resources in the planning area shall be discouraged.
- 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.

The Planning Commission recommends approval of the proposed amendment of the Town's Zoning map and believes approval to designate the properties as local historic landmarks is reasonable and in the public interest because it advances the Town's priorities in historic preservation and high country, small town character.

The motion was seconded by Commission Member Tippet.

Vote: Aye – All
 Nay – None
 Recused – 1 (Plaag)

Vice Chair Plaag rejoined the meeting.

Case PL04797-060921 Watauga County Courthouse – Conditional District Zoning Map Amendment

John Muter, on behalf of Watauga County, has filed a Conditional District Zoning Map Amendment Application to rezone 842 West King Street (Watauga County Courthouse) from B1 Central Business to Conditional District B1 Central Business for a site specific approval for Use 5.16 Government Facility.

The request for Conditional District approval is required pursuant to UDO Subsection 16.08.04(B)(2)(a) which states that the height of existing buildings may not be increased unless approved under the Conditional District Zoning Map Amendment Process. Watauga County is proposing to install a new pitched metal roof which will increase the height of the building, thus requiring a Conditional District Zoning Map Amendment.

The property owner is not proposing any other changes to the current use or any other physical modifications to the existing site other than the installation of the new roof.

Vice-Chair Plaag stated it would have been nice to know what they were actually proposing to do instead of getting a really bad architectural drawing that depicted something completely different. He stated he based nearly all of his questions on what appeared to him to be an absolute architectural atrocity. Vice-

Chair Plaag stated that what they were actually planning to do was substantially less offensive, even though it was still offensive in some ways, but it had much less of an adverse impact on the Courthouse in terms of its architectural style and its historic appearance than if they just put a party hat on it. Vice-Chair Plaag stated he hoped that the applicant and their counsel understood that his questioning was largely coming from a place of misunderstanding based on the information provided in the meeting packet. He noted that he had concerns and some objections to what was proposed, but it is substantially less horrifying than what he thought was being proposed.

Commission Member Tippettt stated he felt much better about the case based on the additional material that was presented. He admitted that he had never really looked at the Courthouse building as historic because, even though it was over 50 years old, it was just not a very attractive building. Commission Member Tippettt stated he understood they were in a bind due to the patching they have had to do for over 20 years. He noted that he liked the potential application of the very thin solar and hoped that tonight's discussion might prompt the County to look into the idea a little bit more.

Vice-Chair Plaag noted that during a Conditional District Zoning Map Amendment request was the time to ask specific things about the project. He pointed out that the only reason solar came up today was that Council Member LaPlaca mentioned it. Vice-Chair Plaag stated that no solar was proposed in this project, and the County had not committed to doing solar on the Courthouse. He stated, from his perspective, that was a topic that should not be part of Planning Commission's decision process on this particular application because there was no promise of it and no condition agreed to for it. Vice-Chair Plaag thought it was exciting that the opportunity was there but cautioned Commission members not to be swayed in their decision-making simply because that possibility existed.

Vice-Chair Plaag felt it was important to recognize that the historic standard that currently exists in the Ordinance was an attempt by the Town to essentially preserve the Downtown area until such time as a district could be established that had a more comprehensive way of looking at what was historic, what was contributing to the district, and what was not. He noted that the Courthouse was part of the proposed Downtown Historic District, but the Courthouse would not be a contributing building to the character of the district. This meant that the HPC decided, when evaluating various buildings Downtown, that the Courthouse building, as currently constructed, did not fit as a building that contributed to the significance of the district. Vice-Chair Plaag stated that the biggest reason was because it fell outside of the period of significance. He noted that the original part of the Courthouse was built in 1968, and the front was added in 1982, which was a substantial change to the original appearance of the building. Vice-Chair Plaag further explained that if a historic district was established, the HPC would look at what happened on non-contributing buildings because they wanted changes that were happening to be compatible with the character of the district. He stated that if the Downtown Historic District was established, the HPC would probably not approve this roof request. However, he noted that there were good reasons, when you have a historic district, to sometimes allow things to happen that would not be in keeping with the district. Vice-Chair Plaag provided the following example; You had a house that was built in 1982, it was in the middle of the Downtown Historic District, and it had been built with vinyl siding. Normally, vinyl siding was not a permitted material, but that was how the house was built. The house would be considered non-contributing to the district. Years later, the vinyl siding melted off the house and needed to be replaced, and you wanted to replace it with vinyl siding again. Vice-Chair Plaag stated it would be dumb to not allow vinyl siding on the house that originally had vinyl siding on it in 1982 because it was not a material compatible with a district. He stated that was the kind of thing that could be allowed for a non-contributing building in this limited instance. Vice-Chair Plaag expressed concern about setting a precedent by allowing a non-contributing building within the district to do things that were not appropriate to that building historically. He stated that the County tried to justify putting a metal roof on the Courthouse by saying there were two other County buildings right next door that also had metal roofs.

