Town of Boone
Historic Preservation Commission Advisory Meeting
3:00 PM, October 7, 2025
Planning & Inspections Conference Room
680 W. King St., Suite C
Boone, NC 28607

The public may attend the meeting in person at the Planning and Inspections Conference Room at 680 West King Street, Suite C, or online via WebEx, a video conferencing software.

Public Comment: To give public comment, you should appear in person at the physical location of this meeting. Persons who attend the meeting remotely via WebEx may be permitted to speak during public comment but are not assured of that opportunity.

WebEx Participation: To join online or by phone, email Planning and Inspections at planning@townofboone.net or call 828-268-6960, and you will receive an email invitation. Requests must be submitted no later than one hour before the meeting begins.

I. Call to Order

II. Adoption of Agenda

III. Town Attorney Discussion on Expert Witnesses/Testimony

IV. Public Comment

V. Approval of Meeting Minutes

1. August 12, 2025 HPC Quasi-Judicial Meeting Minutes
2. September 2, 2025 HPC Advisory Meeting Minutes

VI. Approval of Written Decisions

1. Case A25-0195 Rivers House - Bathroom Renovation
2. Case A25-0466 Speckled Trout Outfitters - New Stairs
3. Case A25-0482 Qualls Block - Waterproofing

VII. Discussion of Revised Stoneman's Raid Interpretative Panel Text

1. Town Attorney Review of Stoneman's Raid Interpretative Panel Text - For Discussion

VIII. Review of Boone/Kraut Creek Historic Marker Report

1. Boone/Kraut Creek Marker Draft Report

2. Member Research on Boone/Kraut Creek

IX. Other Matters

1. Statement of Conformity Report as of September 26, 2025

X. Adjournment

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
AUGUST 12, 2025, 3:00 PM
Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members Present: Vardell Smyth-Chair, Bettie Bond-Vice-Chair, Krystal Carter, and Bennie Gaetano

Historic Preservation Commission Members Absent: Melody Oxendine

Council Liaison Present: Virginia Roseman (via WebEx)

Planning Staff Present: Jessica Mitchell-Advanced Planning Specialist, Amy Snider-Commercial Zoning Administrator, Brandon Wise-Deputy Director, and Alyson Wuagneux-Board Clerk

Other Town Staff/Representatives Present: Mark Freed-Director of Cultural Resources, Allison Meade-Town Attorney (via Web-Ex), and Lane Moody-Downtown Development Coordinator (via WebEx

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Call to Order

Chair Smyth called the Boone Historic Preservation Commission meeting to order at 3:00 p.m. The meeting was held in the Planning & Inspections Conference Room at 680 West King Street and via WebEx.

Adoption of Agenda

Commission Member Carter made a motion to approve the agenda as presented. Commission Member Gaetano seconded the motion.

Vote: Aye – 4
Nay – 0
Absent – 1 (Oxendine)

The motion passed.

Chair Smyth provided a brief synopsis of the Historic Preservation Commission, its makeup, and its function.

Case A25-0195 Rivers House – Bathroom Renovation

The Town of Boone has submitted an application for a Certificate of Appropriateness for Major Work for 150 Clay House Dr (WT0530 R. L. Clay House), designated as a Historic Landmark within the Town of Boone, for the renovation of the accessory building for the addition of ADA accessible restrooms. Work includes upgrading and installing water and sewer lines, adding ADA-accessible restrooms to the interior of the building, repairing the exterior of the building where needed, installing ventilation systems to the interior of the building, repairing stairs located at the back of the building that leads to the upstairs storage area, and reinforcing the floor in the upstairs storage area.

Amy Snider and Jessica Mitchell, Town Staff members, were sworn in by Chair Smyth.

Commission members indicated they had no fixed opinions or conflicts of interest and had not participated in ex-parte communication regarding this case.

Ms. Snider gave a brief description of the project.

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Chair Smyth affirmed Mr. Bill Dixon of Appalachian Architecture, whom presented on behalf of the Town of Boone.

Chair Smyth asked Mr. Dixon, on behalf of the Town of Boone, if he had any objections to the materials contained in the meeting packet. Mr. Dixon replied that he did not have any objections.

Mr. Dixon made a brief opening statement.

Ms. Snider presented evidence and directed members to the Staff Report and noted anticipation of the removal of one of the cherry trees.

Chair Smyth inquired about the garage doors and whether they would stay. My Dixon noted that he had hoped they would be able to and would assess that once the building is cleaned out.

Vice-Chair Bond asked if they found anything interesting. Mr. Mark Freed replied nothing significant had been discovered at this time.

Mr. Dixon asked about staff input/flexibility regarding aluminum siding on the fascia's and eaves and stated that decisions will be made once the condition is determined after the project begins.

Vice-Chair Bond asked if any damage was done to the house during Hurricane Helene. Mr. Mark Freed replied that it was mostly trees on the property; he added that there is a grant that has already been secured to do some tree work on the property.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Commission Member Carter, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District. The COA is approved subject to the following conditions:

- Where there is a conflict between the application information and the plans (March 28, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its 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.
- 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.

Vote: Aye – 4
Nay – 0
Absent – 1 (Oxendine)

The motion passed.

With no further discussion, Chair Smyth closed this case.

<u>Case A25-0466 Speckled Trout Outfitters – New Stairs</u>

Farmer's Ski Shop, Inc. has submitted an application for a Certificate of Appropriateness for Major Work for 140 S Depot St (WT0605 Watauga Motor Company Building), located in the Downtown Boone Local Historic District. The request is to add a staircase as an entryway to an existing loading dock door on the western side of the northern elevation. The subject property is outlined in green on the Zoning Map included below.

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Mr. Eric Brinker, owner and general contractor of The Speckled Trout Outfitters, was affirmed by Chair Smyth.

Commission members indicated they had no fixed opinions or conflicts of interest and had not participated in ex-parte communication regarding this case.

Ms. Snider gave a brief description of the project, including that the work was already completed, and referenced the Staff Report on packet page 36.

Chair Smyth asked Mr. Brinker, on behalf of Farmer's Ski Shop, if he had any objections to the materials contained in the meeting packet. Mr. Brinker replied that he did not have any objections.

Mr. Brinker delivered an opening statement. He offered some background information on the current iteration of the stairs, which were constructed prior to having a permit. He noted that permission was given to construct temporary stairs by Mr. Stacey Miller, Town of Boone Chief Building Inspector, in an effort to facilitate the renovations safely during construction. Mr. Brinker added that the stairs were built to code so they would be viable stairs. He noted that the stairs make it safer, and that business is much more functional the way it is currently.

Vice-Chair Bond asked if the stairs were ADA compliant. Mr. Brinker replied that it was not possible to make the stairs ADA compliant. He stated that the only way to do that would be to add a ramp and he was unsure if that was feasible given the proximity to the alley way and limited number of parking spaces.

Chair Smyth noted that he didn't think that was something HPC would ask of the applicant, as it is not within the commissions purview.

Chair Smyth invited public comment.

Scott Williford of 630 Grand Boulevard expressed concern regarding objections to the addition of stairs at The Happy Persimmon. He questioned the objection to the stairs as he noted they are removable, have caused no permanent structural damage, and appear to be well-constructed with handrails and built to code. Mr. Williford argued that the stairs do not detract from the historic character of the area. He expressed frustration with what he perceived as unnecessary bureaucracy and red tape hindering positive growth in downtown Boone. He concluded that the opposition to the stairs feels like an overreaction and that the current approach may represent an extreme swing in the wrong direction regarding downtown development policy.

Kim Short, co-founder of The Happy Persimmon, spoke in support of maintaining the business's dedicated entrance, which has been a significant benefit, both for businesses operations and customer experience. She noted that The Happy Persimmon and The Speckled Trout Outfitters operate on different schedules, and without the separate entrance, they would be forced to leave their shop open during hours when staff are not present. She concluded by expressing a strong desire to retain the entrance, citing its positive impact on both businesses and the local customer base.

Ilya Wang, co-owner of The Happy Persimmon, expressed deep appreciation for the space their business has cultivated and its significance to the local community. She emphasized the challenges of operating a small business in Boone, particularly with regard to affordability and accessibility to space. She noted that having a dedicated entrance has been essential to maintaining their independence and identity as a business. She also highlighted the importance of collaboration with The Speckled Trout and the support they've received from the local business community.

Sabrina Sanders of 335 East King Street, Sustainable Development student at Appalachian State University and full-time resident of Boone, spoke in support of The Happy Persimmon and its continued use of a

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dedicated entrance and front porch area. She noted that the addition of the entrance has drawn positive attention to the welcoming space inside and praised the co-owners for creating a unique community space. Ms. Sanders asked commission members to allow continued use of the entry and stairway.

Shane Hillman, Program Director at F.A.R.M. café, spoke in support of The Happy Persimmon's continued use of its dedicated entrance and stairway. Mr. Hillman reflected on Boone's longstanding reputation as a welcoming and inclusive town. He urged for the city to consider the importance of the entryway in the decision making because The Happy Persimmon's separate entrance is vital to preserving its distinct identity and the community it serves. Mr. Hillman noted that it would allow two fire exits for safety.

Robin Greene, Vice President of Farmers Ski Shop, Inc. and property owner, expressed full support for the continued use of the steps and entryway serving The Happy Persimmon. She commended Mr. Brinker for the quality and aesthetic of the stairway construction, noting that it complements the building's style, enhances its overall appearance, and provides a safety enhancement for the property. She concluded by stating that the dedicated entrance is beneficial to both businesses operating in the building, helping to serve their distinct customer bases more effectively.

Mr. Brinker asked to add two additional comments. He noted that David Greene was the architect responsible for the 1970s addition to the building, specifically the non-historic portion. This section was originally designed and used as a loading dock. He also noted the installation of doors from the 1700s that Mr. Greene incorporated into the opening.

Vice-Chair Bond expressed concern regarding the appearance of the stairs and inquired whether there were any plans to soften their visual impact, and asked if painting the stairs had been considered as a potential solution.

Mr. Brinker stated that the stairs will be painted once they cure.

Vice-Chair Bond reflected on the broader appreciation of Howard Street and its ongoing development. She expressed enthusiasm for the influx of good ideas and the attraction of interesting people to the downtown area.

With nothing further, Chair Smyth closed the public comment portion of the meeting at 3:31 p.m.

Commission members discussed their favorability of the project.

Motion and Vote:

Commission Member Carter made a motion, seconded by Commission Member Gaetano, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District. The COA is approved subject to the following conditions:

- Where there is a conflict between the application information and the plans (June 26, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its 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.
- 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.

Vote: Aye – 4
Nay – 0

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Absent – 1 (Oxendine)

The motion passed.

With no further discussion, Chair Smyth closed this case.

Case A25-0482 Qualls Block – Waterproofing

Trade Land Company, LLC has submitted an application for a Certificate of Appropriateness for Major Work for 605 W King St located in the Downtown Boone Local Historic District. The request is for mortar joint repairs along the east, west, and south elevations of the building. The scope of work states repointing and tuckpointing of the mortar joints and the proposed material includes a water-based natural look sealant.

Commission members indicated they had no fixed opinions or conflicts of interest and had not participated in ex-parte communication regarding this case.

Mr. Joe Keys, general contractor, was sworn in by Chair Smyth.

Ms. Snider gave a brief description of the project and referenced the Staff Report on packet page 75.

Chair Smyth asked Mr. Keys, on behalf of Trade Land Company, if he had any objections to the materials contained in the meeting packet. Mr. Keys replied that he did not have any objections.

Mr. Keys delivered an opening statement. He stated that the proposal was to undertake essential repairs to the mortar joints on the west, south, and east elevations of the historic structure at 605 West King Street. He noted that the repairs are deemed necessary due to water-related deterioration, which has resulted in infiltration, mold development, and progressive damage to both the exterior brickwork and interior walls.

Ms. Snider noted that Appendix D guidelines and recommendations from the Secretary of Interior's Standards are available if needed.

Chair Smyth noted that, based on his review and understanding of the standards provided in the staff report, the product appeared to be both clear, breathable, and acceptable for use on the mortar joints.

Mr. Keys stated his excitement and privilege to work in downtown Boone, and his commitment to carrying out the work that is sensitive to the historical integrity of the building while addressing pressing structural and environmental concerns.

Ms. Allison Meade, Town Attorney, joined the meeting via WebEx at 3:37 p.m.

Ms. Meade inquired whether the sealant would be applied over existing historic mortar, incorporated into new mortar during repointing, or used in another manner. Overall clarification on the exact method of application was requested.

Mr. Keys stated repointing and re-tucking will be necessary in specific areas along the east, west, and south walls where the old mortar joints have been compromised. He stated that Type N cement will be used for this process, clarifying that it is not Portland cement and is less strong, but was selected for its ability to match the existing mortar color. Once the repointing and re-tucking are complete and the mortar has fully cured, a breathable clear coat sealant will be applied to properly seal the exterior.

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Chair Smyth asked if recoating would be for the new joints or all the joints. Mr. Keys clarified it would be for all the joints.

Ms. Meade raised a question regarding whether concerns about water sealant had already been addressed or were intended to be part of the ongoing discussion. She noted that both the Town standards and those of the Department of the Interior (Secretary of the Interior's Standards for Rehabilitation, referenced as Secretary of the Interior's standards) express strong disapproval of water sealant use, particularly in the context of historic mortar. Concerns centered on the potential for a water sealant to trap moisture, which can be detrimental to historic materials, including historic mortar. She emphasized that the appropriateness of water sealant depends heavily on the specific circumstances, including the proposed details and the expertise of the mason involved.

Mr. Keys responded by proposing the use of a breathable masonry sealer on the repaired areas. It was noted that such sealers are considered essential in historic preservation efforts due to their ability to allow moisture vapor to escape from within the masonry, while still providing a protective barrier against external water infiltration. This approach is intended to prevent deterioration such as cracking and spalling, which can occur when moisture becomes trapped in non-breathable systems. Product specifications for the proposed sealer were made available.

Ms. Meade asked Mr. Keys to clarify his professional expertise. Mr. Keys responded that he is the general contractor working on the Qualls Building. Ms. Meade confirmed that he is not a mason and asked whether he had prior experience working on historic masonry. Mr. Keys explained that his team had completed work on the front of 599 West King Street, formerly the King Street Creamery, which involved repointing, re-tucking, and repainting the exterior face. He noted that this work was carried out around the same time last year. Ms. Meade asked if the same mason would be used for the current project, and Mr. Keys confirmed that they would be working again with Octavia Gonzalez of Gonzalez Masonry.

Ms. Meade expressed concern after reviewing the historic district standards, which she noted strongly discourage the use of water sealant. She pointed out that the Secretary of the Interior's standards had not been cited and felt they should have been included in the staff report, as they are central to evaluating the proposal. She questioned whether the mortar being removed is historic and emphasized that disturbing historic mortar is generally discouraged. If removal is necessary, she stressed the importance of closely matching the new mortar in both material composition and pointing style.

Ms. Meade acknowledged the argument presented in favor of breathable sealants but stated that this position contradicts both local and federal preservation standards.

Ms. Meade recognized the complexity of the issue and the challenge to the Historic Preservation Commission, noting this is why the matter requires review and cannot be resolved administratively. She concluded that this is a fundamental historic preservation question and suggested that some Commission members may have relevant expertise to help guide the decision.

Vice-Chair Bond asked whether the breathable sealant currently being proposed was developed after the historic preservation standards were written.

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Chair Smyth acknowledged that he had not reviewed the Secretary of the Interior's standards. He noted that his understanding of local standards generally cautions against materials that trap moisture, whereas the proposed sealant appears to be specifically designed to avoid that issue. He acknowledged that, based on his understanding—which he admitted may be incorrect—repointing requires removal of some existing mortar to allow for new adhesion. He added that once that process begins, the question arises as to whether the sealant is necessary at all. For the sake of discussion, he posed the hypothetical of simply using a traditional cement similar to what was originally in place, thereby eliminating the need for sealant.

Mr. Keys explained that the purpose of the sealant is to fully seal and protect the masonry from future freeze-thaw cycles and prolonged exposure to weather. He noted that the team is currently evaluating whether there has been a longstanding issue with porosity in the masonry, which may have compromised its integrity. The application of the sealant is intended to address and mitigate that concern.

Ms. Meade emphasized the guidance advising against sealants and stated there does not appear to be sufficient expertise present to fully assess the implications of the proposal.

Ms. Snider provided a National Park Service Preservation Brief regarding masonry and the use of water-repellent treatments. She noted that the standards indicate that sealants may be used, but it also emphasizes the importance of involving a historic preservation specialist to determine whether their use is appropriate.

Chair Smyth acknowledged that the current request differs significantly from that prior work performed at 599 West King Street.

Vice-Chair Bond remarked that she heard King Street was heavily flooded after Hurricane Helene and asked if the Qualls Building was affected. Mr. Keys responded that they were fortunate, as the building sits at a high point and experienced only minimal water infiltration.

Ms. Meade emphasized that, without the input of a historic or architectural conservation expert, it is difficult for the Commission to fully evaluate the appropriateness of the proposed approach. She reiterated that local standards explicitly discourage the use of sealants and referenced sections 4.3 and 4.4 of Appendix D. She asked whether it had been determined that the material in question is, in fact, historic mortar. Chair Smyth responded that the building had previously experienced a fire, but stated he was unsure what repairs or restoration had been completed afterward. He questioned why the same type of mortar originally used could not simply be applied again to avoid using the water repellent.

Mr. Keys provided packets containing product specifications **(copy on file.)**

Brandon Wise, Town of Boone Planning and Inspections Deputy Director joined the meeting at 3:55 p.m.

Ms. Meade explained that the Secretary of Interior's standards generally recommend repairing mortar first and considering sealants only if there are signs of leaking after repairing the mortar.

Chair Smyth asked the applicant what would happen if a sealer were not applied. Mr. Keys referred to the packet photos, noting significant water weeping on the interior masonry walls. He emphasized that

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the space is scheduled to be finished and opened within the month, and water is infiltrating all three southwestern walls.

Ms. Meade stated that if sealant is permitted, a silane-siloxane sealer is typically recommended based on referenced guidance. She asked if that was the proposed solution, and Mr. Keys confirmed it was.

Ms. Meade acknowledged that the applicant may not have been aware of preservation concerns. She suggested that staff and the Historic Preservation Commission consider advising future applicants to seek professional preservationist testimony when appropriate. She went on to emphasize that repointing is the traditional and standard method for addressing water infiltration and explained that mortar should act as a water barrier.

Chair Smyth asked the applicant whether repointing alone could resolve the issue. Mr. Keys responded that repointing could potentially solve the problem and could be attempted first.

Members discussed recommendations and conditions, favoring the suggestion to repoint and then reassess if a water sealant is necessary.

Motion and Vote:

Chair Smyth made a motion, seconded by Commission Member Carter, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District. The COA is approved subject to the following conditions:

- Where there is a conflict between the application information and the plans (June 26, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its 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.
- 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.
- That the proposed sealant is not applied. If water infiltration persists, the applicant must come back with a specialist.

Vote: Aye – 4
Nay – 0
Absent – 1 (Oxendine)

The motion passed.

With no further discussion, Chair Smyth closed this case.

<u>Approval of Meeting Minutes</u>

Vice-Chair Bond made a motion, seconded by Commission Member Gaetano, to approve the June 10, 2025 Historic Preservation Commission quasi-judicial meeting minutes.

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Vote: Aye – 4
Nay – 0
Absent – 1 (Oxendine)

The motion passed.

Other Matters

Ms. Mitchell provided an update on the Stoneman's Raid interpretive panel. Following the last advisory meeting, she shared updates via email and provided a handout **(copy on file.)** The funding partner reviewed the latest draft and requested one change: spelling "material" as "m-a-t-e-r-i-e-l." All other edits received consensus. She contacted Civil War Trails (CWT) with questions about the panel title and map. They acknowledged the Commission's concerns and proposed a layout featuring "Stoneman's Raid" at the top and again in the CWT's red campaign banner, along with the quote "The Fight Got Real Hot." The map will include landmarks such as the old courthouse (location of the Linney House), the Councill House (the location of the Post Office), Howard's Knob, Boone Cemetery, and highway markings. A "You Are Here" marker will also be added. CWT asked if the Commission would object to the red campaign banner; Ms. Mitchell indicated to CWT no foreseen objections.

Ms. Mitchell indicated that next steps include sending this latest draft to the Town Attorney for review. CWT will be updated afterward, and a revised version may be available at the next advisory meeting.

Ms. Mitchell also noted that a reminder email will be sent in the coming weeks regarding packet posting. Members conducting research on work plan topics should submit materials at that time.

Adjournment

Commission Member Carter made a motion, seconded by Commission Member Gaetano, to adjourn the meeting at 4:09 p.m.

Vote: Aye – 4
Nay – 0
Absent – 1 (Oxendine)

The motion passed.

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Vardell Smyth, Chair **Alyson Wuagneux, Board Clerk**

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TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
ADVISORY MEETING MINUTES
September 2, 2025, 3:00 p.m.
Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members Present: Bettie Bond-Vice-Chair, Krystal Carter, Bennie Gaetano, and Melody Oxendine

Town Staff Present: Jessica Mitchell-Advanced Planning Specialist, Lane Moody-Downtown Development Coordinator, and Brenda Henson-Board Clerk

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Call to Order

Vice-Chair Bond called the Boone Historic Preservation Commission meeting held in the Planning & Inspections Conference Room at 680 West King Street and via WebEx to order at 3:02 p.m.

Adoption of Agenda

Commission Member Carter made a motion, seconded by Commission Member Gaetano, to adopt the agenda.

Vote: Aye – 4
Nay – 0
Absent – 1 (Smyth)

The motion passed.

Public Comment

There was no public comment.

Approval of Minutes

Commission Member Carter made a motion, seconded by Commission Member Oxendine, to approve the August 25, 2025, Historic Preservation Commission Advisory meeting minutes as written.

Vote: Aye – 4
Nay – 0
Absent – 1 (Smyth)

The motion passed.

Approval of Written Decision

After a brief explanation for the newest members regarding the Commission's role in reviewing written decisions, Commission Member Gaetano made a motion, seconded by Commission Member Carter, to approve the Written Decision for Case A25-0169 Rivers House Trail - COA.

Vote: Aye – 4
Nay – 0
Absent – 1 (Smyth)

The motion passed.

Review Boone/Kraut Creek Marker Draft Report

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Jessica Mitchell, Advanced Planning Specialist, opened the discussion on this topic as a continuation from the August 5, 2025, Advisory meeting. She stated that once HPC determined the language and location for this marker, the Town Council would need to give its consent. Additionally, necessary rights-of-way and/or easements would need to be determined, and the Town attorney would need to review everything.

