Town of Boone
Historic Preservation Commission Advisory Meeting
3:00 PM, August 5, 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. Adoption of Meeting Minutes

1. June 3, 2025, HPC Advisory Meeting Minutes

IV. Discuss Stoneman's Raid Interpretative Panel Draft Text

1. Revised Draft Text as of June 2025
2. Comments Regarding Stoneman's Raid Draft Text

V. Review Boone/Kraut Creek Historic Marker Draft Report

1. Boone/Kraut Creek Historic Marker Draft Report

VI. HPC Recommendation of Chair/Vice Chair Positions

1. HPC Chair Application - V. Smyth
2. HPC Vice Chair Application - B. Bond

VII. Other Matters

1. Statement of Conformity Report as of July 28, 2025
2. Jones House Local Historic Landmark Designation Report
3. HPC Work Plan Recap

4. Discuss and Schedule Training Session for August/September

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

Historic Preservation Commission Members Present: Vardell Smyth-Chair, Bettie Bond-Vice-Chair, and Ayden Basinger

Council Liaison Present: Virginia Roseman (via WebEx)

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

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Call to Order

Chair Smyth 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 Basinger made a motion, seconded by Vice-Chair Bond, to adopt the agenda.

Vote: Aye – 3
Nay – 0
The motion passed.

Public Comment

There was no public comment.

Discussion of HPC Work Plan

Ongoing Tasks

Jessica Mitchell, Advanced Planning Specialist, provided an overview of ongoing tasks. She began by noting the update for Stoneman's Raid in the meeting packet. The second item was in regards to the Jones House Landmark Report, as Staff is waiting for the final report from former HPC member Riley Ziegler. Once Staff received the final landmark designation report, then it will need Town Council consideration to send to the State Historic Preservation Office for review. The final ongoing task outlined was the Boone Kraut Creek Marker, which is currently in collaboration with Dr. Kristen Baldwin Deathridge's history class at Appalachian State University. Staff is expecting a draft by summer or possibly fall, depending on further review.

Upcoming Tasks

Ms. Mitchell then outlined upcoming tasks beginning with the Boone Cemetery Survey, recalling that the initial survey was conducted between 2016-2018. Ms. Mitchell stated she will review past documentation from Council member Dr. Eric Plaag and determine next steps. She then discussed the Downtown Street Reports, stating that existing reports for Appalachian Street, Howard Street, and Junaluska Road are included on the Town's website. Remaining reports for King Street, Queen Street, Depot Street, Rivers

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Street, Water Street, and Burrell Street need to be completed. Ms. Mitchell is compiling a list of resources to assist with this effort.

Ms. Mitchell then communicated that staff will begin research on two projects (Winkler's Creek Dam and Clawson/Burnley Park Markers). She noted that the Winkler's Creek Dam project was directed by Town Council in 2024 for historical research and significance on the site. Council Liaison Roseman described the location, noting its proximity to the Winkler Creek Reservoir. Ms. Mitchell stated that staff—primarily herself—will begin researching historical records, compiling resources, and engaging additional personnel as needed. Vice-Chair Bond asked whether images of the site are archived within Digital Watauga. Council Liaison Roseman clarified that the existing images were taken by an organization that had proposed a mountain bike route in the area. Council Liaison Roseman further explained that the bike trail proposal was later rejected, but the survey revealed the dam's existence and its exposure to vandalism. She expressed that preserving the site would require balancing accessibility with protective measures to prevent further damage.

Ms. Mitchell also provided information on the proposed Clawson/Burnley Park Markers recently directed to HPC by Town Council. She stated that the project will continue in the next fiscal year. Council Liaison Roseman highlighted that the marker's purpose is to honor influential women in the community and their roles as mayor in particular. Ms. Mitchell confirmed that staff can begin preliminary work on the marker research.

Completed Tasks

Ms. Mitchell highlighted completed tasks, including the recent Boone Cemetery interpretative panels installation and architectural survey documentation submittal. She noted that the Digital Watauga photo library project is still in progress. Dr. Plaag, in his role with Digital Watauga, has estimated that completion is expected by the end of June. Vice-Chair Bond suggested HPC members attend the Digital Watauga meeting on June 18th at the public library for further information on digital questions.