Vice-Chair Plaag stated he did not want to set that precedent, especially since they were on the verge of establishing a district Downtown. All of that said, Vice-Chair Plaag stated he was somewhat relieved to see that the design was much different from what it appeared to be in the meeting packet and felt this was probably the least offensive way of accomplishing the County's goal.

Commission Member Behrend asked if there was some way that they could make a suggestion that solar installation was not required but encouraged. Ms. Shook stated she had not looked at how solar worked with what was in the current Ordinance and was hesitant to have any condition related to solar. She noted that solar was not proposed as part of this project, and any conditions of approval had to be agreed upon by the applicant.

Ms. Shook stated that there was not a Downtown Historic District at this time, so there would be no precedent to set. She noted that a public hearing was scheduled next month regarding the adoption of a Downtown Historic District. Ms. Shook stated that three variances were granted by the Board of Adjustment regarding materials, features, and height and the height variance necessitated the Conditional District request. She felt that, as far as precedent, approval of one case did not necessarily mean there was a precedent set for the next case.

Ms. Garrett stated she did not mind, largely because of her own personal beliefs, that there be some kind of condition to at least show a good faith effort to explore the possibility of incorporating solar at the Courthouse. She stated she realized commitments like that were not necessarily enforceable, but they could show a good faith effort.

Ms. Shook felt that a lot more went into getting solar and making it a useful strategy than just checking the Ordinance and speaking with the power company. She stated that the time it would take for the County to actually move forward with solar would likely be a while, and by that time, the Downtown Historic District could be established, which would have different ramifications regarding solar. Ms. Shook again stated she was hesitant to ask the applicant to consider a condition on solar.

Vice-Chair Plaag asked if height within the B1 had some sort of provision for stepping back from the facade plain and an additional amount of rise being permitted. Ms. Shook replied that the primary and secondary height requirements applied in other zoning districts, but B1 only had a primary height requirement.

Chair Shay felt like there was a lot of squishiness in the characteristics that were presented for both replacing a membrane roof or building a metal roof. For example: was the lifespan of a membrane roof 10-15 years or 20-25 years, and; was the lifetime of a metal roof 30-35 years or 60-70 years. Chair Shay stated that the outer limits of both of those made a big difference, and they did not really have firm numbers either. She noted she was not completely confident of the sight-line views from King Street and that they had been represented as they would actually see them standing on King Street. Chair Shay stated it was mentioned that an engineering analysis was done on whether the building could support the weight of a new roof and asked if that was on file somewhere. She felt like the parameters had been laid out, but there were a lot of details that could have been provided.

Ms. Shook stated, in response to the engineering report, that the report would not be required until they obtained a building permit and was not something staff would normally require as part of the Conditional District process.

Vice-Chair Plaag stated it was conceivable that the membrane roof that was on the Courthouse was the original membrane roof, and it had been patched and patched for 53 years. He stated it was also possible that the original roof made it 20 some years and was replaced around the time of the addition to the Courthouse in the 80's. Vice-Chair Plaag noted that both of those scenarios were speculative. He stated he kind of bristled at the idea that this was a hardship of some sort because the County should have been prepared to replace the roof given the life span of the membrane roof. Vice-Chair Plaag stated that one

of the presentations in the Board of Adjustment cases was that there was a prior administration when the roof was put on. He felt that claiming the current administration for the County was a separate applicant from the prior administration was a bunch of hogwash, and he was not swayed at all by that logic.

Ms. Shook stated that the Board of Adjustment's decision regarding the variances was done and, while she did not think the Planning Commission could completely disengage the BOA's decision from their decision, she encouraged them to stick to the issue at hand.

Chair Shay stated she agreed with Vice-Chair Plaag in that she did not find the County's argument to the Board of Adjustment compelling. She felt there were other reasons they could have argued for hardship. Ms. Shook stated it was the responsibility of the BOA to determine hardship. She asked, for clarity, if Commission members were reviewing the Board of Adjustment's decision to grant the variance or if they were saying that the overall hardship regarding the membrane roof versus the pitched roof did not sway them towards allowing the roof to go higher.