Ms. Mitchell referred to the draft Boone/Kraut Creek Marker Report contained in the meeting packet, noting that Commission Member Oxendine co-wrote the report. Ms. Mitchell invited discussion on potential edits to the text. She stated that the caption underneath the can label photo on report page 6, packet page 18, needed to be revised so that it was more in line with what Digital Watauga typically requested for citations from their image collection.

Vice-Chair Bond asked the following questions:

Was H. Neal Blair related to Palmer Blair?

Who was County Agent John B. Steele?

Was Jim Hamilton contacted for acquiring any of the report information?

Is there a list of the farmers and businessmen who donated $40 to help build the factory?

Does anyone have any artifacts from the Kraut Factory?

Could the HPC conduct oral interviews with anyone willing to share information about the Kraut Factory?

Is there a tie-in with the Kraut Factory and the Candy Factory (Hospitality Mints)?

Vice-Chair Bond stated that this was a very important period in Boone's financial development.

Commission Member Carter asked where any artifacts or oral interviews would be stored. She added that consent forms were required from those who gave oral histories.

Ms. Mitchell stated that she had some grammatical and stylistic corrections to the report. Vice-Chair Bond added that she also had the same type of corrections. Ms. Mitchell and Vice-Chair Bond provided their corrections to Commission Member Oxendine. Ms. Mitchell referred to the first page of the report, noting two different addresses, 971 and 913 West King Street, listed for the property.

Ms. Mitchell noted the section entitled Further Research Suggestions in the report, beginning on report page 12, packet page 24. She felt that it could be helpful to complete that research. She pointed out the proposed marker text options beginning on report page 11, packet page 23. Ms. Mitchell stated that both options were within the 150 to 165-word count range.

Vice-Chair Bond suggested that App State create a sign about Kraut Creek to place in Durham Park.

Ms. Mitchell referred to report page 10, packet page 22, which spoke about funding for the Blue Ridge Women in Agriculture. She stated that a source might need to be listed when saying that the Town of Boone provided funding for the BRWIA. She added that she would try to obtain more information about that fact.

Ms. Mitchell asked if any Commission members had changes to the content of the report. There were no changes noted by other members. Ms. Mitchell encouraged members to do further research that could be discussed at the next HPC advisory meeting.

Other Matters

Ms. Mitchell reported that the Town Council approved Vardell Smyth as Chair of the Historic Preservation Commission and Bettie Bond as Vice-Chair. Town Council expressed their thanks for the work and commitment of both members.

Ms. Mitchell stated that there were no Statements of Conformity submitted in August.

Ms. Mitchell noted that there would not be a quasi-judicial meeting on September 9, 2025. The next meetings were scheduled for October 7 and October 14, 2025.

Ms. Mitchell asked Commission members to turn in the Certified Local Government (CLG) training worksheets for the Cemetery Care Training Video by September 22, 2025.

Ms. Mitchell updated the Commission that the Town attorney was reviewing the Stoneman's Raid interpretative panel text. She noted that Civil War Trails staff were understanding of the extra review time.

Regarding the Jones House Local Historic Landmark Designation Report, Ms. Mitchell noted that she had spoken with Riley Ziegler about further edits to the report. Once those edits have been made, the revised report will be brought back to the HPC for review, then sent to the Town Council for their permission to send the report to the State Historic Preservation Office (SHPO). The SHPO would have 30 days to review the report before sending it back to the HPC. A public hearing would then be set for tentative adoption of the designation.

Vice-Chair Bond stated that the Watauga County Historical Society would meet on September 3, 2025, at 5:30 p.m. in the Watauga County Public Library. She urged everyone to stop by the library to view the 14-foot-long Watauga County Commemorative Quilt provided by the Mountain Laurel Quilt Guild. Vice-Chair Bond stated that the quilt would also travel to every public school in the county.

Adjournment

Commission Member Carter made a motion, seconded by Commission Member Oxendine, to adjourn the meeting at 4:02 p.m.

Vote: Aye – 4
Nay – 0
Absent – 1 (Smyth)

The motion passed.

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Bettie Bond, Vice-Chair **Brenda Henson, Board Clerk**

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CASE A25-0195
RIVERS HOUSE BATHROOM RENO
CERTIFICATE OF APPROPRIATENESS

WRITTEN DECISION OF THE
TOWN OF BOONE HISTORIC PRESERVATION COMMISSION
APPROVING A CERTIFICATE OF APPROPRIATENESS

This application for a Certificate of Appropriateness pursuant to the Town of Boone Unified Development Ordinance ("UDO") came before the Town of Boone Historic Preservation Commission (the "Commission") on August 12, 2025, for a quasi-judicial hearing. Commission members present were Vardell Smyth, Bettie Bond, Krystal Carter, and Bennie Gaetano.

The Town of Boone submitted an application for a Certificate of Appropriateness for Major Work for 150 Clay House Drive (WT0530 R. L. Clay House), designated as a Local Historic Landmark within the Town of Boone, for the renovation of the accessory building for the addition of ADA accessible restrooms. Work includes upgrading and installing water and sewer lines, adding ADA-accessible restrooms to the interior of the building, repairing the exterior of the building where needed, installing ventilation systems to the interior of the building, repairing stairs located at the back of the building that lead to the upstairs storage area, and reinforcing the floor in the upstairs storage area.

Based on the testimony of the witnesses, the Application, the Staff Report and related materials, and the exhibits and other evidence presented at the hearing, the Commission finds that the requested Certificate of Appropriateness should be granted and, in support thereof, makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

The Commission finds that substantial, material, competent evidence was presented establishing the following facts:

1. The property at issue is approximately 0.26 acres, is owned by the Town of Boone, is located at 150 Clay House Drive, and is known as Watauga County PIN 2900-78-3934-000 (hereinafter, the "Property").
2. The Property is zoned B1 Downtown Interface in addition to the Downtown Boone Local Historic District Overlay.
3. One of the cherry trees on the property will be removed as a result of installing utilities (electrical panel and equipment).
4. The existing garage doors will remain if they are determined to be salvageable.
5. Aluminum siding will be placed on the fascia and eaves if the condition of those areas warrant it.

CONCLUSIONS OF LAW

DRAFT

Based upon the application, the evidence submitted, the foregoing findings of fact, and UDO Section 6.01, the Historic Preservation Commission on August 12, 2025, makes the following Conclusions of Law:

1. The proposed development is congruous with the special character of the Downtown Boone Local Historic District. (4-0 vote)

ACCORDINGLY, based on the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Historic Preservation Commission hereby grants the Certificate of Appropriateness, subject to the following conditions:

1. Where there is a conflict between the application information and the plans (submitted March 28, 2025, and revised July 3, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed exterior modification made by the applicant or its 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.

****

This decision shall be deemed filed with the Clerk of the Commission as of the date it has been signed by the Commission Chair and served on the Applicant/Appellant and any other Parties per the Certificate of Service attached hereto.

This the _____ day of _____, 20_____.

_____
Vardell Smyth, HPC Chair

Attest:

_____
Brenda Henson, Board Clerk

[Remainder of page intentionally left blank;
NOTICE OF RIGHT TO APPEAL and CERTIFICATE OF SERVICE FOLLOW ON NEXT PAGE]

DRAFT

Notice of Right to Appeal

If you are dissatisfied with the decision of this Commission, an appeal may be taken to the Boone Board of Adjustment within thirty (30) days after the date this order is filed with the Clerk of the Commission. See N.C.G.S. § 160D-947(e2) and Section 6.05 of the Town of Boone Unified Development Ordinance.

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CERTIFICATE OF SERVICE

The undersigned hereby certifies that on this _____ day of _____, 20_____, the foregoing written decision of the Town of Boone Historic Preservation Commission was filed with the Clerk to the Boone Historic Preservation Commission and served upon the following person(s), being the applicant/appellant/petitioner, the other parties to the Commission's proceedings (if any), and each person making a written request for a copy of this decision at the hearing (if any), by depositing a copy of same, enclosed in a first-class, postpaid wrapper in a post office or official depository under the care and custody of the United States Postal Service addressed as follows:

Applicant:
Town of Boone
Attn: Laney Wise
567 West King Street
Boone, NC 28607
laney.wise@townofboone.net

Property Owner:
Town of Boone
567 West King Street
Boone, NC 28607
amy.davis@townofboone.net

In addition, a copy of the foregoing document was provided on the same date by email if and as so indicated above.

By:_____
Brenda Henson, Clerk to the Town of Boone Historic Preservation Commission

DRAFT

CASE A25-0466
SPECKLED TROUT OUTFITTERS
CERTIFICATE OF APPROPRIATENESS

WRITTEN DECISION OF THE
TOWN OF BOONE HISTORIC PRESERVATION COMMISSION
APPROVING A CERTIFICATE OF APPROPRIATENESS

This application for a Certificate of Appropriateness pursuant to the Town of Boone Unified Development Ordinance ("UDO") came before the Town of Boone Historic Preservation Commission (the "Commission") on August 12, 2025, for a quasi-judicial hearing. Commission members present were Vardell Smyth, Bettie Bond, Krystal Carter, and Bennie Gaetano.

Farmer's Ski Shop, Inc. submitted an application for a Certificate of Appropriateness for Major Work for 140 South Depot Street (WT0605 Watauga Motor Company Building), located in the Downtown Boone Local Historic District. The request is to add a staircase as an entryway to an existing loading dock door on the western side of the northern elevation.

Based on the testimony of the witnesses, the Application, the Staff Report and related materials, and the exhibits and other evidence presented at the hearing, the Commission finds that the requested Certificate of Appropriateness should be granted and, in support thereof, makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

The Commission finds that substantial, material, competent evidence was presented establishing the following facts:

1. The property at issue is approximately 0.19 acres, is owned by Farmer's Ski Shop, Inc., is located at 140 South Depot Street, and is known as Watauga County PIN 2900-89-0070-000 (hereinafter, the "Property").
2. The Property is zoned B1 Downtown Core in addition to the Downtown Boone Local Historic District Overlay.
3. The stairs were constructed prior to obtaining a building permit.
4. The stairs allow a separate entrance for the second retail space operating within the building and creates two fire exits.

CONCLUSIONS OF LAW

Based upon the application, the evidence submitted, the foregoing findings of fact, and UDO Section 6.01, the Historic Preservation Commission on August 12, 2025, makes the following Conclusions of Law:

1. The proposed development is congruous with the special character of the Downtown Boone Local Historic District. (4-0 vote)

ACCORDINGLY, based on the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Historic Preservation Commission hereby grants the Certificate of Appropriateness, subject to the following conditions:

1. Where there is a conflict between the application information and the plans (submitted June 26, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed exterior modification made by the applicant or its 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.

****

This decision shall be deemed filed with the Clerk of the Commission as of the date it has been signed by the Commission Chair and served on the Applicant/Appellant and any other Parties per the Certificate of Service attached hereto.

This the _____ day of _____, 20_____.

_____
Vardell Smyth, HPC Chair

Attest:

_____
Brenda Henson, Board Clerk

[Remainder of page intentionally left blank;
NOTICE OF RIGHT TO APPEAL and CERTIFICATE OF SERVICE FOLLOW ON NEXT PAGE]

DRAFT

Notice of Right to Appeal

If you are dissatisfied with the decision of this Commission, an appeal may be taken to the Boone Board of Adjustment within thirty (30) days after the date this order is filed with the Clerk of the Commission. See N.C.G.S. § 160D-947(e2) and Section 6.05 of the Town of Boone Unified Development Ordinance.

****

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on this _____ day of _____, 20_____, the foregoing written decision of the Town of Boone Historic Preservation Commission was filed with the Clerk to the Boone Historic Preservation Commission and served upon the following person(s), being the applicant/appellant/petitioner, the other parties to the Commission's proceedings (if any), and each person making a written request for a copy of this decision at the hearing (if any), by depositing a copy of same, enclosed in a first-class, postpaid wrapper in a post office or official depository under the care and custody of the United States Postal Service addressed as follows:

Applicant:
The Northgate Group
Attn: Eric Brinker
184 Willy Austin Road
Blowing Rock, NC 28605
eric@thenorthgategroup.com

Property Owner:
Farmers Ski Shop, Inc.
190 Arbor Lane
Boone, NC 28607
greenerobi@gmail.com

In addition, a copy of the foregoing document was provided on the same date by email if and as so indicated above.

By:_____
Brenda Henson, Clerk to the Town of Boone Historic Preservation Commission

DRAFT

CASE A25-0482
QUALLS BLOCK
CERTIFICATE OF APPROPRIATENESS

WRITTEN DECISION OF THE
TOWN OF BOONE HISTORIC PRESERVATION COMMISSION
APPROVING A CERTIFICATE OF APPROPRIATENESS

This application for a Certificate of Appropriateness pursuant to the Town of Boone Unified Development Ordinance ("UDO") came before the Town of Boone Historic Preservation Commission (the "Commission") on August 12, 2025, for a quasi-judicial hearing. Commission members present were Vardell Smyth, Bettie Bond, Krystal Carter, and Bennie Gaetano.

Trade Land Company, LLC submitted an application for a Certificate of Appropriateness for Major Work for 605 West King Street, located in the Downtown Boone Local Historic District. The request is for mortar joint repairs along the east, west, and south elevations of the building. The scope of work states repointing and tuckpointing of the mortar joints, and the proposed material includes a water-based natural look sealant.

Based on the testimony of the witnesses, the Application, the Staff Report and related materials, and the exhibits and other evidence presented at the hearing, the Commission finds that the requested Certificate of Appropriateness should be granted and, in support thereof, makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

The Commission finds that substantial, material, competent evidence was presented establishing the following facts:

1. The property at issue is approximately 0.215 acres, is owned by Trade Land Company, LLC, is located at 595-/605 West King Street, and is known as Watauga County PIN 2900-88-4900-000 (hereinafter, the "Property").
2. The Property is zoned B1 Downtown Core in addition to the Downtown Boone Local Historic District Overlay.
3. The exterior brickwork and interior walls have been infiltrated by water.
4. A Type N cement, which is not as strong as Portland cement, will be used in the mortar joints because it provides a closer match to the existing mortar color.
5. The proposed sealant is clear and breathable.
6. The Historic District Standards strongly discourage the use of water sealants.

CONCLUSIONS OF LAW

Based upon the application, the evidence submitted, the foregoing findings of fact, and UDO Section 6.01, the Historic Preservation Commission on August 12, 2025, makes the following Conclusions of Law:

1. The proposed development is congruous with the special character of the Downtown Boone Local Historic District. (4-0 vote)

ACCORDINGLY, based on the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Historic Preservation Commission hereby grants the Certificate of Appropriateness, subject to the following conditions:

1. Where there is a conflict between the application information and the plans (submitted June 26, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed exterior modification made by the applicant or its 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. A sealant shall not be applied. If water infiltration persists after repointing, the applicant must return to the Historic Preservation Commission with a historic specialist.

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This decision shall be deemed filed with the Clerk of the Commission as of the date it has been signed by the Commission Chair and served on the Applicant/Appellant and any other Parties per the Certificate of Service attached hereto.

This the _____ day of _____, 20_____.

_____
Vardell Smyth, HPC Chair

Attest:

_____
Brenda Henson, Board Clerk

[Remainder of page intentionally left blank;
NOTICE OF RIGHT TO APPEAL and CERTIFICATE OF SERVICE FOLLOW ON NEXT PAGE]

DRAFT

Notice of Right to Appeal

If you are dissatisfied with the decision of this Commission, an appeal may be taken to the Boone Board of Adjustment within thirty (30) days after the date this order is filed with the Clerk of the Commission. See N.C.G.S. § 160D-947(e2) and Section 6.05 of the Town of Boone Unified Development Ordinance.

****

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on this _____ day of _____, 20_____, the foregoing written decision of the Town of Boone Historic Preservation Commission was filed with the Clerk to the Boone Historic Preservation Commission and served upon the following person(s), being the applicant/appellant/petitioner, the other parties to the Commission's proceedings (if any), and each person making a written request for a copy of this decision at the hearing (if any), by depositing a copy of same, enclosed in a first-class, postpaid wrapper in a post office or official depository under the care and custody of the United States Postal Service addressed as follows:

Applicant:
Our Daily Builders
Attn: Joe Keys
221 Skyview Road
Banner Elk, NC 28604
joe@ourdailybuilders.com

Property Owner:
Trade Land Company
3675 Marine Drive
Greenville, NC 27834
will@tradefamilyoffice.com

In addition, a copy of the foregoing document was provided on the same date by email if and as so indicated above.

By:_____
Brenda Henson, Clerk to the Town of Boone Historic Preservation Commission

DRAFT

Stoneman's Raid

"The Fight Got Real Hot"

Campaign Banner [in red bar] – Stoneman's Raid

On the morning of March 28, 1865, Union cavalry under Major~~.~~ Myles Keogh rode into Boone on the road to your left, surprising about 100 Confederate Home Guard members who had gathered to drill near the courthouse, then located a short distance north of here.

Keogh's detachment was the vanguard of Union General~~.~~ George Stoneman's 6,000-man cavalry command ordered into Virginia and North Carolina to "dismantle the country." Priority was placed on destroying rail lines and materiel that could be used by the retreating Confederate Army and avoiding battle.

As Keogh's ~~men~~ Union calvary approached, shots rang out~~,~~ and some Confederate Guardsmen fell back to the home of James W. Councill, which stood to your right. According to one account, Mrs. Councill, hearing the noise, stepped outdoors with her child in her arms – but hurried back inside after the house was struck by a volley of gunfire.

"The fight got real hot," Sheriff A.J. McBride, one of the ~~Home~~ Guardsmen, recalled. The Union cavalry charged, sending the defenders fleeing up the slopes of Howard's Knob.

Union cavalry poured into town for the rest of the day~~,~~ and General~~.~~ Stoneman requisitioned the Councill house for his headquarters. Stoneman and most of his force left Boone the next day.

Beginning April 6, Colonel~~.~~ George W. Kirk's Union troops – the Second and Third North Carolina Mounted Infantry, also known as ~~(~~"Kirk's Raiders" – ~~)~~occupied Boone for several weeks, blockading major routes through the mountains. At least 13 Union loyalists from Watauga County served in the regiments that occupied Boone, and another 5 volunteered with Union forces after Boone's occupation.

Commented [AM1]: Is this reference to Kirk raiders important? If not, delete and use commas instead of the hyphens.

Both Union and Confederate soldiers are interred in the nearby Boone Cemetery.

Media:

#1 – Image – Myles Keogh

DRAFT

Caption: Union Capt. Myles Keogh. *Ebenezer E. Henry, Captain Myles Keogh, 1868-70, collodion wet plate negative, Amon Carter Museum of American Art, Fort Worth, Texas, P1978.122.1.241*

#2 – Map of Skirmish

#3 – Pull Quote
"We arrived this a.m. with the Twelfth Kentucky in the Advance, captured the place, killing 9, capturing 62 home guards…" Union Gen. George Stoneman. Union forces reported no casualties.

DRAFT

Proposal for a Town of Boone Historical Marker

Prepared by Brianna Anctil, Melody Oxendine, and Lara Morgana Cording
May 2025 [DRAFT]

A. SUBJECT OF PROPOSED MARKER:

North State Canning Company (Boone Kraut Factory)

B. SITE TO BE MARKED:

Parcel ID: 2900-69-7872-000, 971 West King Street

C. PROPOSED LOCATION OF MARKER:

913 West King Street located roughly 15 yards east from the building that used to be part of the factory. Next to the lower (northwest) entrance to the parking lot near the front facade in a landscaped green space.



Fig. 1. Google, *Google Maps*, screenshot of 971 West King Street, Boone, NC.

D. HISTORICAL SKETCH:

The North State Canning Company, more commonly remembered as the Boone Kraut Factory, was founded in 1923 in Boone, North Carolina.[1] County Agent John B. Steele recognized that Watauga cabbage farmers were not getting fair prices for their extraordinary cabbage and saw it as an opportunity to develop a cabbage processing facility in Boone. He saw farmers, such as H. Neal Blair, who had been growing cabbage for generations, that could make more money on their crop if they organized with other farmers to sell cabbage and kraut to bigger markets.[2] In 1923, Blair was on board with Steele's plan and published a short piece defending his reasoning as to why the kraut factory should be built in Watauga County and how it would operate. Blair argued that North Carolina's kraut had been coming from Northern and Midwestern states, and Watauga farmers were not seeing financial gains from growing cabbage or canning kraut, but they could if they sold their cabbage to the factory.[3]

The cabbage processing factory was established at the west end of Boone through the collective efforts of local farmers under the Blue Ridge Farmers Association.[4] According to a 1947 Sanborn Fire Insurance Map, the facility was located on upper King Street.[5] The facade faces Green Street, and the southernmost side of the building faces Poplar Grove Road. The Geographic Information System (GIS) maps of the building provided by the Watauga County Property Records prove that the continued use of this building has been consistent until the company's liquidation in 1981. Contemporary records from the Watauga County tax database place the site at 971 West King Street, now occupied by the Agricultural Services Center.[6] The parcel of land was sold to Watauga County on November 24th, 1987, for 400,000 dollars.

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[1] Jeter, F. M. "Kraut Industry Now on Its Feet." *Watauga Democrat.* (Boone, NC), Dec. 18, 1924. https://newspapers.digitalnc.org/lccn/sn82007642/1924-12-18/ed-1/seq-1/#pageinformation

[2] Jeter, F. M. "Kraut Industry."

[3] Blair, H. Neal. "Kraut Factory for Watauga County," *Watauga Democrat.* (Boone, NC), Jan. 11, 1923. https://newspapers.digitalnc.org/lccn/sn82007642/1923-01-11/ed-1/seq-4/#words=CREEK+kraut+krauted

[4] "Watauga's First Kraut Factory Is Now Running At Full Blast." *Watauga Democrat.* (Boone, NC), September 27, 1923. https://newspapers.digitalnc.org/lccn/sn82007642/1923-09-27/ed-1/seq-1/#words=Creek+kraut

[5] *Boone, Watauga County, North Carolina 1947*, Map, New York, Sanborn Map Company 1947, Library of Congress, Digital Sanborn Maps 1867-1970. https://digitalsanbornmaps-proquest-com.proxy006.nclive.org/browse_maps/28/5139/24744/25818/329032?accountid=7980

[6] Watauga County Property Records. Parcel Map. 971 King Street. 2024. https://tax.watgov.org/WataugaNC/maps/mapadv.aspx#2.

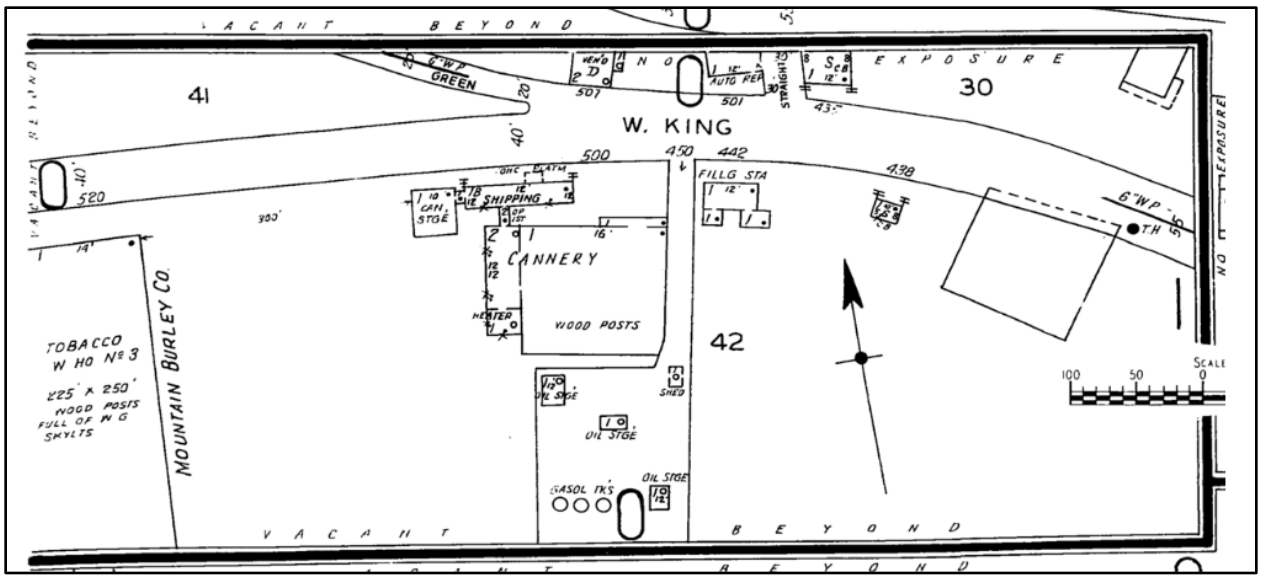

Fig. 2. *Boone, Watauga County, North Carolina 1947*, Map, New York, Sanborn Map Company 1947, Library of Congress, Digital Sanborn Maps 1867-1970.

Based on the available maps and photos of the building during its operation, it is not possible to conclusively determine what original architectural features of the North State Canning Factory remain. The 1947 Sanborn map suggests that the cannery building has been torn down, and the current structure is what was used for shipping. The architectural characteristics—consistent with mid-20th-century industrial construction—suggest that the existing building likely retains most of its original architectural elements, but it is unclear what exactly has been altered or renovated.

The old North State Canning Company building is situated on the western edge of Boone's historic downtown corridor in a transitional zone between commercial, civic, and residential land uses. King Street, a primary artery through Boone, connects the site to the central business district to the east and to more suburban and rural landscapes to the west. The immediate surroundings are characterized by a mixed-use context. To the north, across Green Street, the area transitions into a residential neighborhood, with modest single-family homes and small apartment complexes nestled into the hillside. To the south and west, near Poplar Grove Road, the landscape becomes more utilitarian and open, with parking lots, service entrances, and low-density development. The proximity to Appalachian State University just a few blocks east also contributes to a lively, student-influenced atmosphere in the broader area.

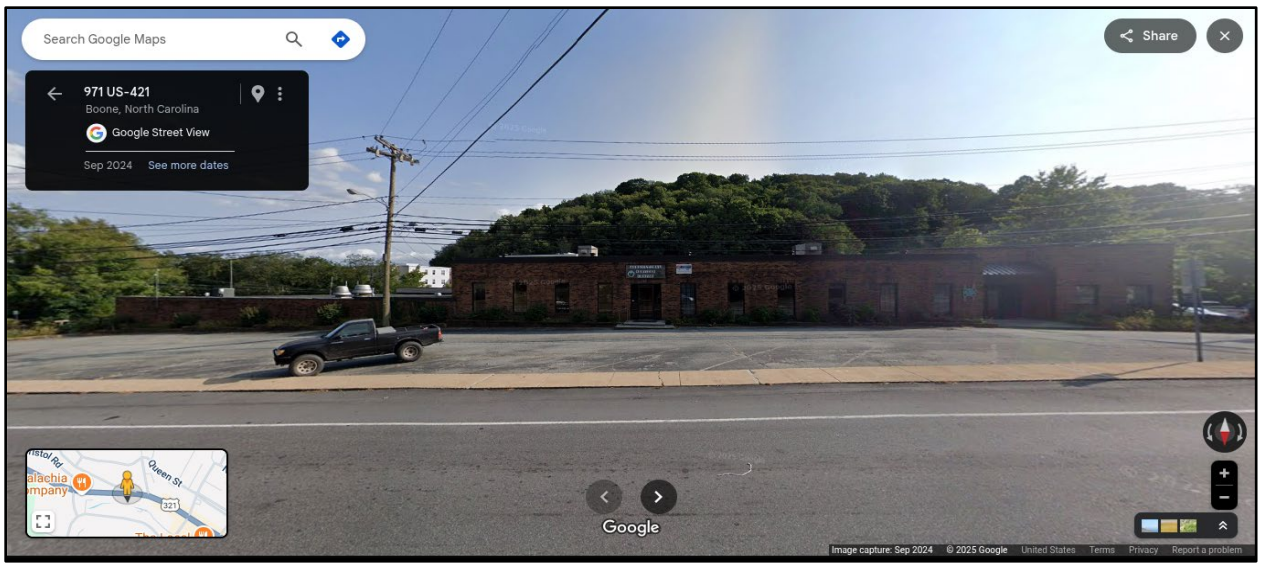

Fig. 3. Google, *Google Maps*, screenshot of 971 West King Street, Boone, NC.

The building, now occupied by the Agricultural Services Center, is representative of mid-20th-century utilitarian industrial architecture. The structure is a large, rectangular, single-story complex, reflecting functional priorities over decorative considerations. The north elevation faces the opening of Green Street, across West King, and serves as the building's primary facade. It is constructed primarily of red brick laid in a running bond pattern and has a row of symmetrical metal-framed windows. It has a flat roof with no overhang, consistent with mid-20th-century utilitarian industrial design. The east elevation does not have a brick facade and has plain gray siding. It features a service entrance, reflecting its use as a loading and shipping building for the factory, which would have facilitated the movement of goods. The rear elevation faces Poplar Grove Road.

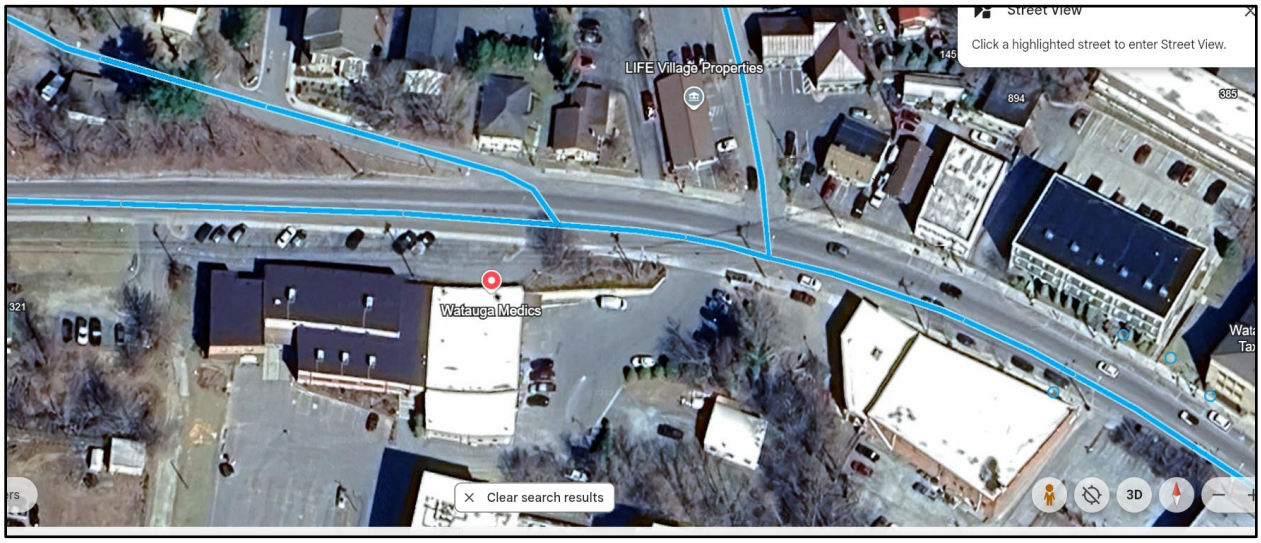

Fig. 4. Google, *Google Maps*, aerial view of 971 West King Street, Boone, NC.

To construct the kraut factory, Blair, in his 1923 article, asked for $40 from the 125 farmers and businessmen in the county to help build the $5,000 factory in Boone. About 90 cabbage farmers were organized into the Blue Ridge Farmers Association, which helped fund the construction and later grew cabbage to sell to the factory. They were organized under Blair and Steele.[7] At the time, Blair believed that the factory would handle 50 acres of kraut cabbage and 50 acres of market cabbage, but that it would grow into a large trade business.[8] In the first season in 1923, 350 tons of cabbage were delivered to the factory by Association members– a good sign for the new local industry. The factory was prepared for the surplus, and farmers earned a better price than usual by selling to them, which bolstered the local economy.[9] The next challenge was marketing the North State kraut. They found it difficult to market sauerkraut to places like Raleigh, as kraut was considered a "low-brow" food for that region of the state.[10] A highly reputable doctor from Raleigh, Dr. Lowery, helped to market it by highlighting the health benefits of fermented foods, which helped some, but many grocers had contracts for a couple of years already and could not contract with North State Canning Company yet.[11] With the help of a local salesman, Mr. Betty, the kraut factory was able to sell their product in nearby grocery stores and get the word out about the kraut made from cabbage grown in the Blue Ridge Mountains of North Carolina.[12] By the late 1920s, the factory was handling 1,000 tons of cabbage per season and had become an important factor in the local economy.[13]

The association between the sauerkraut manufactured in Boone and the cabbage grown in Watauga County was integral to the marketing of the product. The can labels had an image of blue mountains with a note that said, "Pride of the Blue Ridge" and "Grandfather Mountain."[14] It is implied that the sauerkraut in the can is one of the great prides of the mountains and a staple in the region's culture, and it has historically been a staple in the diet. They also included a brief recipe for spare ribs with kraut that presumably any consumer of the canned kraut could make at home.[15] Additionally, newspaper articles from western North Carolina offered information about how to make kraut and what side dishes to pair it with, which highlighted the importance of cabbage and sauerkraut as a staple in the mountain diet.[16] Some newspapers from the North

[7] Jeter. "Kraut Industry."
[8] Blair, "Kraut Factory."
[9] Jeter. "Kraut Industry."
[10] Jeter. "Kraut Industry."
[11] Jeter. "Kraut Industry."
[12] Jeter. "Kraut Industry."
[13] "Will grow cabbage for making Kraut" *Forest City Courier* (Forest City, NC), June 13, 1929. https://newspapers.digitalnc.org/lccn/sn91068175/1929-06-13/ed-1/seq-10/#words=Creek+Kraut+kraut+KRAUT
[14] North State Canning Company, "10 oz. Chopped Kraut Label From North State Canning Co.," *Digital Watauga*. https://digitalwatauga.org/items/show/20894.
[15] North State Canning Co. "10oz. Chopped Kraut."
[16] "Make Sauer Kraut for Winter Meals." *Alleghany News.* (Sparta, NC), Sept. 11, 1947. https://newspapers.digitalnc.org/lccn/sn90057235/1947-09-11/ed-1/seq-4/#words=Creek+kraut+Kraut

Carolina coast include recipes for sauerkraut in the winter, which demonstrates how the North State Canning Company had successfully marketed to the coastal regions of the state as an "old-fashioned," homely food for when they faced cold temperatures like the mountain region.[17]



Fig. 5. 10oz. Chopped Kraut Can Label. *Digital Watauga.* Date unknown.

Shortly after the kraut factory was up and running, John B. Steele wrote about his observations of the factory on the local economy and the cabbage market. Essentially, by manufacturing sauerkraut, it stopped some cabbage from entering the market and left only the highest grade cabbage to be sold, which prevented oversaturation and a drop in prices.[18] The kraut factory, with the help of the Blue Ridge Farmers' Association, had tremendous benefits for Watauga farmers and consumers by maintaining high-quality crops and regulating market prices.

By the 1960s, Watauga County was the number one cabbage producer in the state and 32nd in the nation.[19] The cabbage economy was integral for Watauga County folks. In 1967, only about 60 farmers were under contract to supply the factory with cabbage, but the factory was more profitable than ever.[20] That same year, the kraut factory added 12 40-ton vats to the 32

[17] Cecily Brownstone. "For Good Winter Supper, It's Old-Fashion Kraut." *Carteret County News-Times.* (Morehead City and Beaufort, NC), Jan. 28, 1955. steehttps://newspapers.digitalnc.org/lccn/sn94058246/1955-01-28/ed-1/seq-10/#words=Creek+kraut+Kraut

[18] Steele, B. John. "County Agent Makes Usual Monthly Report." *Watauga Democrat.* (Boone, NC), Oct. 4, 1923. https://newspapers.digitalnc.org/lccn/sn82007642/1923-10-04/ed-1/seq-1/#words=CREEK+Creek+kraut

[19] North State Canning Company, "10 oz. Chopped Kraut Label From North State Canning Co.," *Digital Watauga*, accessed September 26, 2025, https://digitalwatauga.org/items/show/20894.

[20] Minor, Joe. "New Boone Cannery Building to Double Production of Kraut," *Watauga Democrat.* (Boone, NC), May 25, 1967. https://newspapers.digitalnc.org/lccn/sn82007642/1967-05-25/ed-1/seq-1/

vats that were in use the year prior in order to double the factory's production.[21] The old vats, made of cypress lumber that last indefinitely with minor maintenance, were moved to a new building and continued to be used.[22] This new facility was a wooden building that housed the vats. It, along with a rock building and a large two-story warehouse, made up the buildings of the factory.[23] Generally, farmers across Watauga and Ashe counties delivered their cabbage crops to the south of the new building. The season for growing kraut began in July and lasted through October when the first freeze usually hits.[24] It took about 30 days to turn cabbage into kraut that is ready to be canned, so the vats were filled two to three times per season.[25] The factory processed as many as 24,000 cans of kraut per day, but when the expansion was completed, it was projected that more than 3,000 tons of kraut would be produced each year.[26] When the kraut was canned, the cans were placed upright, labeled, and prepared for shipment. Consumers as far north as Maryland and as far south as Florida bought the kraut and its juice.[27]



Fig. 6. Man harvesting cabbage with the mountains in the background, date unknown, *Our State Magazine.*[28]

[21] Minor. "New Boone Cannery."
[22] Minor. "New Boone Cannery."
[23] Minor. "New Boone Cannery."
[24] Minor. "New Boone Cannery."
[25] Minor. "New Boone Cannery."
[26] Minor. "New Boone Cannery."
[27] Minor. "New Boone Cannery."
[28] Our State Magazine. "Green Cabbage Remains a Symbol of Old Mountain Ways and Comforting Suppers." Our State. September 26, 2019. https://www.ourstate.com/where-the-cabbage-is-king-the-history-of-green-cabbage-in-watauga-county-north-carolina/

The factory raked in $225,600 for the Watauga County economy in 1968.[29] The county agent in 1969, L.E. Tuckwiller, estimated that the market cabbage would take up a total of 300 acres in the county, and kraut cabbage would take up about 80 acres of land in the county.[30] Typically, kraut cabbage is larger and more brittle than the market cabbage.[31] This was a slight increase for kraut cabbage, but a significant decrease for market cabbage from 1959. Tuckwiller argued that the drop in acreage does not indicate that cabbage was becoming less desirable, but that there was a shortage of labor and a higher cost of labor, requiring farmers to cut back on how much they grew.[32] By this time, most of the cabbage was handled through four local product companies: V. C Shore and Sons, Hollar and Greene Product Company, Critcher Brothers, and Goodnight Brothers Produce Company.[33] And of course, the North State Canning Company took the majority of the kraut cabbage grown in the county to produce Watauga Kraut.

The North State Canning Company continued to operate at full capacity as an economic powerhouse for farmers in the county, but ten years later, in 1978, the factory underwent drastic changes. The company had been in the family of W. F. Miller Jr. since 1928, but he and his wife sold it to Nina and Tom Ennis, who took it over during the first of the year.[34] Nina's father, Charles P. Minges, loved sauerkraut and became obsessed with the kraut produced in Watauga, so he and Nina called Miller to ask if he would consider selling the company.[35] He and his wife had been considering retiring, so Miller sold them the company.[36] The Minges family, who also had connections to the Pepsi-Cola bottling industry, had owned a candy manufacturing company in Rockingham in Richmond County, North Carolina, but they moved their operations to Boone and combined it with the kraut manufacturing plant and renamed it North State Foods.[37] The candy continued to be produced under the label of Nina-Menz.[38]

Later, in 1981, there was a discussion that North State Foods would cease operations, but it is not clear why they would close their doors. Many Watauga County locals saw the production of sauerkraut at the factory as an enlargement of the home operation and bought from them once it began operating.[39] They were largely thankful that the company turned their

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[29] "Market and Kraut Cabbage in Watauga Bring $225,600," *Watauga Democrat* (Boone, NC), Aug. 28, 1969. https://newspapers.digitalnc.org/lccn/sn82007642/1969-08-28/ed-1/seq-12/#words=Creek+kraut+Kraut

[30] "Market and Kraut Cabbage." *Watauga Democrat.*

[31] "Market and Kraut Cabbage." *Watauga Democrat.*

[32] "Market and Kraut Cabbage." *Watauga Democrat.*

[33] "Market and Kraut Cabbage." *Watauga Democrat.*

[34] Conrad Paysour, "Candy and Kraut Do Mix," *Watauga Democrat* (Boone, NC), May 7, 1978. https://digitalwatauga.org/items/show/33569

[35] Paysour. "Candy and Kraut."

[36] Paysour. "Candy and Kraut."

[37] Paysour. "Candy and Kraut."

[38] Paysour. "Candy and Kraut."

[39] Rogers Whitener, "Cabbage for sauerkraut was important crop in mountains," *Black Mountain*

cabbage into a cash crop, bolstering the local economy.[40] A closure of the factory would mean that locals would have to return to the home fermentation process, which was a long tradition for mountain families prior to the 1920s. A 1924 article from the *North Wilkesboro Hustler* advised readers not to rely entirely on the factory kraut and keep their barrel fixtures and other kraut-making supplies.[41] Hopefully, the high country farmers listened to the *Hustler* and kept their supplies because in 1981, the company officially liquidated its assets, paid out their shareholders, and ended their manufacturing operations for good.[42]

Despite the company's economic success during its operating years, it had some downsides for Boone. Since the building was located with Boone Creek directly behind it, parallel to Poplar Grove Road, it became heavily polluted from kraut drainage flowing directly into the water. The pollutants in the water gave it the distinct smell of sauerkraut. The smell became so synonymous with the creek that it gained its nickname, "Kraut Creek." The creek had been piped, paved over, and faced pollution during the factory's operation. The contaminants in Boone Creek from the North State Canning Company "killed off everything" in the stream.[43] While the wildlife and trout that now inhabit the stream had to be reintroduced and manually stocked into the stream, it is unclear when this was done.

After the closure of the North State Canning Company, the building sat vacant for about six years until the Watauga Agricultural Center opened in 1987 in the same location. Currently, the Town of Boone and Watauga County use the building to hold conferences, educational seminars, classes, and offer equipment rentals. This Agricultural Center functions as a section of the North Carolina Cooperative Extension led by North Carolina State University and North Carolina A&T University. The Extension's goal is to establish a branch in each county to be a research-based educational resource that identifies problems and issues within the discipline of agriculture while providing solutions. This information is then broadcast to communities at seminars hosted at the Agricultural Centers across the state.[44]

Blue Ridge Women in Agriculture (BRWIA) manages the High Country Food Hub, and it has been housed in the Agricultural Center since September of 2016. Watauga County Commissioners approved the use of the building for the operation, and BRWIA secured funding

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News (Black Mountain, NC) Feb. 12, 1981. https://newspapers.digitalnc.org/lccn/sn96086030/1981-02-12/ed-1/seq-2/#words=Creek+kraut+Kraut

[40] Whitener, "Cabbage for sauerkraut."

[41] "Mountain Cabbage and Kraut. *North Wilkesboro Hustler.* (North Wilkesboro, NC), Oct. 8, 1924. https://newspapers.digitalnc.org/lccn/sn92072938/1924-10-08/ed-1/seq-1/#words=Creek+kraut+Kraut

[42] Robert and Mary Capps to Watauga County. *Deed of Sale.* Book 83, p. 187, Watauga County Register of Deeds, Boone, North Carolina.

[43] Department of Geography and Planning, *Boone Creek.* 5.

[44] "How Extension Works," n.d. NC State Extension, https://www.ces.ncsu.edu/how-extension-works/

from sources such as NC A&T Extension, The Golden Leaf Fund, Z. Smith Reynolds, and Appalachian State University's Appalachian Studies Department. Locals requested more areas for food storage and supplies within Boone, especially during the winter months, and the Agricultural Center, with its familiarity to farmers and gardeners, proved to be the ideal location.[45] The Food Hub operates as an online farmers' market selling vegetables, fruits, flowers, meat, and body care products. Its large selection of goods can be picked up in several locations, including Boone, Banner Elk, Blowing Rock, West Jefferson, and Deep Gap. The Food Hub now proves to be a useful tool for farmers to work within the local community, sharing and selling their goods.[46] It also plays a key role in keeping local heritage and traditions alive while maintaining the spirit of the building, based on providing the community with nutrition. The connection between the current Watauga Agricultural Center and High Country Food Hub to its birth as a locally focused major supplier of high-quality sauerkraut and other farm products through the North State Canning Company shows a deep correlation and connection to the heritage of the Blue Ridge Mountains.