Vice-Chair Plaag replied that he was responding to the case presented by Ms. Garrett, because, in essence, she presented her Board of Adjustment case to Planning Commission and Town Council. He stated that part of the discussion was that the height adjustment was necessary to facilitate a solution, and that was not the responsibility of Ms. Garrett's client, Watauga County. Vice-Chair Plaag stated what he was saying was that replacing the roof was the responsibility of the County as part of maintaining a building, and, while he was referencing things that were said in the BOA, he was only doing that because they were also said in the presentation of the case tonight. He stated he was not trying to litigate something that had already been litigated, but was responding to the case that was presented to them and the reasoning for it. Ms. Shook stated she understood and just wanted to make sure it was clear for the record.

Chair Shay stated she knew Brutalist architecture and was reassured by the newer image of the building that was presented during the meeting.

Commission Member Behrend stated that the roof they were proposing, once they found out exactly what it was, made a lot more sense for the future because it would last longer. She noted that the fact that the roof could allow for solar in the future was a positive.

Chair Shay stated she appreciated the applicant's comments that they would be happy to consider solar even though it was not necessarily a part of this request and felt they should try to look for ways to make it happen.

Commission Member Behrend stated she was not thinking of solar on the membrane because attaching it would cause more damage to the membrane itself.

Motion and Vote:

Commission Member Tippet made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because they are consistent with:

Comprehensive Plan Policy 2.1.5 Downtown

- 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.

Comprehensive Plan Policy 2.3.2 Community Character

- 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.

- 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.

The Planning Commission recommends approval of the proposed amendment of the Town's Zoning map and believes approval to rezone the property Conditional District B1 Central Business is reasonable and in the public interest because the new roof structure seems to be the most logical way to protect the public facilities and records of Watauga County. The following conditions apply:

1. Where there is a conflict between the application information and the plans (plan received June 15, 2021) the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed development made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

The motion was seconded by Commission Member Behrend, who wished to amend the motion to add to condition #2 that the applicant explore the use of solar applications to the roof structure. Commission Member Tippet accepted the amendment.

Ms. Shook reminded Commission members of the condition that the applicant agreed to during the public hearing that the final design would mimic the photo elevations shown from the Board of Adjustment packet and that the building elevation drawing was not representative of the actual roof.

Vice-Chair Plaag wished to amend the motion to include as condition #4 that the final design would mimic the photo elevations shown from the Board of Adjustment packet and that the building elevation drawing was not representative of the actual roof. Commission Members Tippet and Behrend accepted the amendment.

Vote: Aye – 5
Nay – 1 (Plaag)

The motion passed.

Unified Development Ordinance Update

Ms. Shook stated that the changes that Planning Commission heard at their last public hearing were approved by Town Council. She noted that the new UDO was now online and was effective on July 1, 2021. Ms. Shook asked Commission members to let staff know if they would like a printed copy of the new UDO.

Vice-Chair Plaag asked if Commission members needed to keep or return the blue binders containing non-conforming parcels that they were given almost two years ago. Ms. Shook asked everyone to hold on to those binders because that task was still on Planning & Inspections' work plan.

Discussion of Commission Chair and Vice-Chair

Ms. Shook directed Commission members to the Chair and Vice-Chair application located in the meeting packet. She stated that anyone who wished to seek the office of Chair or Vice-Chair would need to submit their application prior to the next meeting, which would be held in person. Those applications would be placed in the next meeting packet and the Planning Commission would review the applications and make

a recommendation to Council and Council would then appoint the Chair and Vice-Chair. Ms. Shook noted that the Chair and Vice-Chair positions were one-year positions. Chair Shay asked what happened if nobody put in an application for Chair or Vice-Chair. Ms. Shook replied that Council still had the authority to appoint a Chair and Vice-Chair.

Other Matters

Ms. Shook reminded everyone that there would be a special public hearing on the Downtown Planning Projects next month on August 23. She stated that signs should start going up through the Downtown area next week as part of the Town's notification to meet State law requirements.