E. PROPOSED MARKER TEXT:

Option 1:

The North State Canning Company operated near here from 1923 to 1981. County agent John B. Steele and local farmers, including H.N. Blair, created the Blue Ridge Farmers Association, which managed the company. By the 1960s, Watauga County was the number one cabbage producer in the state and 32nd in the nation, and was essential to local farmers. During processing, the Canning Company drained into local water, polluting Boone Creek over the years. The smell was so pungent across the Town of Boone that the waterway gained its nickname "Kraut Creek." In 1978, North State Canning Company, then owned by W. F. Miller, Jr., sold the company to Nina and Tom Ennis, who merged kraut production with their candy business, Nina-Menz. In 1981, the factory shut its doors and stopped production. [132 words]

Option 2:

The North State Canning Company, operating from 1923 to 1981, was a local company established at the west end of Boone through the collective efforts of county agent John B. Steele and local farmers like H. N. Blair under the Blue Ridge Farmers Association. By the 1960s, Watauga County was the number one cabbage producer in the state and 32nd in the nation. The factory raked in $225,600 for the Watauga County economy in 1968. During processing, the Canning Company dumped Kraut drainage into the creek, which led to the pollution of the Boone Creek over the years. The smell was so pungent across the town of Boone that it gained

[45] "About," High Country Food Hub, 2016. https://www.highcountryfoodhub.org/about.html
[46] "Local Food at the Click of a Button." n.d. High Country Food Hub. https://www.highcountryfoodhub.org/

its nickname "Kraut Creek." In 1978, North State Canning Company under W. F. Miller Jr. sold the company to Nina and Tom Ennis, who merged kraut production with their candy business, Nina-Menz. In 1981, the factory shut its doors and stopped producing kraut and candy. [156 words]

F. FURTHER RESEARCH SUGGESTIONS

Despite group efforts to fill in the historical narrative about the North State Canning Company, there are still some gaps in the narrative that our collective research was unable to fill. Shortly after the company was founded in a cooperative effort under Steele and Blair, a *Watauga Democrat* newspaper article confirmed that the ownership was then transferred to W. F. Miller around 1928. It is unclear how and why he acquired the company. We were not able to determine what the full name of Miller is, which makes it difficult to find more information about him. It would be possible to find more information about how this ownership change happened by determining Miller's full name and digging through more deeds at the Watauga County Register of Deeds website.[47]

It is also unclear if and what the Canning Company building was used for between the closing of the factory and its use now as The Agricultural Center. Property tax records and a 1987 deed indicate that it was bought by the county from Robert and Mary Capps; however, it is unclear if and how the Capps used the building or how the county used the building.[48] It is also unknown how the Capps family came to own the property. It has been difficult to track down deeds in the Watauga County Register of Deeds, but with more time, it may be possible to fill in the gaps. It would be helpful to collect all the deeds and property tax records[49] related to that parcel of land to help determine who owned it and then look for information about that person in newspapers. Getting in touch with Watauga County and/or Boone community members about it could also shed light on what the building was used for after the factory closure.

In regard to the building itself, it is confirmed that the current building is the same one that the factory was operating its shipping functions out of; however, it is unclear what exactly the outside of the building looked like when it was operating at full capacity. The only photos the group found in our research were aerial photos that made it difficult to tell what the architectural

[47] For further research into the Watauga County deeds look at the Watauga County Register of Deeds Website, https://www.wataugacounty.org/AppPages/Dept/Deeds/home.aspx.
For further information about the deed trail as of writing, https://drive.google.com/drive/u/2/folders/1kkRa-XCKCnhNF9xIAbFie1t7wzoe3zZz

[48] Watauga County Property Records. Parcel Map. 971 King Street. https://tax.watgov.org/WataugaNC/maps/mapadv.aspx#2.

[49] For further research into property tax records, look at the Watauga County Tax Administration Website, https://www.wataugacounty.org/App_Pages/Dept/Tax/searchbills.aspx

features looked like in the early 1900s. In 1967, a new building was built on the property, but it is unknown where exactly this building was and if it is still standing. It is possible that old maps of Boone may be able to help determine this information. Local community members may have photos of the building prior to its closure and can confirm some of its basic architectural features.

A 1923 article in the *Watauga Democrat* noted that when the factory first opened, it was being powered by a Fordson Tractor in the basement, but it would later be powered by a steam engine.[50] As a group, we were unable to confirm if the factory ran on steam or for how long, but this would help shed light on the environmental impacts of the factory. Speaking with local community members may be the only way to find out more about what powered the factory. Additionally, there is no documentation that our group has found prior to the 2000s about the pollution of Boone Creek. It is possible that there are student articles written by Appalachian State University students in their school newspaper, *The Appalachian*, about studies or research about the pollution or student complaints of the smell, but this would require more time for research.[51]

[50] "Watauga's First." *Watauga Democrat.*
[51] For further research into *Appalachian*, https://omeka.library.appstate.edu/

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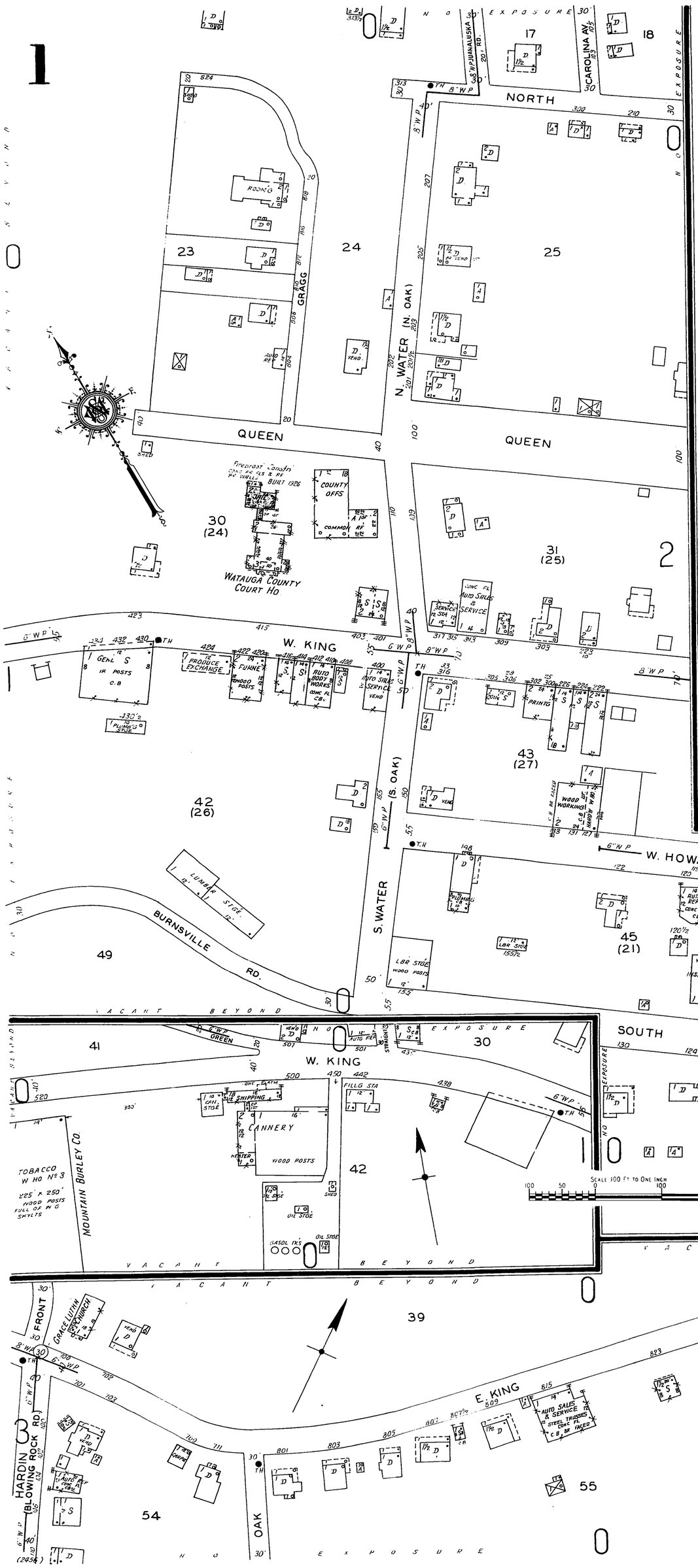

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SANBORN MAP COMPANY
POPULATION 1900
PREVAILING WINDS WEST
FOR WATER FACILITIES AND FIRE DEPARTMENT, SEE REPORT.
BOONE
WATAUGA COUNTY
NORTH CAROLINA
JUNE 1947
NEW YORK

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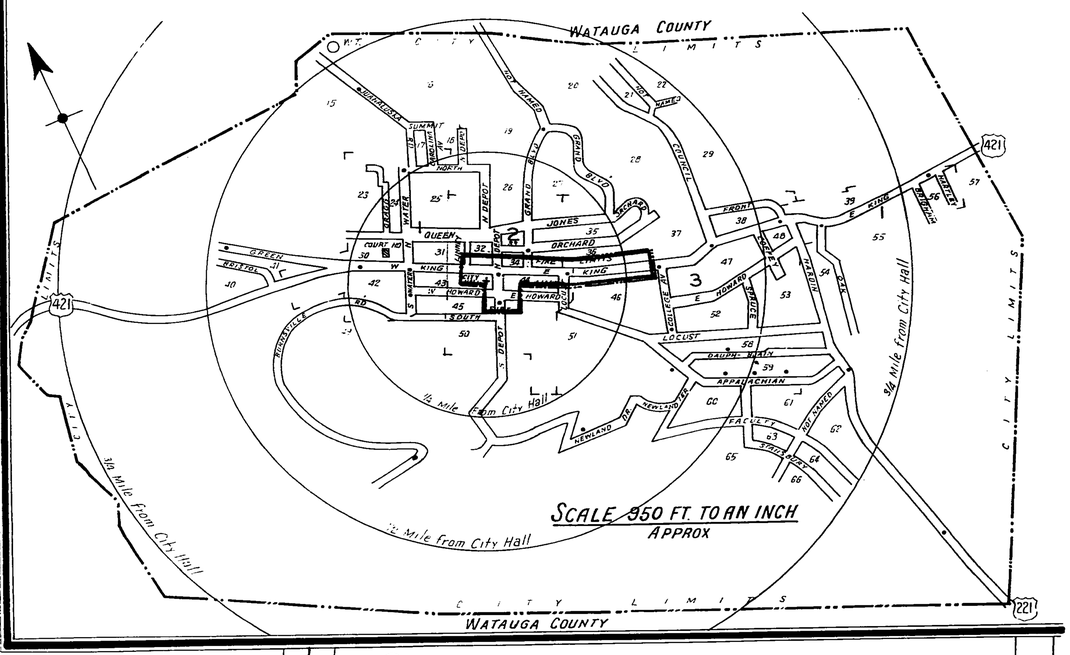
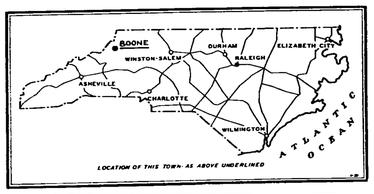
WATER WORKS REPORT:
Municipally owned - Source from mountain streams gravity system thru two miles of 4" and two miles of 6 pipe to filter plant capy 100,000 gals per day Thence to a 212,000 gal steel reservoir elevated about 100 ft. above the business section. Six miles of 4" & 6" W P and 26 double and triple hyds Average daily consumption 85,000 gals Average pressure 50 pounds

FIRE DEPARTMENT REPORT:
One paid man and 20 volunteers. One Fire Station One American La France 500 G P M. pumper with 100 gal booster tank & 200' hose & 1200' 2½" hose. One Ford truck with two 40 gal chemical tanks & 150' - 1½" hose each and 800' 2½" hose

Alarm by telephone & siren
No fire-resistive roofing ordinance
Principal streets paved elevations as shown





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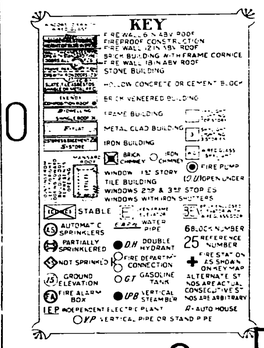

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OCT 30 1947
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NORTH CAROLINA)
COUNTY OF WILKES) ---Deed of Trust----

This INDENTURE made and entered into on this the 1st day of October 1928, by and between, North State Canning Company, Inc., of the above named County and State and of the city of North Wilkersboro, party of the first part, and G. P. Hagaman-- Trustee--- of the County of Watauga and State of North Carolina and of the Town of Boone, party of the second part and the Watauga County Bank of the Town of Boone, N. C. party of the third part,

WITNESSETH:

THAT WHEREAS the said North State Canning Company Inc. of said County of Wilkes and State of North Carolina party of the first part is indebted to the said Watauga County Bank of the Town of Boone, N. C. in the sum of Ten Thousand dollars, ($10.000.00) for which the said party of the first part, the North State Canning Company Inc. has executed and delivered to the said Watauga County Bank, party of the third part, two notes or bonds of even date with this instrument in the said sum of Ten Thousand dollars, ($10.000.00), two thousand dollars of which is due and payable within Ninety days from the 1 st day of October 1928, and one other note for the sum of Eight thousand dollars, due and payable within six months from the 1 st day of October 1928, these bonds or notes to bear interest from their date at the rate of 6 per cent per annum until paid, and it has been definitely agreed that the payment of said debt, amounting in the aggregate to $10.000.00, and the interest on the same shall be secured by deed of Trust on the lands, fixtures, equipment Etc, as herein after set out in this instrument.

NOW THEREFORE, for and in consideration of the sum of Ten Dollars cash in hand paid, the receipt of which is hereby acknowledged, as paid by the party of the second part to the party of the first part, the said party of the first part, the North State Canning Company , Inc. does hereby give, grant, bargain, sell, transfer and convey, and by these presents does hereby, give, grant, bargain, sell, convey, transfer and confirm, unto the said G. P. Hagaman, Trustee, party of the second part his successors or assigns in Trust, said lands lying and being in the County of Watauga State of North Carolina, in Boone, Township and within the Corporate limits of the Town of Boone, More particularly described as followsViz;

Adjoining the lands of W. L. Bryan and others , BEGINNING: ona a stake on the south side of the Branch; at the South West Corner of the Krout Factory lot running North 22°. East 138½feet to a stake on the side of the Highway Number 60, then 81° East 38½ feet to a stake, then North 88° Eat 152 feet to a stake near a Filling Station, then South 22° West 190 3/4 feet to a stake on the South side of Boone Creek, the corner of the Standard Oil Company's lot, then North 74° West 169¼ feet to the beginning.

TO HAVE AND TO HOLD, said lands and premises, equipment, fixtures and appurtenances, together with all rights, privilidges etc. thereunto belonging, to him and the said G. P. Hagaman-TRUSTEE- as aforesaid, his successors heirs and assigns upon the Trust and for the uses and purpose following and none other, that is to say: if the said North State Canning Company Inc. party of the first part shall, fail neglect or refuse to pay off and discharge said bonds or notes as the same may hereafter become due both as to principal and interest at the maturity of the same or any part of either or the interest on the same, then and in that event the whole amount shall become due and payable, and in that event on application of said Watauga County Bank; party of the third part by its legally authorized agent or agents, or any person firm or corporation succeeding to said rights or the legal holder of said notes or bonds in due course for value or the legal constituted assigns of said party of the third part who may be entitled to the money due thereof it shall be lawful for, and the duty of the said G. P. Hagaman-Trustee- or his successors party of the second part to advertise at the Court House Door and three or more public places in Watauga County North Carolina for thirty days immediately preceding such sale and in some Newspaper published in Watauga County ~~North Carolina~~ at least once a week for four successive weeks therein appointing a day and place of sale and at such time and place to expose said lands, equipment,

Krout Factory, and upon such sale cover said lands equipment, fictures etc, to the purchaser in fee-simple.

And the said G. P. Hagaman-Trustee or his successors party of the second part as aforesaid after first retaining 5 per cent commission as compensation for making said sale shall apply so much of the residue of the proceeds of said sale as may be necessary to pay off and discharge said bond or bonds or the interest on the same and after the payment of the regular costs of making sale, shall pay any surplus, if any remains to the xixx said North State Canning Company, Inc. or to its successors or assignees.

The said party of the first part further covenant and agree to nd with the said parties of the second and third parts hereto, that it will keep the premises, Insured in some respobsible Insurance Company legally qualified to do business in North Carolina in the sum of $6000.00 and that it will keep all taxes paid upon said property, and if it shall fail to so keep the same Insured then the said party of the second part is hereby authorized and directed to properly Insure the same at the xxxxxxx expense of the party of the first part its successors or assigns . It is further agreed that should the said Trustee herein named G. P. Hagaman die or for any reason fail refuse or neglect to perform his duties as Trustee or voluntarily renounce his Trust then upon notice to the party of the first xxxx and second part, if living, the party of the third part mayappoint in writing, a Trustee to take the place of the said party of the second part, named herein, and upon the probate and registeration of the same the Trustee thus appointed shall succeed to all rights and powers of the party of the second part, as specified herein.

AND IT IS STIPULATED AND AGREED that if the said party of the first part, its successors or assigns shall pay off and discharge fully the amount due as evidenced by said notes, either as principal money or in interest on the same as it is required so to do in this Instrument, then and in that event this Instrument, or deed of Trust shall be absolutely void and the same shall be cancelled of Record.

IT IS FURTHER EXPRESSLY STIPULATED AND AGREED, AND THE SAME BEING AN ESSENTIAL INGREDIENT OF THIS INSTRUMENT, that should the said party of the first part its successors or assigns well and truly pay off and discharge the first note becoming due for the sum of Two thousand dollars and theinterest on the same promptly when due, then should the party of the first part its successors or assigns desire, they may liquidate said remaining outstanding indebtedness upon the payment of the sum of $2000.00, each year until the same is fully paid, provided the interest on the whole amount outstanding shall be paid annually, it is further understood that the said party of the first part its successors or assigns may pay off and discharge the whole amount due at any earlier period.

IN TESTIMONY WHEREOF, the said North State Canning Company, Inc. party of the first part has caused these presents to be signed in its name by its President and attested by its Secretary and its Corporate seal to be hereto affixed, all of which was done by order of its Board of Directors.

This the 1st day of October 1928.

J. B. Church (SEAL)
President.

Attest: W. F. Miller.
Secretary.

NORTH CAROLINA)

WILKES COUNTY)

I,Pearl Strand, Asst. Clerk of the Superior Court for the County of Wilkes; State of North Carolina, do hereby certify that this day personally appeared before me W. F. Miller Secretary with whom I am personally acquainted, who being by me duely sworn says, that J. B. xxxxx Church is President and W. F. Miller is Secretary of the North State Canning Company, Inc. a Corporation existing and doing buisness in the Twon of North Wilkesboro, in said State of North Carolina, under and by virtue of the laws of said State, and that said Corporation executed the foregoing Instrument; that he knows the common seal of said Corporation, that the seal affixed to

26548

Suspended 2 February, 1948
Thad Eure, Sec. of State

Reinstated, January 7, 1949
Thad Eure, Sec. of State

Articles of Dissolution - Corp Bk I pg. 357
Completed Liquidation - Corp Bk I pg. 465

CERTIFICATE OF INCORPORATION

OF

THE

NORTH STATE CANNING COMPANY.

This is to certify that we, the undersigned, do hereby assoicate ourselves into a corporation under and by virtue of the laws of the State of North Carolina and do hereby severally agree to take the number of shares of capital stock in said corporation set opposite our respective names, and to that end do hereby set forth;

I.

The name of the corporation is North State Canning Company.

II/

That the location of the principal office of the corporation in this State is at North Wilkesboro, County of Wilkes; but it may have one or more branch offices and places of business out side the State of North Carolina as well as in said State.

III.

The objects for which this corporation is formed afe as follows:

To buy, sell and otherwise deal in fruit, vegetables and all other kinds of eatable articles and products made in whole or in part from the same; to manufacture, can, pack, dehydrate, dry or otherwise prepare for the market all vegetables, fruits and other eatables of whatsoever nature, and the products made in whole or in part therefrom; to buy, sell and otherwise deal in cans, packing machinery and packing equipment; to purchase, sell or control patents and to acquire and own licenses, own patents or patent right and to grant license or licenses to other person or persons, corporation or corporations; to manufacture and sell said patented articles or appliances or machinery under any and all patents and licenses which it may own or have any interest in or may hereafter acquire, and also to buy and sell patents or patent rights of any nature or king, and to grant licenses thereunder; to purchase, sell, or control trademarks and copyrights, and to acquire and own licenses thereof; own trademarks or copyrights, and to grant license or licenses to other person or persons, corporation or corporations, for the use thereof, and also to buy and sell trademarks and copyrights of any nature or kind, add to grant licenses thereunder; and to do any and all lawful business incidental to or in any way connected with said purposes, or any of them.

And in order properly to prosecute the objects and purposes above set forth, the corporation shall have full power and authority to purchase, lease and otherwise acquire, hold, mortgage, convey, and otherwise dispose of all kinds of property, both real and personal, both in this State and in all other states, Territories and Dependencies of the United States; to purchase the business, good-will and all other property of any individual, firm or corporation as a going concern, and to assume all its debts, contracts and obligations, provided said business is authorized by the powers contained herein; to construct, equip, and maintain buildings, works, factories, and plants; to install, maintain and operate all kinds of machinery and applicances; to operate same by hand, steam, water, electric or other motive power, and generally

to perform all acts which may be deemed necessary or expedient for the proper and successful prosecution of the objects and purposes for which the corporation is created.

IV.

The total authorized capital stock of this corporation is tow hundred (200) shares of common stock, without nominal or par value, but the corporation may organize and begin business when nine (9) shares of the common stock shall have been subscribed for. The common stock may be issued from time to time for such consideration as may be fixed from time to time by the Board of Directors, and any and all such shares so issued the full consideration for which as fixed by the Borad of Directors has been paid or delivered, shall be deemed fully paid stock, and not liable to any further call or assessment thereon.

The Board of Directors may in its discretion from time to time fix different amounts and kinds of consideration for the issue of the common stock, and for the different portions of such stock, whether issued at the same time or at different times.

Part of the said stock not to exceed one-half of the toal authorized issue of capital stock, may be preferred capital stock, which shall contain such preferences, voting powers, restrictions, or qualifications thereof as shall be prescribed by those holding two-thirds of its capital sock outstanding entitled to vot.

V.

The names and postoffice addresses of subscribers for stock, and the number of shares subscribed for each, the aggregate of which being the amount of capital stock with which the company will commence business, are as follows:

Name	Postoffice	Shares
J. B. Church ,	Roaring River, N. C .	3
J. H. Billings,	Bonda, N. C.	3
W. F. Millers,	North Wilkesboro, N. C.	3

VI.

The existence of this corporation shall commence upon the date of the filing of this certificate in the office of the Secretary of State, and its duration shall be without limit.

VII.

The Board of Directors of this corporation shall have power by vote of a majority of all the directors, and without the assent or vote of the stockholders, to make, alter, amend, or rescind any or all of the by-laws of this corporation.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this the _____ day of July, 1925.

J. B. Church (Seal)

J. H. Billings (Seal)

W. F. Miller (Seal)

STATE OF NORTH CAROLINA,

COUNTY OF WILKES.

Personally appeared before me, J. B. Williams, a Notary Public, in and for the State and County aforesaid, J. B. Church, J. H. Billings, W. F. Miller, each of whom was personally known to me to be the person he represented himself to be, and each for

himself acknowledged the due and legal execution of the foregoing certificate of incorporation, to be his own act and deed, for the purposes therein set forth.

Witness my hand and Notarial seal this the 29 day of July, 1925.

J. B. Williamsm Notary Public.
My commission expires April 24, 1926 (NOTARIAL SEAL)

Filed Aug. 1, 1925,
W. N. Evertee,
Secretary of State. c/w

STATE OF NORTH CAROLINA) DEPARTMENT OF STATE.

I? W. N. Everett, Secretayr of State of the State of North Carolina, do hereby certify that the foregoing and attached Four (4) sheets to be a true copy of the Certificate of INCORPORATION OF THE NORTH STATE CANNING Company, and probates thereon , as the same is taken from and compared with the original filed in this office on the 1st day of August A. D. 1925.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal,

Done in office at Raleigh, this 1st day of August in the year of Our Lord 1925.

W. N. Everett
SECRETARY OF STATE.

STATE OF NORTH CAROLINA DEPARTMENT OF STATE SEAL)

Filed for registeration on April 24, 1930 and duly recorded Apirl 24, 1930.

CHATTEL MORTGAGE $1257.73

State of North Carolina)

WILKES COUNTY.

North State Canning Co., of the County of Watauga in the State of North Carolina, are indebted to UNITED SUPPLY CO., Inc., of Wilkes County, in said State, in the sum of Twelve Hundred Fifty Seven and 73/100 Dollars, for which they hold our note to be paid as follows . This mortgage secured by One Note payable in 18 monthly installments Seventeen of $69.00 and $84.73

together with interest at the rate of per cent per annum after

And I further agree that if I shall make default in the payment of any one installment when it comes due, that all the remaining installments unpaid shall immediately become due and payable.

And to secure the payment of the same, North State Canning Co., does hereby convey to said UNITED SUPPLY CO, Inc., these articles of personal property, to-wit:

1- D.35 International Truck- Motor #FAB241-12451
Chassis # 10763

Said property is free and clear from any and all encumberances.

But on this Special Trust: That if I, we, fail to pay said debt and interest or any part of either at the maturity thereof, or fail to properly care for the personal property herein conveyed, then the UNITED SUPPLY CO Inc., or its assigns may take possession of said property and sell it, or so much thereof as may be necessary, by public auction at the Court House door in Wilkesboro, N. C. or in the county of the undersigned North State Canning Co., Mortgagor, first giving 20 days notice in three public places in said County where said sale is to take place as per the terms of mortgage, and apply the proceeds of such sale to the discharge of said debt and interest on same and the costs of the sale, and pay any surplus to North State Canning.

GIVEN under my hand and seal, this the 30th day of March, 1938.,

North State Can Co., (SEAL)

Witness: S. H. Coffey.,

By;,W. F. Miller Jr., (SEAL)

NORTH CAROLINA,

WATAUGA COUNTY.

The foregoing Instrument was this day proven before me by the oath and examination of S. H. Coffey, the subscribing witness thereto, for the purpose therein expressed. Let the same, with this certificate be registered.

Witness my hand and seal, this 5 day of April, 1938.,

A. E. South, Clerk Superior Court.,

Filed for registeration on April 5, 1938 at 4 P. M. and duly recorded April 5, 1938.,

Helen Underdown, Register of Deeds.,

22

BOOK 8 PAGE 442

State of North Carolina



Department of the Secretary of State

To all to whom these presents shall come, Greeting:

I, **Thad Eure,** *Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached (* 2 *sheets) to be a true copy of*

ARTICLES OF INCORPORATION

OF

NINA-MENZ CANDY CORPORATION

and the probates thereon, the original of which was filed in this office on the 13th *day of* January, 1976, *after having been found to conform to law.*

In Witness Whereof, *I have hereunto set my hand and affixed my official seal.*

Done in Office, *at Raleigh, this* 13th *day of* January *in the year of our Lord 19* 76.

Secretary of State

Deputy Secretary of State

MARTHA R. GORDON
REGISTER OF DEEDS
RICHMOND COUNTY, N.C.
JAN 14 11 18 AM '76
BOOK A PAGE 442
FILED: Recorded
By

FILED
JAN 13 3 27 AM '76
THAD EURE
SECRETARY OF STATE
NORTH CAROLINA

ARTICLES OF INCORPORATION

OF

NINA-MENZ CANDY CORPORATION

208367

The undersigned, being of the age of eighteen years or more, do hereby make and acknowledge these Articles of Incorporation for the purposes of forming a business corporation under and by virtue of the laws of the State of North Carolina;

ARTICLE I

The name of the corporation is NINA-MENZ CANDY CORPORATION.

ARTICLE II

The period of duration of the corporation shall be perpetual.

ARTICLE III

The purposes for which the corporation is organized are:

(a) To engage in the business of raising, purchasing, processing, packaging, selling, and distributing peanuts and peanut products; to buy, sell, manufacture, process, package, distribute and sell candy, confections, fruit and foods of whatever kind and nature; to engage in the business of bottling, buying, manufacturing, processing, selling, and otherwise distributing all foods, liquids, beverages and fluids that may legally be possessed, bottled, packaged and sold.

(b) To engage in any other lawful activity, including, but not limited to, constructing, manufacturing, raising or otherwise producing, and repairing, servicing, storing or otherwise caring for any type of structure, commodity, or any type of property whether real or personal; extracting and processing natural resources; transporting freight or passengers by land, sea, or air; collecting and disseminating information or advertisement through any medium whatsoever; performing personal services of any nature; and entering into or serving in any type of management, investigative, advisory, promotional, protective, insurance, guarantyship, suretyship, fiduciary or representative capacity or relationship for any persons or corporations whatsoever.

ARTICLE IV

The corporation shall have the authority to issue one hundred thousand (100,000) shares of common stock at the par value of One Dollar ($1.00) each.

ARTICLE V

The minimum amount of consideration to be received by the corporation for its shares before it shall commence business is Three Hundred Dollars ($300.00), in cash or property of equivalent value.

ARTICLE VI

The address of the initial registered office of the corporation is 612 Fayetteville Road, Rockingham, Richmond County, North Carolina, and the name of the initial registered agent at

such address is Charles Mitchell Minges.

ARTICLE VII

The number of directors constituting the initial board of directors shall be four (4) and the names and addresses of the persons who are to serve as directors until the first meeting of the shareholders, or until their successors be elected and qualify, are:

Name	Address
Charles R. Minges	612 Fayetteville Road Rockingham, North Carolina 28379
Charles Mitchell Minges	612 Fayetteville Road Rockingham, North Carolina 28379
Virginia Marle Minges	612 Fayetteville Road Rockingham, North Carolina 28379
Charlotte Camille Minges Parsons	612 Fayetteville Road Rockingham, North Carolina 28379

ARTICLE VIII

The names and addresses of the incorporators are:

Charles R. Minges	612 Fayetteville Road Rockingham, North Carolina 28379
Charles Mitchell Minges	612 Fayetteville Road Rockingham, North Carolina 28379
Virginia Marle Minges	612 Fayetteville Road Rockingham, North Carolina 28379
Charlotte Camille Minges Parsons	612 Fayetteville Road Rockingham, North Carolina 28379

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this the 12th day of January, 1976.

Charles R. Minges (SEAL)
CHARLES R. MINGES

Charles Mitchell Minges (SEAL)
CHARLES MITCHELL MINGES

Virginia Marle Minges (SEAL)
VIRGINIA MARLE MINGES

Charlotte Camille Minges Parsons (SEAL)
CHARLOTTE CAMILLE MINGES PARSONS

* *

NORTH CAROLINA
RICHMOND COUNTY

I, HAROLD C. KEITH, a Notary Public in and for said County and State, do hereby certify that Charles R. Minges, Charles Mitchell Minges, Virginia Marle Minges and Charlotte Camille Minges Parsons, personally appeared before me this day and acknowledged the due execution of the foregoing Articles of Incorporation for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 12th day of January, 1976.

Harold C. Keith
NOTARY PUBLIC

My commission expires: 10-27-80.

NORTH CAROLINA - WATAUGA COUNTY
Filed for registration on the 9th day of November, 1978 at 4:05 o'clock P. M. and registered in the office of the Register of Deeds of Watauga County, N. C. on the 9th day of November 1978 in Book H of Corporations at page 42.

-2-

Register of Deeds

0000465

State of North Carolina

Department of the Secretary of State

To all to whom these presents shall come, Greeting:

I, **Thad Eure,** *Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached (* 1 *sheets) to be a true copy of*

CERTIFICATE OF COMPLETED LIQUIDATION

OF

NORTH STATE CANNING COMPANY

and the probates thereon, the original of which was filed in this office on the 31st *day of* December, 19 80, *after having been found to conform to law.*

In Witness Whereof, *I have hereunto set my hand and affixed my official seal.*

Done in Office, *at Raleigh, this* 31st *day of* December *in the year of our Lord 19*80.

Secretary of State

By *Deputy Secretary of State*

0000466

FILED

Dec 31 12 51 PM '80

THAD EURE
SECRETARY OF STATE
NORTH CAROLINA

CERTIFICATE OF COMPLETED LIQUIDATION

OF

NORTH STATE CANNING COMPANY

(NAME OF CORPORATION)

1. The name of the corporation is NORTH STATE CANNING COMPANY

2. Articles of Dissolution have heretofore been filed in the office of the Secretary of State of the State of North Carolina on the 6th day of November, A. D. 19 80, and the dissolution thereby effected has not been revoked.

3. Notice of the dissolution has been given to each known creditor of the corporation and duly published in accordance with the requirements of Section 55-119 (a) of the General Statutes of North Carolina.

4. All liabilities of the corporation have been paid and discharged, or adequate provision has been made therefor.

5. The remaining property and assets of the corporation have been distributed among its shareholders in accordance with their respective rights and interest.

IN TESTIMONY WHEREOF, this statement is signed by the _____ President and _____ Secretary of the corporation, this the _____ day of December, A. D. 19 80

NORTH STATE CANNING COMPANY

By: Charles Robert Minges, President

Virginia M. Ennis, Secretary

STATE OF North Carolina

COUNTY OF Watauga

Charles Robert Minges and Virginia M. Ennis, being the _____ President and _____ Secretary respectively of the above-named corporation, each being duly sworn, deposes and says that the facts stated in the foregoing Certificate of Completed Liquidation are true and correct.

Charles Robert Minges, President

Virginia M. Ennis, Secretary

ZONA L. ROSS
NOTARY PUBLIC
WATAUGA COUNTY, N.C.

Sworn to and subscribed before me this 29th day of DECEMBER, A. D. 1980.

Zona L. Ross
Notary Public

NORTH CAROLINA
WATAUGA COUNTY

Filed for registration on the 8th day of January
19 81, at 1:30 o'clock P. M. and registered in the
office of the Register of Deeds of Watauga County, North Carolina
on the 8th day of January 19 81
In Book I of Corporations
at page 465

Phyllis E. Foster
Register of Deeds

by Kit Greer Deputy

2965

STATE OF NORTH CAROLINA
NOV 24 '87
Real Estate Excise Tax
400.00

NORTH CAROLINA
WATAUGA COUNTY
Filed for registration on the 24th day of November
19 87 at 2:50 o'clock P.M., and registered in the
office of the Register of Deeds of Watauga County, North Carolina
on the 24th day of November 19 87
in Book 083 of Records
at page 187

Phyllis E. Foster
Register of Deeds
by: Ann Russell
Deputy

Excise Tax 400.00

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....
Verified by ..... County on the ..... day of ....., 19.....
by .....

Mail after recording to Stacy C. Eggers, III, Eggers, Eggers & Eggers,
P. O. Box 248, Boone, NC 28607
This instrument was prepared by CLEMENT, MILLER & WHITTLE
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of November, 19 87, by and between

GRANTOR	GRANTEE
Robert E. Capps and wife, Mary G. Capps	Watauga County, a Body Politic Organized and Existing Under the Laws of the State of North Carolina

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

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 City of ....., Boone Township, Watauga County, North Carolina and more particularly described as follows:

THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TAX INFORMATION
RECORDED
11/24/87 NAP
Tax Supervisor

N. C. Bar Assoc. Form No. 3 © 1976, Revised © 1977 — James Williams & Co., Inc., Box 127, Yadkinville, N. C. 27055
Printed by Agreement with the N. C. Bar Assoc. – 1981

The property hereinabove described was acquired by Grantor by instrument recorded in .....

.....

A map showing the above described property is recorded in Plat Book ..... page.....

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:

1. Right-of-way for Poplar Grove Road, NCSR No. 1102.
2. Sewer easement to Town of Boone recorded in Deed Book 202, Page 577, Watauga County Registry.
3. Right-of-way for U.S. Highway 421.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By: .....

.....President

ATTEST:

.....

.....Secretary (Corporate Seal)

USE BLACK INK ONLY

Robert E. Capps .....(SEAL)
Robert E. Capps

Mary G. Capps .....(SEAL)
Mary G. Capps

.....(SEAL)

.....(SEAL)

NOTARY PUBLIC • OFFICIAL SEAL
SEAL-STAMP
COUNTY OF WATAUGA
LINDA P. CRITCHER
My commission expires
Aug. 19, 1989
NORTH CAROLINA

Use Black Ink

NORTH CAROLINA, Watauga County.

I, a Notary Public of the County and State aforesaid, certify that .....
Robert E. Capps and wife, Mary G. Capps Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24 day of November, 1987.

My commission expires: 8-19-89 Linda P. Critcher Notary Public

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, ...County.

I, a Notary Public of the County and State aforesaid, certify that .....,
personally came before me this day and acknowledged that .... he is ..... Secretary of
..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its ..... President, sealed with its corporate seal and attested by ..... as its ..... Secretary.
Witness my hand and official stamp or seal, this .....day of ....., 19.....

My commission expires: ..... Notary Public

NORTH CAROLINA WATUAGA COUNTY

The foregoing Certificate(s) of Linda P. Critcher, Notary Public, Watauga County, NC
.....
.....

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Phyllis E. Foster REGISTER OF DEEDS FOR Watauga COUNTY

By Joan Thusend Deputy ~~XXXXXXX~~ Register of Deeds

N. C. Bar Assoc. Form No. 3 © 1976, Revised © 1977 — James Williams & Co., Inc., Box 127, Yadkinville, N. C. 27055
Printed by Agreement with the N. C. Bar Assoc. – 1981

EXHIBIT A
TO GENERAL WARRANTY DEED
FROM ROBERT E. CAPPS AND WIFE, MARY G. CAPPS
TO WATAUGA COUNTY, A BODY POLITIC ORGANIZED AND
EXISTING UNDER THE LAWS OF THE STATE OF NORTH CAROLINA

Tract I:

A 0.771 acre tract lying and being in the Town of Boone on the North side of the Poplar Grove Road at a point 900 feet West of Water Street; bounded by R. C. Coleman et al, Watauga Enterprises, Inc. and being a portion of the lands as described in Deed Book 79, Page 90, and being more fully described as follows:

BEGINNING on an iron found corner to Watauga Enterprises, Inc. and Miller near the creek (located South 12 degrees 01 minutes West 144.70 feet which is in turn located North 83 degrees 21 minutes West 217.27 feet from an iron found); thence from the beginning and with the line of Watauga Enterprises, Inc. as recorded in Deed Book 177, Page 755, Watauga County Registry, South 12 degrees 01 minutes West 192.22 feet to a point on the North side of the Poplar Grove Road; thence with the North side of said road North 80 degrees 33 minutes West 163.32 feet to a point, corner to R. C. Coleman et al; thence leaving said road and with the Coleman, et al line North 06 degrees 42 minutes East 297.78 feet to a point, corner to Watauga Enterprises, Inc; thence with said line South 78 degrees 48 minutes East 181.47 feet to the point and place of BEGINNING and containing 0.771 acres by DMD as calculated and shown on Plat No. 82003 dated January 12, 1982 by Hencle J. Matheson RLS L-2561.

This conveyance is subject to a 20 foot right-of-way easement running 20 feet east of and parallel with the line running North 06 degrees 42 minutes East, 197.81 feet and being the western boundary of the above-described property. Said easement is a non-exclusive right-of-way easement and is more fully described in Deed Book 217, Page 589, Watauga County Registry.

Tract II:

BEGINNING at an iron pipe located on the Northern right-of-way line of Poplar Grove Road, said iron pipe also being located at the Southwest corner of the Standard Oil Company tract, and from said beginning iron pipe running thence with the Northern right-of-way line of Poplar Grove Road North 81 degrees 23 minutes West 125.78 feet to an iron; thence continuing with the Northern right-of-way line of Poplar Grove Road North 81 degrees 23 minutes West 25.04 feet to an iron pipe; thence North 12 degrees 01 minutes East 192.22 feet to an iron pipe in the middle of a branch; thence North 12 degrees 01 minutes East 144.70 feet to an iron pipe located in the southern right-of-way line of U.S. Highway 421; thence with the Southern right-of-way line of U.S. Highway 421 South 83 degrees 21 minutes East 25.24 feet to an iron pipe; thence continuing with the Southern right-of-way line of U.S. Highway 421 South 83 degrees 21 minutes East 192.03 feet to an iron pipe; thence continuing with the Southern right-of-way of U.S. Highway 421 South 76 degrees 50 minutes East 119.43 feet to a P.K. nail; thence South 23 degrees 16 minutes West passing over three old iron pipes 190.75 feet to a point; thence North 72 degrees 44 minutes West 119.25 feet to an iron pipe; thence South 21 degrees 47 minutes West 172.21 feet to the point and place of BEGINNING, as per survey of James A. Dugger, dated April 16,

1977, drawing number 21-77 and also being shown on on a plat entitled "Survey for W. F. Miller, Jr. et ux" by H. J. Matheson, RLS L-2561, dated January 12, 1982, and being numbered M82003.

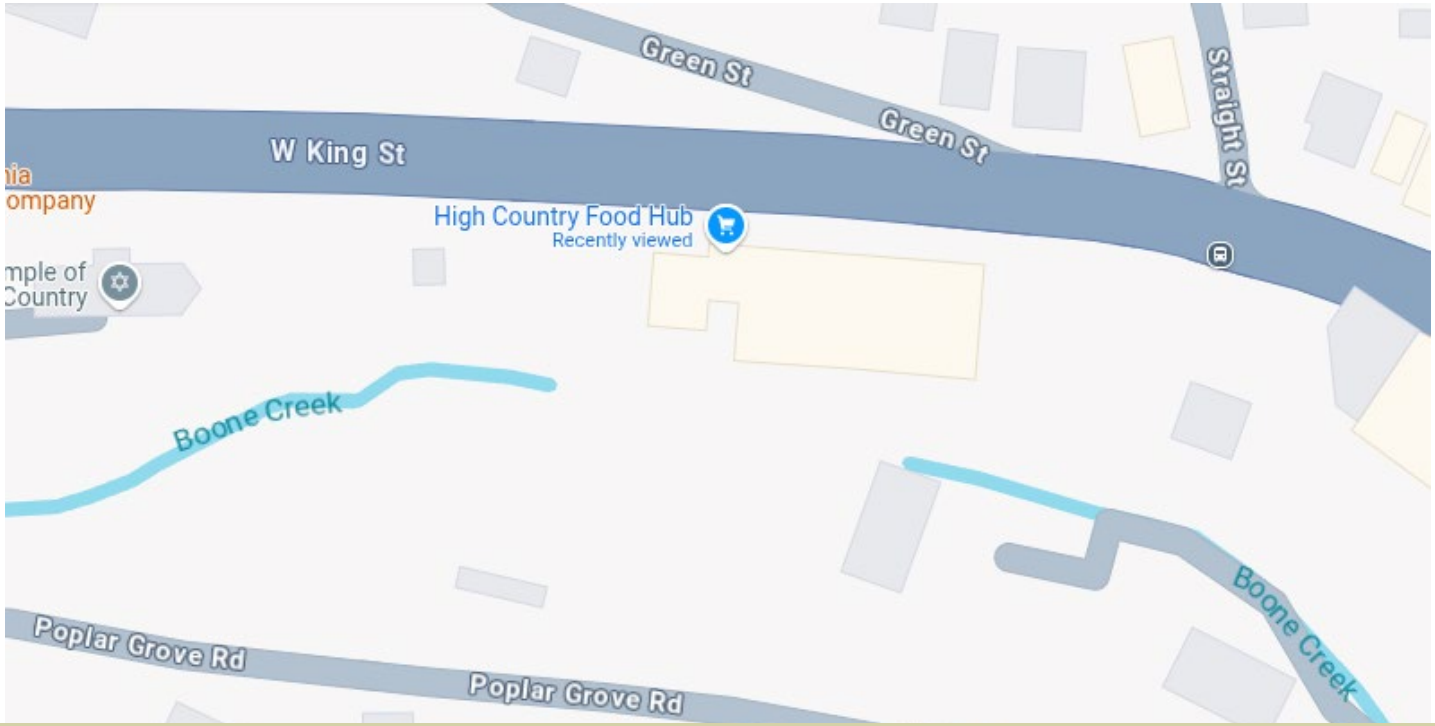
There is also conveyed and assigned herewith by Grantor to the Grantee that certain right of first refusal previously conveyed to Grantor to purchase certain property now owned or previously owned by Watauga Enterprises, Inc. located between the Tobacco Warehouse building, the former Kraut Factory and fronting on U.S. Highway 421 in Boone Township, Watauga County, North Carolina. A more complete description of said first right of refusal is set forth in Deed Book 217, Page 591, Watauga County Public Registry.