Chair Shay asked what it would take to make Council change their mind about going to in-person meetings. She felt that the next month of epidemiology was going to be very bad. Ms. Shook stated she could only give Commissioners the guidance that Council had given. She stated she would forward any concerns to John Ward, Town Manager, who could then communicate those concerns to Town Council. Ms. Shook explained that Town Council made a decision for all boards, including themselves, to start meeting in person beginning in August. Ms. Shook asked how many Commission members were concerned about in-person meetings based on the current trajectory. All members indicated they were concerned.

Adjournment of Planning Commission

Vice-Chair Plaag made a motion to adjourn the meeting at 9:28 pm. The motion was seconded by Commission Member Tippet.

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

Elizabeth Shay, Planning Commission Chair

Brenda Henson, Board Secretary

**PLANNING COMMISSION MEETING MINUTES
MONDAY, AUGUST 23, 2021, 6:00 P.M.
VIA WEBEX SOFTWARE**

PLANNING COMMISSION MEMBERS PRESENT: Elizabeth Shay-Chair, Eric Plaag-Vice Chair, John Tippet, Frank Ven, Amanda Halbert, Smith Warren, and Chris Behrend (joined at 6:02 p.m.)

PLANNING STAFF PRESENT: Jane Shook-Director of Planning and Inspections and Brenda Henson-Board Secretary

Call to Order

Chair Shay called the Planning Commission meeting, held via WebEx, to order at 6:00 p.m.

Public Comment

There was no one from the public who wished to speak.

Chair and Vice-Chair Recommendations

Chair Shay noted that only Eric Plaag had submitted an application, and his application was for Vice-Chair. Ms. Shook asked if anyone was interested in applying for the Chair position.

Vice-Chair Plaag stated that he did not apply for the Chair position out of deference to Chair Shay. He also did not know if there was a prohibition on a person serving as Chair of two different boards for the town but felt it was probably not a good practice.

Ms. Shook agreed that having the same person serve as Chair of two different Town boards might not be looked upon favorably but noted no rule against it. Vice-Chair Plaag stated, to be clear, that, given the optics, he would prefer to remain serving as Vice-Chair if Town Council and the Planning Commission were so inclined to support that.

Commission Member Behrend joined the meeting at 6:02 p.m. Ms. Shook provided a brief update of the meeting to Commission Member Behrend.

Chair Shay noted that she did not submit an application, in part, to leave room for others that might be interested in the Chair position. She stated that she would be willing to serve for one more year.

Vice-Chair Plaag nominated Elizabeth Shay to serve for one more term as Chair. Commission Member Behrend seconded the nomination.

Vote: Aye – All
Nay – None

The motion passed.

Ms. Shook asked Chair Shay to submit her application for Chair as soon as possible. Ms. Shook stated she would forward both Chair Shay and Vice-Chair Plaag's applications to Town Council for consideration at their meeting next month. Chair Shay indicated she would submit her application tomorrow.

Commission Member Behrend nominated Eric Plaag as Vice-Chair. Commission Member Tippet seconded the nomination.

Vote: Aye – All
Nay – None

The motion passed.

Discussion of Upcoming Public Hearing Dates

Communication: August 23, 2021 Planning Commission Meeting Minutes (Approval of Planning Commission Minutes)

Ms. Shook stated that the public hearing for the Downtown Planning Projects was scheduled for September 27, 2021, and noted that there might be two other cases on that hearing. She felt there could be a considerable amount of public comment at the hearing. Ms. Shook stated that Council had scheduled a special public hearing on the regular Planning Commission meeting on October 25, 2021, to hear proposed text on short-term rentals. She felt it would be wise to discuss special meeting dates for the Planning Commission to meet to make recommendations after each of the public hearings, in case the public hearings ran too long for Planning Commission to meet afterward. Ms. Shook noted that the meetings would be held remotely.

Tentative meeting dates that would allow staff time to get the recommendations to Council were discussed. Commission members agreed to meet, if necessary, on Wednesday, September 29, 2021, at 6 p.m. and Monday, November 1, 2021, at 6 p.m. to make recommendations on items heard at the September and October public hearings. Commission Member Halbert indicated she could not attend either of those dates due to prior school obligations.

Ms. Shook stated that the public hearings might finish earlier than anticipated, so the tentative Planning Commission meeting dates may not be necessary, but they would be prepared if not.

Adjournment

Vice-Chair Plaag made a motion to adjourn the meeting at 6:22 p.m. Commission Member Tippet seconded the motion.

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

Elizabeth Shay, Planning Commission Chair

Brenda Henson, Board Secretary