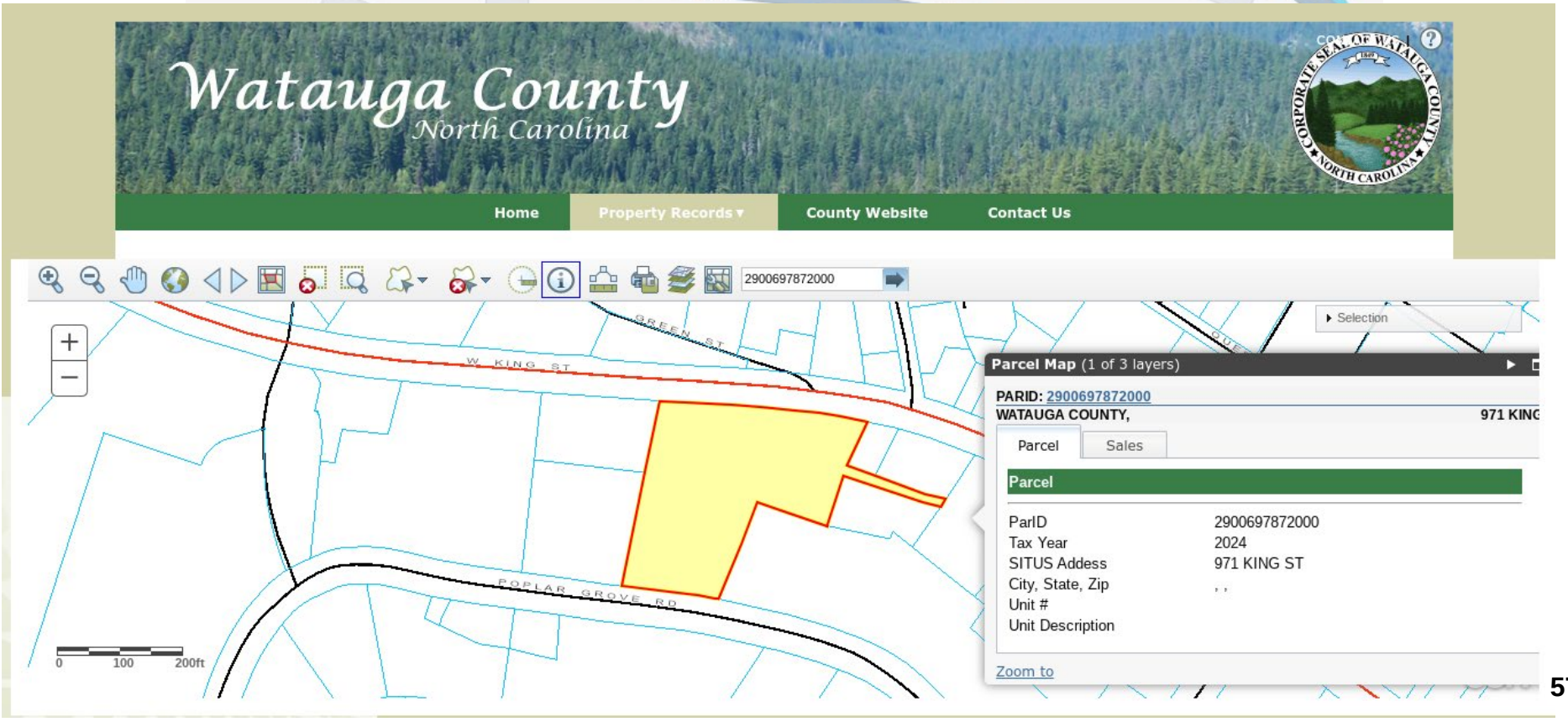
Tract III:

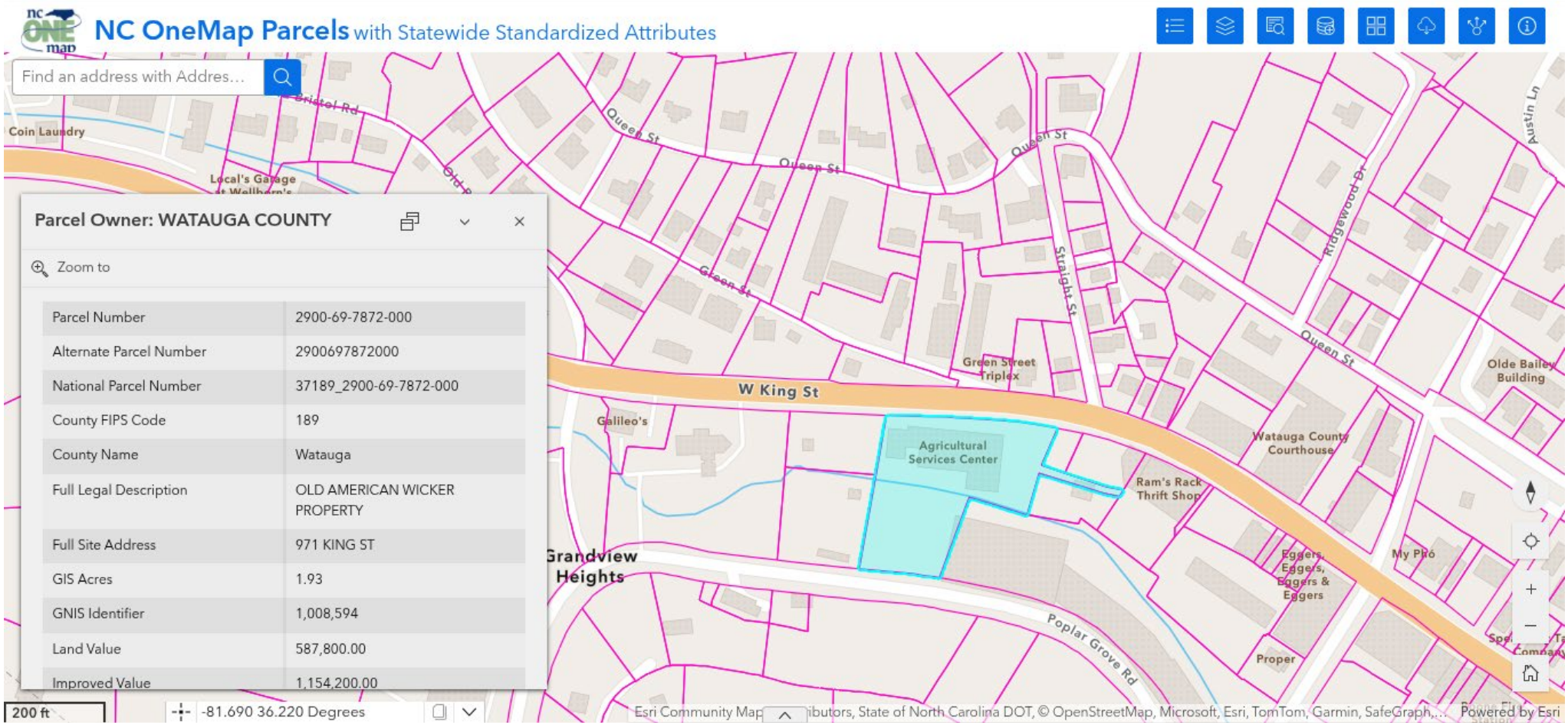
BEGINNING at a PK nail in the southern right-of-way line of U.S. Highway 421, said PK nail being located South 76 degrees 50 minutes East 119.43 feet from an iron found in the southern right-of-way line of U.S. Highway 421 and being the northeasternmost corner of the property of Robert E. Capps and Mary G. Capps as described in Deed recorded in Deed Book 217, Page 590, Watauga County Registry; thence with the easternmost line of the Capps property South 23 degrees 16 minutes West 80.00 feet to a point in the northern margin of 15 foot alley; thence continuing with the northern margin of said 15 foot alley South 73 degrees 30 minutes East 45.30 feet to a point in the northern margin of said 15 foot alley; thence leaving the said 15 foot alley North 29 degrees 07 minutes East 111.52 feet to a point; thence South 80 degrees 30 minutes West 67 feet to the PK nail at the point and place of BEGINNING, and being all of Lots 11 and 12 of the Blackburn Estate and being the same property as described as Tract Two as the same is more particularly described in Deed Book 83, Page 325, Watauga County Registry and as shown on a plat entitled "Survey for W. F. Miller, Jr., et ux" by H. J. Matheson, RLS L-2561, dated January 12, 1982, and being numbered M-82003.

Also assigned and conveyed herein is a non-exclusive right-of-way and easement for ingress, egress and regress for a roadway and easement to be used in common with Grantee and Watauga Enterprises, Inc., its successors and assigns, said easement being recorded in Deed Book 218, Page 833, Watauga County Registry, and more particularly described as follows:

A 40 foot wide easement and roadway being located 25 feet West and 15 feet East of the following described line: BEGINNING on an iron pipe located in the southern right-of-way line of U.S. Highway 421 (said iron being located North 83 degrees 21 minutes West 25.24 feet from an iron pipe); thence from the beginning and with the western boundary line of the property owned by Capps and described in the deed recorded in Deed Book 217 at Page 590, Watauga County Public Registry, South 12 degrees 01 minutes West 144.70 feet to an iron pipe located in the middle of a branch (said pipe being located South 12 degrees 01 minutes West 192.22 feet from an iron pipe located in the northern right-of-way line of the Poplar Grove Public Road).


Green St
Green St
Straight St
W King St
High Country Food Hub
Recently viewed
Boone Creek
Boone Creek
Poplar Grove Rd
Poplar Grove Rd


Watauga County
North Carolina
Home
Property Records
County Website
Contact Us
2900697872000
W KING ST
POPLAR GROVE RD
0
100
200ft
Selection
Parcel Map (1 of 3 layers)
PARID: 2900697872000
WATAUGA COUNTY,
971 KING
Parcel
Sales
Parcel
ParID 2900697872000
Tax Year 2024
SITUS Addess 971 KING ST
City, State, Zip , ,
Unit #
Unit Description
Zoom to


NC OneMap Parcels with Statewide Standardized Attributes
Find an address with Addres...
Parcel Owner: WATAUGA COUNTY
Zoom to
Parcel Number 2900-69-7872-000
Alternate Parcel Number 2900697872000
National Parcel Number 37189_2900-69-7872-000
County FIPS Code 189
County Name Watauga
Full Legal Description OLD AMERICAN WICKER PROPERTY
Full Site Address 971 KING ST
GIS Acres 1.93
GNIS Identifier 1,008,594
Land Value 587,800.00
Improved Value 1,154,200.00
W King St
Queen St
Green St
Straight St
Ridgewood Dr
Austin Ln
Poplar Grove Rd
Agricultural Services Center
Watauga County Courthouse
Green Street Triplex
Olde Bailey Building
Ram's Rack Thrift Shop
Galileo's
Grandview Heights
Coin Laundry
Eggers, Eggers, Eggers & Eggers
My Pho
Proper
200 ft
-81.690 36.220 Degrees
Esri Community Map
ibutors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,...
Powered by Esri

Boone/Kraut Creek Marker Research (K. Carter 9/26/25)

Watauga Democrat Boone, North Carolina · Thursday, December 27, 1928 (Bought in December of 1928)

- In this paper, there is a discussion of expansions to the plant and building other brick buildings. (Newspapers.com, Mr. Miller Buys Kraut Factory)

Watauga Democrat Boone, North Carolina · Thursday, April 18, 1929

- Discussion of enlargements of the factory. (Newspapers.com, Kraut Factory Enlarged)

Watauga Democrat Boone, North Carolina · Thursday, May 25, 1967

- "New Boone Cannery Building To Double Production Of Kraut"

Doris Stam Collection, 1867-2007

- See image of website page. The highlight information in blue is relevant to HPC's focus. For discussion: HPC's interest in exploring this research lead.
- Website link: https://researchworks.oclc.org/archivegrid/collection/data/1346995450
- Description: "Oral histories were conducted by Doris Stam with Dougherty family and friends in researching her family history. Among the Perry family papers are deeds and can labels from the North State Canning Company, a sauerkraut canning plant in Boone, N.C."
- Deeds available within this collection are for years 1951, 1967-1968, 1978-1979, 1982.

High Country Magazine, Vol 5. Issue 2, October 2009 "Mountain Made Kraut"

- "Adjacent to the main offices on West King Street, a huge masonry and steel building will replace an old wooden structure"
- Website link: https://issuu.com/highcountrymagazine/docs/volume5-issue2-october-2009/84

Appalachian State Special Collections Research Center – Collection Available

- The Economic Changes and Development of Boone and Watauga County as Related to the North State Canning Company in Boone, North Carolina by Marshall L. Williams, 1976
- For more information, visit this link: https://appstate-speccoll.lyrasistechnology.org/repositories/2/archival_objects/81612

Newspapers by ancestry
https://www.newspapers.com/image/888371996/

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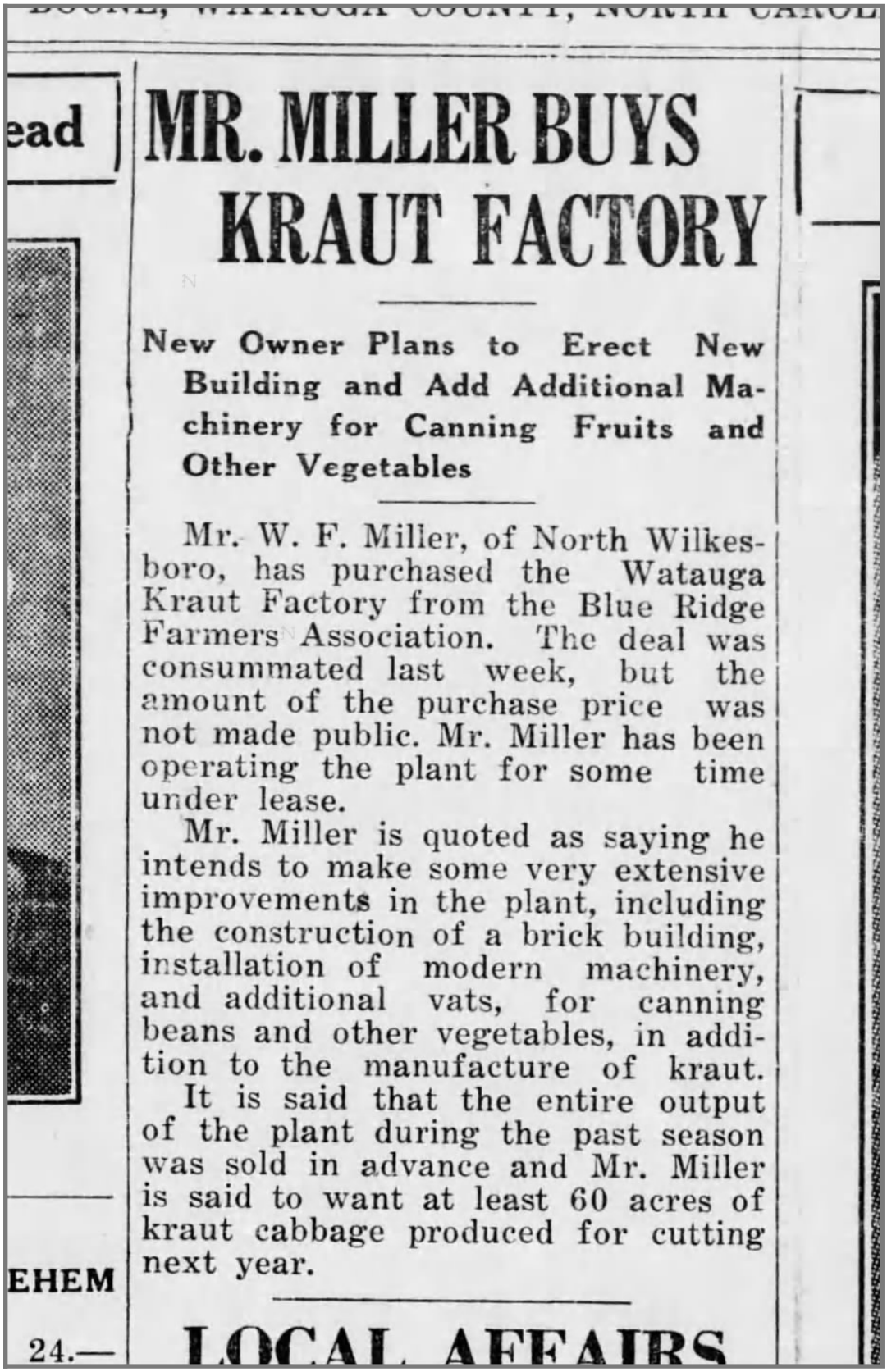

ead

EHEM

24.—

MR. MILLER BUYS KRAUT FACTORY

New Owner Plans to Erect New Building and Add Additional Machinery for Canning Fruits and Other Vegetables

Mr. W. F. Miller, of North Wilkesboro, has purchased the Watauga Kraut Factory from the Blue Ridge Farmers Association. The deal was consummated last week, but the amount of the purchase price was not made public. Mr. Miller has been operating the plant for some time under lease.

Mr. Miller is quoted as saying he intends to make some very extensive improvements in the plant, including the construction of a brick building, installation of modern machinery, and additional vats, for canning beans and other vegetables, in addition to the manufacture of kraut.

It is said that the entire output of the plant during the past season was sold in advance and Mr. Miller is said to want at least 60 acres of kraut cabbage produced for cutting next year.

LOCAL AFFAIRS

Mr. Miller Buys Kraut Factory

Clipped By:
krystalcarterb
Jul 30, 2025

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KRAUT FACTORY ENLARGED

According to H. Neal Blair of the North State Canning Company, sauer kraut has already been sold to the extent of the total capacity of the present plant. Accordingly, materials are now being delivered for the enlargement of the building and the installation of five more large fermenting tanks. Whether or not the new concern will go into the canning of other products this season has not so far been announced, but they expect to see that the demand for the fine Watauga kraut is fully satisfied.

Kraut Factory Enlarged

Clipped By:
krystalcarterb
Jul 30, 2025

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AWARD WINNER

In 1966 and 1967 the Democrat won 10 State Press Assn. awards for General Excellence, Excellence in Typography, Local News, Advertising, Columns and Photographs.

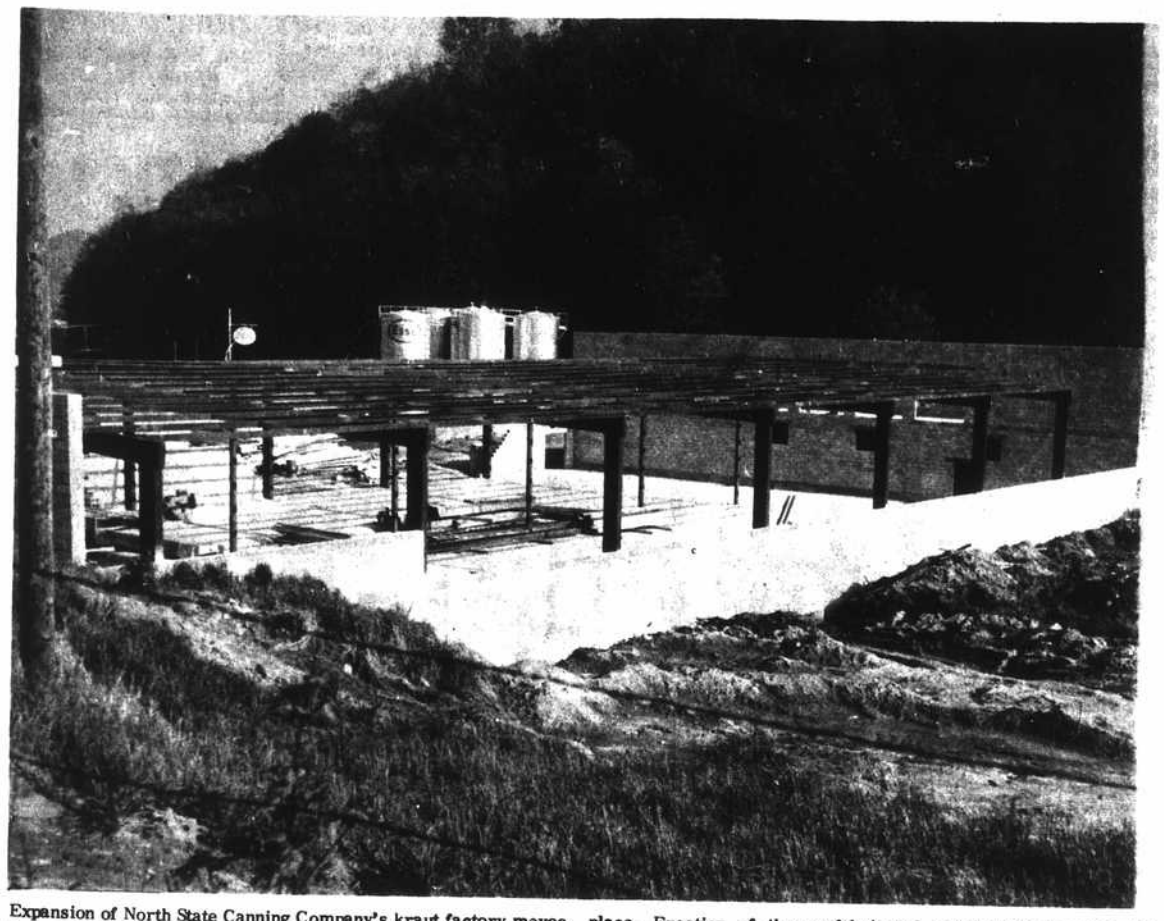
WATAUGA DEMOCRAT

An Independent Weekly Newspaper . . . Seventy-Ninth Year of Continuous Publication

VOLUME LXXIX—NO. 47 | BOONE, WATAUGA COUNTY, NORTH CAROLINA, THURSDAY, MAY 25, 1967 | 10 CENTS PER COPY | 24 PAGES—2 SECTIONS

BOONE WEATHER

1967	Hi	Lo	Snow	Prec.	'66 Hi	Lo
May 16	57	41		.16	68	45
May 17	61	34			73	54
May 18	68	43		.15	68	56
May 19	73	41			70	56
May 20	67	54		.52	75	54
May 21	64	47		.22	76	49
May 22	53	44		.28	74	59



Expansion of North State Canning Company's kraut factory moves forward with much of the masonry and steel work already in place. Erection of the prefabricated metal walls is scheduled to begin this week. (Staff photo)

New Boone Cannery Building To Double Production Of Kraut

BY JOE MINOR

The expansion program of North State Canning Co., Inc., will nearly double the capacity of the manufacture of Watauga's kraut factory.

Adjacent to the main offices on West King, a huge masonry and steel building will replace an old wooden structure for years used in turning Watauga cabbage into "Watauga Kraut" and "Watauga Kraut Juice."

W. F. (Bill) Miller Jr. took us on a tour of the old and new factory facilities, telling of the early beginnings of the processing plant and plans for the future.

WAS CO-OP

Back in 1924, a group of farmers formed a co-op to start making cabbage into kraut on the location west of Boone. This group started with 10 small tanks, or vats.

The vats, cannery and storage all were in the same building and added up to a seasonal capacity of about 250 tons.

Neil Blair and John Steele headed this co-op, and after a few years, the group sold out to Bill's father, the late W. F. Miller Sr., to Charles Hulcher and J. B. Church.

In the 1930's, the late Dr. H. B. Perry bought out Church and then in 1938, Perry and Bill, Jr., bought out Hulcher. Owners now are listed as Dr. H. B. Perry Jr. of Greensboro and Miss Gertrude Perry, son and daughter of Dr. Perry Sr.; and Mrs. W. F. Miller Sr. and W. F. Miller Jr.

(Continued on page eight)

Vandal Fails In Break-In Effort

Policeman C. E. Greene, patrolling East King Street about 5:15 a. m. Sunday investigated when he saw a boy run from the entrance of the Boone Drug Company.

Greene said he discovered the lock on the door had been jammed and the glass cracked. The vandal did not succeed, however, in gaining entry.

Greene said the boy disappeared in a nearby alleyway and he was unable to apprehend him.

Zoning Commision Asks For Ordinance Changes

The Boone Zoning Commission met Monday night with the Town Board of Aldermen and made recommendations to the board for three changes in zoning ordiances.

If the Board of Aldermen approve the three recommendations, they will be advertised and a public hearing held before final action can be taken.

The first recommendation is that an area in Perkinsville bounded by Daniel Boone Drive to the intersection of N. C. Road 1517 and Delmar Street and Highway 421 now zoned as R-1 or single family residences be changed to B-2 or neighborhood shopping center.

The Commission also proposed that the area occupied by the Garden Center on Highway 105 be rezoned to R-1 status. The business has moved to a location on Water Street in Boone.

The third recommendation was that an area bounded by Faculty Street, Blowing Rock Road, Clement Street and Highland Avenue be changed to B-2. Presently it is zoned as R-3 which allows use as multi-family residences such as apartments. If the recommendation is approved both apartments and a neighborhood shopping center could occupy the area.

Honor Graduates At WHS To Be Honored At Finals

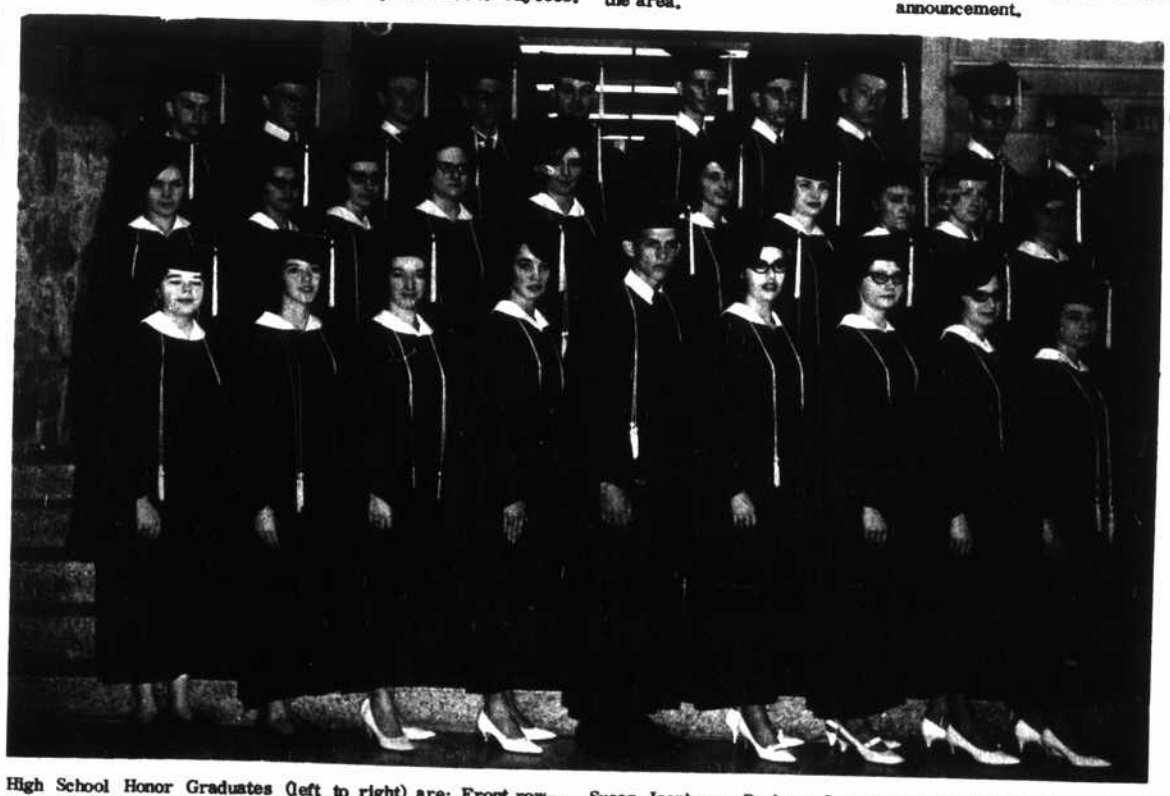
Seniors who rank scholastically in the top ten per cent of their class will receive special recognition at Watauga High School graduation May 31.

Seniors earning this honor have the highest scholastic averages on all of their courses for four years.

These students have earned the scholastic honor awards: William Craig Austin, Roxanna Gail Carroll, Helen Eileen Connolly, Wanda Mae Critcher, James Marvin Deal, Margaret Elaine Derrick, Linda Lee Dixon, Larry Cecil Ford, Janice Lee Fox, Julia Edna Giles, Barbara Greene Harman, Keith William Greer, Andrey Lynnette Hardin, Blanford Bernard Hodgson, Susan Janette Isenhour, Martha Ann Jones, Deborah Kay McNeil, Gary Clark Meeks, James Kelsoe Miller, Trulla Dare Miller, Jonas Clayton Moretz, John Milton Payne, Wanda Catherine Pitts, Wanda Marie Presnell, Robert Ellis Reiman, Jenny Lou Robinson, Gary Edwin Shore, Betty Louise Shull and Elizabeth Ann Williams.

In addition to wearing a gold cord and tassel on the cap and gown, honor graduates receive a framed scholarship honor certificate.

These certificates were presented to the school for the graduates by the Boone Jaycees.



High School Honor Graduates (left to right) are: Front row—Helen Connolly, Wanda Critcher, Linda Dixon, Martha Jones, Jimmy Deal, Beth Williams, Lynnette Hardin, Roxanna Carroll and Margaret Derrick; second row—Wanda Pitts, Trulla Miller, Deborah McNeil, Judi Giles, Jenny Lou Robinson, Janice Fox, Susan Isenhour, Barbara Greene Harman, Wanda Presnell and Betty Shull; and back row—Craig Austin, Gary Shore, Barney Hodgson, Gary Meeks, Lary Ford, Bob Reiman, Keith Greer, James Miller, John Payne and Jonas Moretz.

Name Of College To Be Changed

The bill to change the name of ASTC to Appalachian State College passed second reading in the N. C. House of Representatives Friday. Rep. Clarence Leatherman, Appalachian alumnus, who introduced the bill foresees no major obstacles in its passage.

Incumbents Are Running

Registration Starts In Boone Next Saturday

Democrats To Slate Ticket At Convention

Democratic voters of the town of Boone will meet at the courthouse Saturday evening May 27 at 8 o'clock for the purpose of naming a candidate for Mayor, and three candidates for the municipal Board of Aldermen.

The convention will be held on call of James A. Dugger, Chairman of the Watauga County Democratic Executive Committee, and will be presided over by D. G. Moretz, Sr. chairman of the Boone Democratic Committee. The other members of the local committee are: Mrs. B. W. Stallings, Dr. J. C. Yoder, Dr. Ray Derrick and Mrs. Rob Rivers.

ELECTION OFFICIALS

Mr. Dugger recently appointed Mrs. Fred Mast register for the June 20th election.

The registration books will be open at the Town Hall May 27, June 3 and 10th, while June 17th will be official challenge day. Balloting will take place at Town Hall.

Judges of Election will be James Stanley and Ralph G. Greene.

ABOUT REGISTRATION

It is emphasized that those who have not previously voted in a municipal election here, must register. Being on the county registration books does not permit voting in the town of Boone. All those who have been taken into the town by annexation and those who have otherwise become eligible to vote in town since the last election must register or they cannot vote.

3 Incumbents To Seek Nod

In an announcement today, Mayor Wade E. Brown and two of the three Aldermen stated they are candidates for re-election, subject to the Democratic Convention Saturday. The Aldermen are Howard Cottrell and Hadley M. Wilson.

R. L. Randall is the other incumbent member, but his name does not appear in the announcement.



The Arion Award is presented by E. B. Fox Jr., left, president of the Boone Lions Club, to senior band member Danny Austin. Band director Otis Strother is at right. (Staff photo)

WHS Band Leaders Given Notice At Spring Concert

The Watauga High School Band presented the annual spring concert Thursday evening in the high school auditorium.

Band director Otis Strother gave special recognition and prizes to the 12 graduating seniors: J. B. Hodges, Danny Austin, Ray Freeman, Bob Reiman, Gary Meeks, Keith Greer, Jimmy Brooks, Danny Wilson, Jimmy Higgins, Mac Stroupe, Jenny Lou Robinson and Marsha Hargrave.

Special awards for the most improved band member in each class went to the following students: freshman, Daphne Martin; sophomores; Gray Wilson and Phil Smith; junior, Linda Johnson; and senior, Mac Stroupe.

Bob Reiman received the marching band award for his work and leadership.

The Arion Award, presented annually by the Boone Lions Club, for the senior band member who shows most outstanding work, and promise for a career in music was given to Danny Austin. Lions Club president E. B. Fox Jr. made the presentation for the club.

Officers for the 1967-68 band will be Nancy Stacy, president; Gray Wilson, vice-president; Linda Johnson, secretary, Margaret Winkler, treasurer; Phil Smith, quartermaster; Cecile Flowers and Lynn Autrey, Librarians.

County Offices To Close Tuesday

All County offices will be closed on Memorial Day, Tuesday, May 30.

Two Weeks Remain For Teacher Exams

Less than two weeks remain for prospective teachers who plan to take the National Teacher Examinations at Appalachian State Teachers College July 1 to submit their registrations for these tests to Educational Testing Service, Princeton, N. J.

Registrations for the examinations must be forwarded so as to reach the office not later than June 2.

Registration forms may be obtained from Miss Hilda Everhart, 200 old Education Bldg., ASTC, Boone, N. C., 28607.

At the one-day test session, a candidate may take the Common Examinations, which include tests in professional education and general education, and one of the thirteen Teaching Area Examinations which are designed to evaluate his understanding of the subject matter and methods applicable to the area he may be assigned to teach.



F. BRYAN HOUCK

Named Manager Southern Bell

F. Bryan Houck, a native of Todd, North Carolina, has been appointed District Manager for Southern Bell Telephone Company in Gastonia. He succeeds Edward F. Sykes who will move to Charlotte as General Commercial Supervisor.

Prior to assuming his new duties, Mr. Houck served as State Commercial Supervisor in the Area Office in Charlotte. He joined Southern Bell as a College Trainee in 1957 and was later made Business Office Supervisor.

Houck, a cum laude graduate of Appalachian State Teachers College, is married to the former Lenna Duncan of Pennsylvania.

ASTC Graduate Enrollment To Reach 1,300 This Fall

A graduate enrollment exceeding 1,300 students is expected at Appalachian State Teachers College next fall, according to Dr. Cratis Williams, dean of the Appalachian graduate school.

The figure will represent an increase of more than 200 students from the 1,087 graduate students enrolled at Appalachian during the 1966 fall quarter.

Last fall, Appalachian's graduate program included 309 resident graduate students, 278 students in Saturday classes and 500 students in graduate extension classes.

Williams anticipates that 340 resident graduate students, 290 Saturday students and 700 students in extension classes will be enrolled at Appalachian for the 1967 fall quarter.

Approximately one-third of the graduate enrollment next fall will be out-of-state and about two-thirds of the students will have baccalaureate degrees from colleges and universities other than Appalachian, Williams said.

These projections are in keeping with trends established in the ASTC graduate program over recent years.

Graduate entollments at Appalachian have been increasing at approximately 20 per cent per year over the last three years, a percentage slightly above national averages.

This spring, there were 316 resident graduate students at Appalachian, an increase of 67 residents from the 249 residents of last spring, and an increase of 109 residents of the spring, 1967.

Anticipated resident enrollments for next fall by departments include: Biology, 20; chemistry, 12; economics and business, 40; English, 30; foreign language, 8; industrial arts, 15; library science, 20; mathematics, 25; music, 10; physical education, 40; social science, 40; and education, 80.

Approximately 60 per cent of the resident graduate enrollment at Appalachian is supported by graduate assistantships, work-study assistantships and Federal fellowships.

Doris Stam Collection, 1867-2007

Doris Stam collection, 1867-2007

Stam, Doris Perry

Appalachian State University - Belk Library



Contact Information | View in Google Maps

Details

11.75 linear feet

The Doris Stam collection is organized into seven series. The first four series are organized alphabetically by family name: Bartlett; Brown-Dougherty; Dougherty-Shull; and, Perry-Taylor. These series are arranged into sub-series by material type in alphabetical order: Artifacts, Clippings, Correspondence, Newspapers, Papers, Photographs, Printed Material, Tintypes. Files and items within the sub-series are alphabetized by surname. The last three series in the collection are alphabetized by title: Appalachian State University History; General Files; and, Oral Histories. Files and items within these series are arranged chronologically

The Doris Stam collection consists of artifacts, correspondence, oral histories, papers, and photographs the Bartlett, Brown, Dougherty, Perry, Shull, and Taylor families. The collection also contains material from the early days of Appalachian State University and history of Boone, North Carolina. Doris Stam gathered the material of this collection while writing her book "Mountain Educators: The Dougherty Family and the First Fifty Years of Appalachian.".

The Doris Stam collection mainly consists of artifacts, correspondence, oral histories, papers, and photographs of the Bartlett, Brown, Dougherty, Shull, Perry and Taylor families. Among the artifacts in the collection are the chalkboard slates upon which Dauphin Disco and Blanford Barnard Dougherty are said to have learned their letters. The artifacts also include B. B. Dougherty's wallet, Dr. Henry Baker Perry, Sr.'s prescription pad, and Doris Taylor Perry's eyeglasses. Correspondence includes early letters between Daniel Baker Dougherty and his sons, D. D. and B. B., regarding the founding of the school in Boone which would grow into Appalachian State University. There are letters between D. D. and Lillie Bell Shull from the years prior to their marriage in 1897. A majority of the letters and postcards in the collection are between various relatives. Oral histories were conducted by Doris Stam with Dougherty family and friends in researching her family history. Among the Perry family papers are deeds and can labels from the North State Canning Company, a sauerkraut canning plant in Boone, N.C. Photographs include formal portraits, informal photographs from family gatherings, Clara Dougherty Brown's photo album, snapshots of the ASU campus throughout the years, the Dougherty house in Boone, and tintypes of Lillie Bell Shull and Daniel Baker Dougherty as a boy. The collection also contains material from the early days of Appalachian State University and history of Boone, including early issues of ASU's publication "Dew Drop" and the "Watauga Democrat." In the ASU History series, there is a copy of a speech given on campus in 1911 and a bookroom ledger from 1913. Doris Stam gathered the material of this collection while writing her book "Mountain Educators: The Dougherty Family and the First Fifty Years of Appalachian.".

Doris Perry Stam has a degree in music education from University of North

More Like This

- Appalachian State University Memory Project, 2006-2015, Undated 2006-2009
  Appalachian State University - Belk Library
- Southwest Texas State University Archives, 1491-[ongoing], (bulk 1930-2002)
  Southwest Texas State University
  Texas State University, San Marcos
- Brown-Scoggins Collection 1866-2003 1903-2000
  Scoggins, Elizabeth Brown
  Appalachian State University - Belk Library
- William S. Banowsky papers, 1926-2012 1955-1990
  Banowsky, William Slater
  Pepperdine University - Payson Library
- Jeff Safford papers, 1985-2021
  Safford, Jeffery J., 1934-
  Montana State University - Special Collections and Archives

Topics

- Universities and colleges
- Universities and colleges -- History

Genres

- Correspondence
- Histoires orales
- History
- Oral histories
- Photographies
- Photographs
- oral histories (literary works)
- photographs

People

- Brown, Clara Dougherty
- Brown, O. Lester
- Dougherty family
- Dougherty, Blanford Barnard, 1870-1957
- Dougherty, Dauphin Disco, 1869-1929
- Dougherty, Lillie Shull, 1875-1945

State University. There are letters between D. D. and Lillie Bell Shull from the years prior to their marriage in 1897. A majority of the letters and postcards in the collection are between various relatives. Oral histories were conducted by Doris Stam with Dougherty family and friends in researching her family history. Among the Perry family papers are deeds and can labels from the North State Canning Company, a sauerkraut canning plant in Boone, N.C. Photographs include formal portraits, informal photographs from family gatherings, Clara Dougherty Brown's photo album, snapshots of the ASU campus throughout the years, the Dougherty house in Boone, and tintypes of Lillie Bell Shull and Daniel Baker Dougherty as a boy. The collection also contains material from the early days of Appalachian State University and history of Boone, including early issues of ASU's publication "Dew Drop" and the "Watauga Democrat." In the ASU History series, there is a copy of a speech given on campus in 1911 and a bookroom ledger from 1913. Doris Stam gathered the material of this collection while writing her book "Mountain Educators: The Dougherty Family and the First Fifty Years of Appalachian.".

Within this collection are

North State Canning Company, deeds are for years 1951, 1967-1968, 1978-1979, 1982, for further investigation/information.

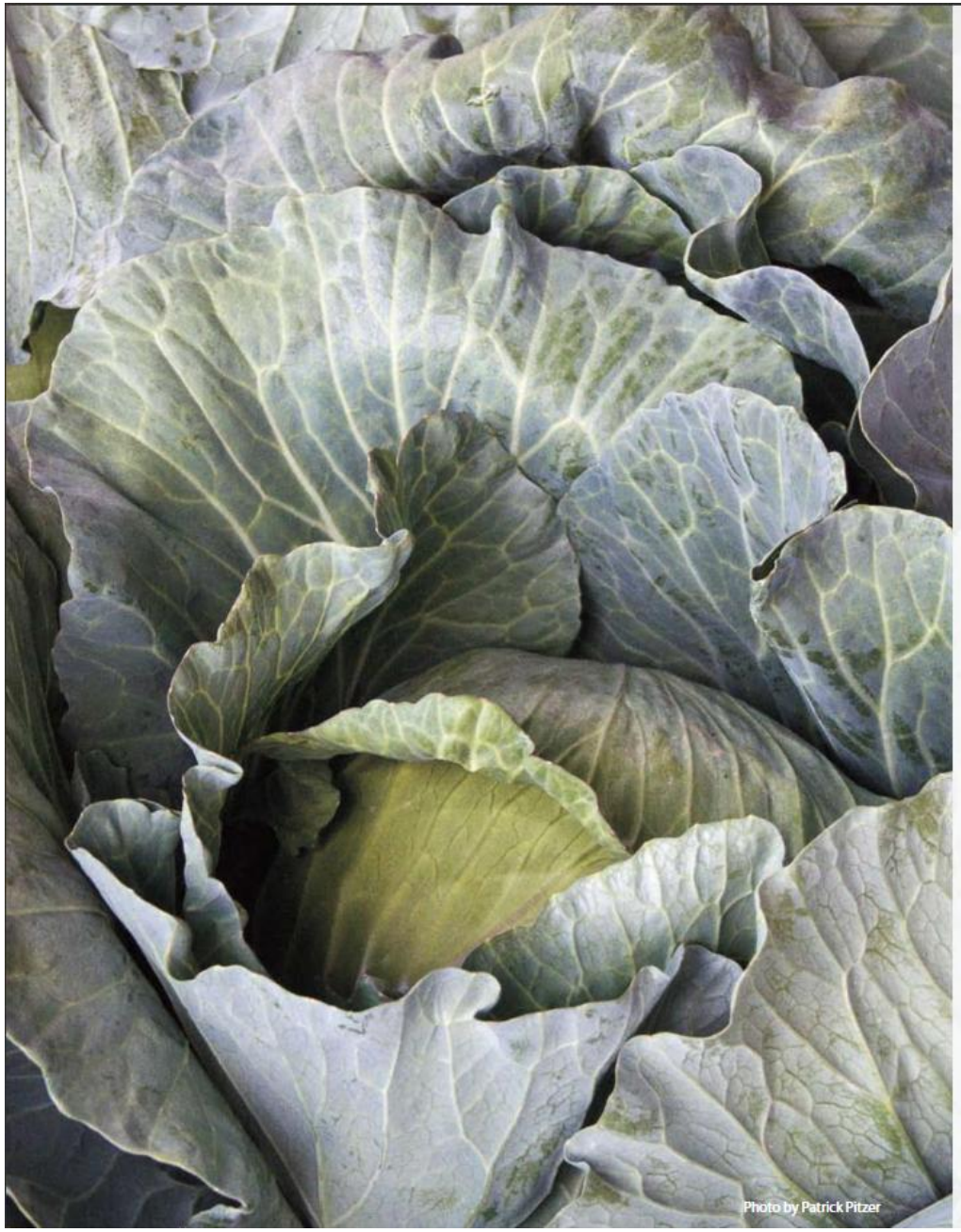


Photo by Patrick Pitzer

MOUNTAIN MADE KRAUT

THE RISE AND FALL OF CABBAGE IN THE HIGH COUNTRY

STORY BY VAL MAIEWSKIJ-HAY



Cabbage was such an important subsistence crop in the High Country that it was celebrated in traditional songs popular in the area, such as "Bile Them Cabbages Down, Turn Those Hoecakes Around." First brought to Watauga County in the mid-1700s by settlers of European descent, cabbage thrived in the area's ideal growing conditions of cool and rainy weather with loamy soil. Cabbage became a commonly grown vegetable because kept a long time after harvest and was versatile; it could be eaten raw, cooked in many different ways or preserved as sauerkraut.

Until about 1900, Watauga County farmers were primarily subsistence farmers, only occasionally selling or trading their extra produce at local markets. As roads improved, farmers traveled further to regional markets to sell and trade. Horse-drawn wagons loaded with cabbage, potatoes, corn, beans and other products wound their way down the mountain to Lenoir, Hickory and Wilkesboro, and often those selling/buying/trading trips would take days. The farmers camped along the way and cooked their own food over open fires. Once they reached their destination, they sold or traded their produce for items that were either unavailable or very expensive in the mountains.

C. K. Norris, a farmer in Meat Camp, described his selling trips during an interview for the Appalachian Oral History Project (W. L. Eury Appalachian Collection) on June 11, 1973. "The roads were real muddy. Sometimes there'd be a row of wagons… right along together. And they'd all camp out of the night, tie our horses and cattle up and feed 'em. Lot of time we make our bed on the ground under the wagon…We done our own cooking. It was fun. Build a fire outside and cook potatoes and cabbage…It took about four days to go, four or five days to go to Lenior and back, sell your load out. Took about two days to go and get your load off and get back home and two more to get back. And if it was slow selling, it took another day. Sometimes you'd see 25 or 30 wagons in town selling produce. They peddled a lot; they'd go from house to house…And cabbage was 75 cents to $1 a hundred."

As the roads improved, farmers planted additional crops to sell to further away markets. The Cleveland Star reported on November 7,1917, that in Watauga County, "The number of produce wagons on the road for the past few weeks has been unusually large, and the generous price the farmers are receiving for their cabbage, potatoes, shelled beans, etc., is setting up their bank accounts in a manner most pleasing." Cabbage from Watauga County was thought to be of exceptional quality and since it matured after the Piedmont cabbage, it was in high demand; however, in 1919, the county had only 105 acres dedicated to cabbage cultivation.



Farmers also made sauerkraut for the market. Watauga sauerkraut was transported in 50-gallon barrels to local and regional markets where it was sold out of the barrel into pint or quart containers. This fresh product had a different texture from the canned—it was crunchy and often eaten raw as a salad.

By 1922, farmers who had trucks were able to make multiple trips to sell much greater volume, as the Cleveland Star indicated on October 6, 1922. "Cabbage from Watauga County comes to Shelby on trucks. One man brought his fourth truckload to Shelby this week. This was made possible by the good roads that radiate to most every section of the state." Since farmers could sell more produce, many of them increased their cultivation and production.

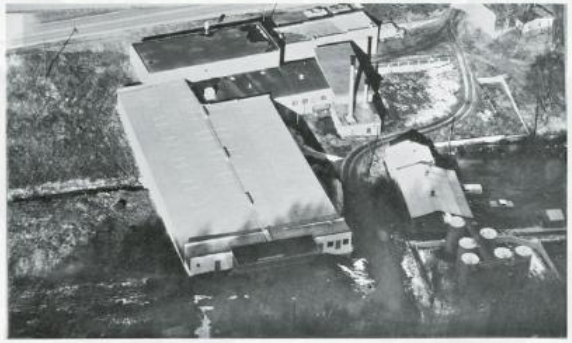
John Steele, the county agricultural agent, and H. Neal Blair Sr, the sauerkraut specialist for the state extension department,

https://issuu.com/highcountrymagazine/docs/volume5-issue2-october-2009/84 pg. 1



George Henry Blair, father of H. Neal Blair, Sr., was a prosperous farmer who grew cabbage for the market as well as for home use. Here he is photographed at the turn of the 20th century taking a wagonload of produce down the mountain. Photo courtesy of the Blair family

helped the county's cabbage farmers form a cabbage cooperative in the 1920s, which was named the Watauga Cabbage Growers Association. More than 90 farmers signed the "Cabbage Growers Cooperative Association Agreement" on February 3, 1923. Its stated intent was "to sell cabbage intelligently." H. Neal Blair Sr., who grew cabbage and made sauerkraut for both home and the market, was chair of the organization committee for the association and later managed the sauerkraut factory. He had 160 shares in the cooperative, for which he was to grow three acres of cabbage and manage operations. Each of the other signatories promised to grow one acre of cabbage for 40 shares in the cooperative. The cooperative sold stock to raise money to build and equip the factory. When the sauerkraut factory opened in October 1923, it was the first food processing plant in Boone. The factory had 10 1,000-gallon cypress tanks for fermenting the cabbage and pressure canning equipment with a capacity of 15,000 cans per day. It sold the sauerkraut in cans and fresh in 80-pound tubs and barrels. After two years of operation, the cooperative sauerkraut factory closed.



An aerial photograph of North State Canning Company, circa 1967, is provided courtesy of William Miller, son of W.F. Miller Jr. The Watauga County Agricultural Extension Center is housed in the front section of the building, which still stands facing King Street. The large white warehouse building has been demolished and that area is now a parking lot.

In 1928, W.F. Miller, Sr. and two other North Wilkesboro businessmen leased the factory with an option to buy and named it North State Canning Company. W. F. Miller, Sr. had grown up in Watauga County and wanted to return to the mountains; since he had operated a blackberry canning plant in Wilkesboro, he thought he could run a successful sauerkraut factory. In 1929, the three businessmen purchased the kraut factory, and in 1933, H. B. Perry, Sr.—a Boone doctor—and W. F. Miller, Sr. became co-owners of the North State Canning Factory. In 1937, W.F. Miller, Sr. died and his son, W.F. Miller, Jr., who had worked in the factory since childhood, took over operations at age 22.

Watauga cabbage was widely distributed in the region and advertised in regional newspapers. Photo courtesy of ASU Special Collections

Because there were few employment opportunities in Watauga County, the kraut factory was important for the local economy. It provided seasonal employment from August to February and it was a consistent buyer of cabbage. L.E. Tuckwiller came to Boone in 1943 as the Watauga County Extension Agent. In an interview for the Appalachian Oral History Project on April 10, 1973, he said, "Most everyone depended on their farm for their income…the census gave us around 2,600 farms, and the income about $1.5 million, total sales during the year, so you see, there wasn't really a lot of money floating around." Since the kraut factory was a guaranteed market for cabbage, more farmers planted it; in 1929, cabbage was cultivated on 595 acres and by 1934, on 1,750 acres. Roy Miller, a Meat Camp farmer who sold cabbage to the kraut factory and sometimes worked there, as had his father, said, "In the 1960s, they paid $18 per ton, which wasn't a lot of money. But you always knew you could sell all your cabbage there. Some of the other places that trucked cabbage out wouldn't buy unless they had a buyer for it. So it was good to know you could always sell it to the kraut fac-





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Above are Blair Farm artifacts, which were once used in cabbage cultivation and sauerkraut manufacturing: a two-wheeled cart used to carry cabbage from the field to the wagon (circa mid-19th century); a 50-gallon barrel used to make fresh sauerkraut for the market; a small barrel for home production (circa early 20th century); a mesh bag to hold 50 pounds of cabbage; empty sauerkraut cans and a North State Canning cardboard box.

tory, that helped a lot of people."

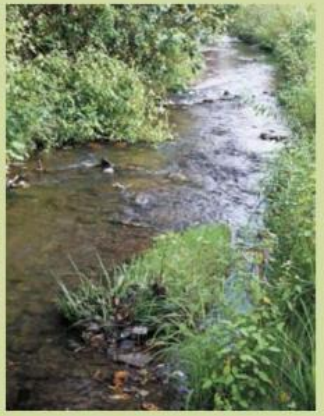
If a farmer wanted to grow cabbage for the factory, he would sign a contract in March agreeing to grow a specified number of acres for the factory. The factory supplied the seed for the preferred sauerkraut cabbage variety, Enkhuizen, which could be grown early or late and was a large, heavy, high-yield cabbage, perfect for sauerkraut. Generally, a farmer could grow two crops of this cabbage but had to rotate the land. The planting was staggered during March, April and May so as to produce cabbage at different times for canning. When it was ready to harvest, one person would cut the cabbage off the stalk and toss it to a person in the back of a truck who would then gently lay the cabbage down to prevent bruising. The cabbage averaged 20 to 25 pounds per head and a pickup truck with extended sides could hold about one ton.

At the factory, the truck was weighed with its cabbage load and was unloaded manually, reversing the process with a man tossing the cabbage to someone on the ground who placed it on a conveyor belt. The cabbage was cored and the outer green leaves were removed. It was chopped and layered with salt in vats. The vats were about 30 feet across and about 16 to 17 feet deep. A man in high rubber boots inside the vat spread the cabbage. After the vat was filled, it was covered with plastic and wooden lids. About 1,200 pounds of rocks were placed on top to



The factory also canned sauerkraut juice, which many believed had a variety of health benefits, such as alleviating colds, flu and hangovers. Can courtesy of the ASU Appalachian Cultural Museum Collection





KRAUT CREEK RESTORATION

Story by Val Maiewskij-Hay • Photography by Patrick Pitzer



"It would be awesome if downtown Boone had a free flowing, healthy creek—a place where people could connect with nature, where nature and modern life could coexist. Everyone would benefit from a green space in the middle of town," said Wendy Patoprsty, Kraut Creek Committee member and agricultural extension agent. "I think the demonstration parcel will be a catalyst to open up and restore other sections of the creek. When people see the difference in what it was and what it is now, they will realize that enhancement of the creek is possible, and will support this effort." Even though the demonstration section is only 235 feet, it is now a natural habitat with restored banks, and wetland features with a variety of plants to absorb storm water runoff. It is no longer contributing to the pollution of the waterway and shows that the creek can be a natural green space in downtown.

The creek restoration effort grew out of an Appalachian State University class project in planning directed by Dr. Jana Carp. The Kraut Creek Restoration Committee first met in 2004 in an effort to restore the health of Boone Creek, known locally as Kraut Creek. The Committee enlisted the aid of the National Committee for the New River—Kraut Creek is a headwater stream of the New River. They wrote and received a grant from the North Carolina Clean Water Management Fund to conduct a feasibility study of the restoration of the creek from its downtown beginning near Rivers Street to Harvey Durham Park on the ASU campus at Rivers Street and Popular Grove Extension. The feasibility study identified three sections as having good potential for restoration; the section between the ASU parking lot next to Portofino's up to the Chamber of Commerce parking lot (show above) is the demonstration section which has been completed. Grant funds were also allocated for the section between Jimmy Smith Park and ASU's Depot Street Parking Lot and the section between Varsity Gym and Rivers Street. Funding has now been approved for the Varsity Gym section, but because of the state budgetary crisis, it is uncertain if and when the Jimmy Smith Park section will be restored.



ASU, the single largest landowner along Kraut Creek, is an active participant in the restoration effort. Patrick Beville, Kraut Creek Committee member and ASU's Project Manager for the demonstration plot, said, "ASU understands the importance of keeping our waterways healthy and is doing everything it can toward this end. Kraut Creek is also an important resource for ASU--many classes use it as a laboratory and it offers a beautiful natural setting that students and faculty can enjoy."

George Santucci, Director of the National Committee for the New River, said, "Working on the creek restoration effort in Boone has been great. We've had so many willing partners--ASU, Town of Boone, Chamber of Commerce, and private landowners and so many interested and committed volunteers. We hope that Boone will be a model for other mountain towns in their creek restoration efforts." For more information, call Lynn Caldwell of the National Committee for the New River at 336-9852-6267. ◆

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hold the covers down to prevent the fermentation gasses from blowing the lids off the vats. After about 30 days of fermentation, the sauerkraut was packed into cans and pressure-cooked. Labels such as Watauga Mountain Grown Old Fashioned Chopped Kraut or Carolina Beauty were put on the cans, which were then taken to the warehouse. In the 1970s, the factory made an average of 2,200 to 3,000 tons of kraut per year, canning 24,000 cases per day.

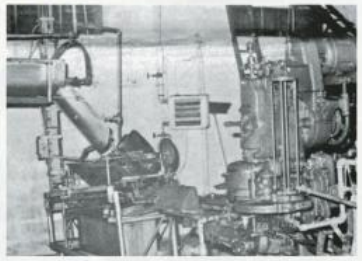
Watauga sauerkraut had an extensive distribution network within the region; the company had its own truck and delivered sauerkraut to retailers in North Carolina and adjoining states. Grocery wholesale distributors such as MDI and Thomas & Howard picked up the product, as did the chain grocery stores A&P and Winn-Dixie.

The factory ran as it had since opening until 1950, when a canning machine was installed to replace the labor-intensive hand-packing process. The plant was expanded several times—in 1960, a warehouse was built; in 1961, a canning facility was constructed; and in 1967, a building to store the vats was built and the original frame building was demolished. North State Canning Company purchased its



Photos courtesy of ASU Special Collections

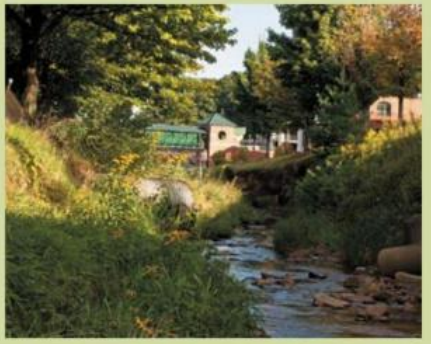
After the cabbage was cleaned, cored, and chopped, it was placed with layers of salt into vats (shown above.) Standing inside the vat, a man in high rubber boots spread out the cabbage and salt evenly. The mixture fermented for about 30 days. Once fermentation was complete, the sauerkraut was packed into cans and pressure cooked (using the canning equipment shown below.)





W.F. Miller, Jr., shown standing in front of a stack of sauerkraut cases, co-owned and operated the factory from 1937 to 1978.





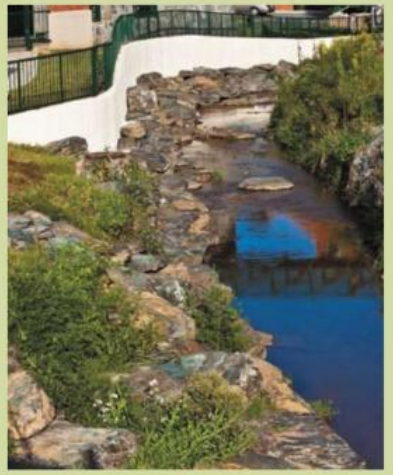
KRAUT CREEK VIEWS

Story by Val Maiewskij-Hay • Photography by Greg Williams



Although about half of Kraut Creek is culverted, there are a number of places where it runs free and is not yet restored. Harvey Durham Park, built as part of ASU's Convocation Center construction and the rerouting of Rivers Street, is a very popular spot on campus. Patrick Belville said, "Harvey Durham Park was created to serve as a gateway to the University—a beautiful, aesthetically landscaped park featuring the creek. It was also designed to mitigate flooding. Before the park, the creek was culverted and had the baseball field on top of it, adding to the flooding problem. Now the park serves as flood storage helping to alleviate flood problems upstream and downstream. The park is a great feature for ASU and Boone."

Another place where the creek is "daylighted" is behind Varsity Gym, the site of the second planned restoration section where erosion has threatened the creek bank and Rivers Street. The North Carolina Clean Water Management Fund, ASU and DOT are cooperating in this restoration effort, which is scheduled to begin soon. ◆





From the restored site to Harvey Durham Park, you can see these views of Kraut Creek along Rivers Street, which are all part of the future restoration project.

Top left: Kraut Creek sees daylight as it exits the culvert under Raley parking lot—restoration here will improve the habitat and fish passage.

Top right: Bank erosion and concrete drain pipes that discharge into the creek will be transformed during the restoration.

Middle: Once the restoration is completed, visitors will be able to look down on restored parts of Kraut Creek from the dining hall patio.

Left: Although not restored. the Harvey Durham Park section has been enhanced and made accessible to people.

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Once a common sight in the county, cabbage fields are now rarely seen. Club root, a fungus that lives in the soil, has made cabbage cultivation much more difficult. Pictured is an existing Holler & Greene cabbage field near Deerfield Road in Watauga County. Photo by Ed Evans, provided courtesy of Holler & Greene

disease—a fungus inhabiting the soil. The cost of making the kraut increased; in 1972, the company paid $35 a ton, up from $20 a ton in 1970, and moreover, consumption was declining. Under these circumstances, as W. F. Miller, Jr. neared retirement, he and his partner John Perry—son of H.B. Perry—decided to sell the company. In 1978, they were in the process of negotiating the sale when W. F. Miller, Jr. retired and died shortly thereafter. Mitchell Mingus, who for a while, canned sauerkraut and also made candy, leased the building. His candy company moved to Bamboo Road and later was transformed through new owners into Hospitality Mints. For a while, the old sauerkraut factory housed the American Wood and Wicker Company. Then, in the mid-1980s, the building and land on West King Street was purchased by Watauga County and became the Agricultural Extension Center.

When the kraut factory first opened, it dumped the outer leaves and the cabbage core into Boone Creek. This practice stopped in the 1930s when the cabbage refuse began to be trucked to the city dump, which was located west of town before Hilltop Drive In. However, the factory continued to dump leftover kraut juice and to rinse the vats into the creek. Because of the distinctive sauerkraut smell emitting from Boone Creek, locals began to call it Kraut Creek—a name that persists even 30 years after sauerkraut was made there. Long-time residents remember the strong odor, especially near the factory when the vats were rinsed.◆



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A New York City model who was vacationing in Blowing Rock posed for this photo in H. Neal Blair, Sr.'s cabbage field in the fall of 1946. Photo courtesy of the Watauga Historical Society



only North Carolina sauerkraut competition, Woods Canning Company in Dobson, in 1960. Machinery and equipment from the Dobson plant were moved to Boone, greatly increasing the plant's capacity and efficiency. It had 24 vats, each with a 40-ton capacity, and another 24 vats, each with a 25-ton capacity. Before the renovation, the factory employed 30 employees and after only needed 15 employees. The company also canned sauerkraut juice and a sauerkraut-tomato juice blend, called Watauga Cocktail, which North Carolina State University helped develop. After W.F. Miller, Sr. took over operation of the company, he also canned blackberries for a few years, as he had in Wilkesboro.

Cabbage availability began to decline dramatically in the early 1970s due to the combination of fewer farmers, less arable land and the devastating club root



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Winston-Salem Journal (Winston-Salem, North Carolina) · Sun, Sep 4, 1960 · Page 35
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Boone Company Buys Surry Business

Their Cabbages Grow Big

By Martin Howard
Journal and Sentinel Farm Editor

When the North State Canning Co. in Boone starts canning its early-season kraut pack this week, it will do so under an expansion program that has lifted its annual vat capacity to 2,000 tons and will push volume of the finished product to 75,000 cases per year.

A new building now nearing completion will also provide ample storage

Buys Out Wood

The additional krauting facilities were made possible earlier this summer when North State bought all equipment from the Wood Canning Co. in Surry — which Grover Wood, now retired, started in 1909.

W. F. (Bill) Miller Jr., partner and general manager of North State Canning Co., said last week the Wood equipment had been installed in the Boone plant.

Canning of the kraut pack from Watauga cabbage growers' April plantings will start this week and continue through the second annual pack from May plantings.

After cabbage are cored and chopped, the krauting process in the huge vats requires about six weeks before canning is possible.

"Thousands of Friends"

"We are pleased to see our expansion taking shape," said Miller, "and to have as part of it the equipment and brand name of Grover Wood in Surry. He put out an excellent product and his Carolina Beauty label became widely known. We know, too, that our own product under our Watauga label has made thousands of friends. We feel that this expanded operation with quality products will provide additional volume and thus broader markets—each today depending on the other."

Considerably younger than Grover Wood, Bill Miller nonetheless is a member, of a krauting family whose business has served for many years as a bulwark to Watauga's agricultural economy, as Wood's did in Surry.

Started in 1909

Grover Wood started his canning plant as a young man in 1909, with a $20 machine. He had some ups and downs with stock company operations, finally took over on his own, and proceeded to expand business until peak annual output at his Copeland plant exceeded 60,000 cases. He also at one time operated a plant in Virginia and another in Florida.

Surry farmers and growers across the Virginia line supplied the Copeland plant. This market in turn supplemented agricultural income and, as a business operation, boosted Surry's general economy.

Similarly, the North State Canning Co. in Boone has been an asset to Watauga's farming and general economy. It also provides today a good illustration of basic changes in America's agricultural picture—a picture dominated less and less by farm production as such, more and more by the combined agribusiness of farmer, processor, and marketing.

When the late W. F. (Frank) Miller Sr. moved up the mountains from North Wilkesboro and started canning kraut in Boone, he developed the second phase of this foundation of a successful agribusiness.

Started as Co-op

That was in 1928, and the operation the elder Miller took over was a small cooperative canning venture which Watauga cabbage growers had set up in 1924 in an effort to provide a wider market for their product. It had not been too successful and the plant had even stood idle for a year or so. As is still true today, volume production depended on adequate outlets—and often the best markets cannot be commanded without big volume.

But in partnership with C. H. Hulcher and J. B. Church, also of Wilkes, Frank Miller saw the canning business steadily grow—up to 500 tons annually, then to 1,500 tons. The Watauga chopped and shredded krauts found markets across the Carolinas, Tennessee, Virginia, and West Virginia.

Interests Bought

Dr. H. B. Perry (now dead) bought Church's interest in 1933. In 1940, Frank Miller and Dr. Perry bought Hulcher's interest.

Today's stockholders of the Boone business are Dr. Perry's son, H. B. Jr., and his daughter, Miss Gertrude Perry; and Mrs W. F. Miller Sr.

Other Watauga leaders also view the expansion program of North State Canning Co. as a long step ahead in boosting the county's farm and business income.

"We are very much encouraged by this growth," said Agricultural Agent L. E. Tuckwiller. "It promises to double the business as such — which means, of course, that this will double the service it can render to Watauga farmers who grow cabbage."

While the county's agriculture lays heavy stress on dairying, beef cattle, sheep, burley tobacco, corn and small grains and forage, Watauga's mountain - grown cabbage has held an increasingly important spot for many decades.

Tuckwiller estimates this year's harvest at about 700 acres—and a very good year for cabbage, incidentally, because of frequent showers throughout the growing season.

The bulk of Watauga's cabbage acreage is in fresh market cabbage — principally the Oakview, a sweet, hardy head that averages about 2½ pounds and yields anywhere from 7-8 tons per acre in a dry year to 18-20 tons in a rainy year.

The bulk of Watauga's fresh market cabbage is handled by Goodnight Brothers of Gastonia (the Goodnights hailed from Watauga) and the V. C. Shore Produce House in Boone. A substantial portion of the harvest is sold at the farm to truckers.

The kraut-type cabbage grows bigger—up to a dozen pounds and more—and yields up to 30 tons per acre. The Globe and the Glory of Enkenhauser are the two favorites in Watauga.

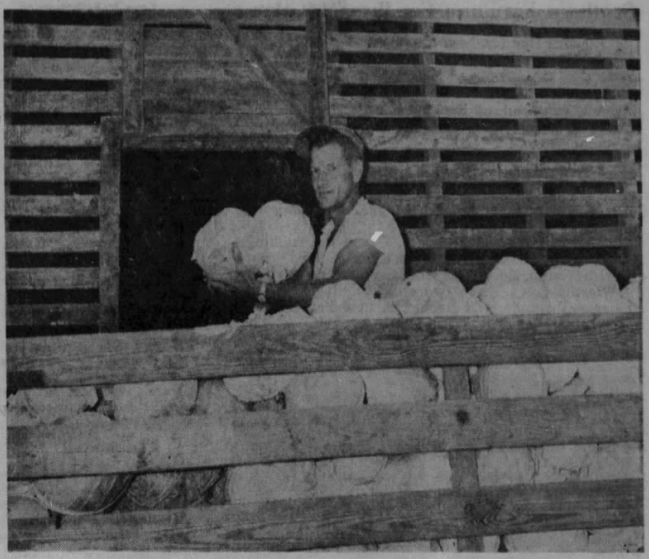
Bill Miller said about a hundred farmers of the county, producing from a half-acre to four acres, supply his plant. The production is contracted early each year—"so that growers will know what price to expect," Miller explained, "and how much volume our market can handle."



W. F. (BILL) MILLER
. . . his label is 'The Watauga' . . .



GROVER WOOD
. . his is 'Carolina Beauty' . .



CABBAGES ROLL IN—Cecil Moretz, Watauga farmer, arrives at North State's cabbage shed with a load of kraut cabbage which he grows (like many other farmers) under contract with the plant —now doubling its capacity.

Boone Company Buys Surry Business
"Their Cabbages Grow Big"
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ToB - Statement of Conformity (SoC) Monthly Reporting for HPC

File Date	Application Number	Project Name	Permit Type	Permit Use	Location	Status	Issuing User
September 10, 2025	25-0721	The Pasta Joint - Statement of Conformity	Zoning	Statement of Conformity	142 BURRELL ST	Approved	Christy Turner
September 11, 2025	25-0724	Appalachian Voices - Statement of Conformity	Zoning	Statement of Conformity	164 S DEPOT ST	Pending	Amy Snider

2 Permits