Upcoming Task Prioritization

Ms. Mitchell opened the discussion by asking for input on prioritizing upcoming tasks. Vice-Chair Bond emphasized the importance of documenting the ongoing work on Depot Street and Howard Street.

Chair Smyth inquired about the Clawson/Burnley Park marker project. Ms. Mitchell explained that the task involves creating a marker for each former Mayor—one for Loretta Clawson and one for Velma Burnley. She explained the process will follow previous marker projects, such as the Councill's Store marker and Hayes-Bryan-Greene Cemetery marker, involving a report with proposed marker text.

Chair Smyth shifted the conversation, stating his unfamiliarity with Winkler's Creek Dam and asked for background information. Ms. Mitchell shared briefly initial findings based on newspaper archive research that there could have possibly been a nearby lumber mill. Vice-Chair Bond inquired about construction details and historical timeline. Council Liaison Roseman estimated the dam was built in the 1940s, but additional research is needed to verify this. Chair Smyth emphasized the importance of identifying who built it, historical usage, and locating older images for comparison. Ms. Mitchell mentioned that limited initial research can begin alongside other office projects.

Vice-Chair Bond suggested that the cemetery survey project is likely the easiest to complete since substantial work has already been done. Ms. Mitchell agreed it seemed to be a realistic goal and plans to reach out to Dr. Plaag for a refresher on past documentation methods and to determine what still needs to be completed.

Discussion of Civil War Trails Review of Stoneman's Raid Interpretative Panel

Revised Draft Text of Stoneman's Raid Interpretive Panel

Ms. Mitchell updated members on the revised draft and process. She shared that Drew Gruber, the former Executive Director of Civil War Trails (CWT) marker program, has left the organization. She has been in contact with other CWT staff to continue the project, including the organization's historian and editor, Terry Heder. Mr. Heder reviewed the submitted draft and made revisions as presented in the meeting packet.

Ms. Mitchell provided an update on word count considerations with the revised draft. She shared positive news regarding the selected quote and that a citation is not needed when CWT confirms the quote source, allowing for more available words in the text. Additionally, Mr. Heder mentioned that the map could include a title such as "Map of Skirmish in Boone on March 28, 1865," with the information incorporated within the map rather than the main text, thereby not affecting the word count. After reviewing the current word count, she determined that the text and needed image citation totaled 274 words (275-word limit).

Members discussed revisions. Ms. Mitchell explained that Mr. Heder found an anecdote involving Mrs. James Councill and mentioned that once historically verified it would be a compelling personal story to include in the final version. If the accuracy is uncertain, the narrative could be referenced with phrases such as "according to folklore" or "according to family legend." The reference has been included in the current draft (as presented) while members discuss its validity.

Members provided feedback. Commission Member Basinger recalled previous discussions about CWT wanting to include perspectives from women and felt this anecdote does not harm the story. He favored the suggestion of framing the anecdote with "according to folklore" or "according to family legend" to maintain its inclusion while acknowledging historical uncertainty. Chair Smyth agreed that the anecdote adds a visual element that military records often lack and agreed that including historical disclaimers may be beneficial.

Vice-Chair Bond emphasized the need to avoid historical lore and focus solely on verified facts. She suggested removing anecdotal elements unless a reliable historical source confirms the story. Chair Smyth proposed placing such narratives in a separate side panel to maintain historical integrity in the main text.

Members discussed another revision. Chair Smyth emphasized the importance of distinguishing between "their efforts" versus "their orders." He noted that Stoneman's Raid was carried out with orders to avoid battles and dismantle the country, including the destruction of rail lines and materials that could aid the then retreating Confederate army. Commission Member Bassinger agreed, stating that this distinction is necessary to clarify the purpose of the raid.

Ms. Mitchell pointed out that a similar reference to "destroy railroads" appears in the second and fifth paragraphs of the draft. Members agreed to remove the phrase entirely from the fifth paragraph and revise the second paragraph to include "orders to avoid battles" and "then retreating" for historical accuracy. The sentence "Stoneman and most of his force left Boone the next day" will serve as the revised ending for paragraph five.

Ms. Mitchell raised a question about the Mrs. Councill anecdotal quote concerning the phrase "a volley of balls." She suggested that it may not be widely understood by all audiences and asked the Commission for

their point of view. Commission Member Basinger recommended using "a volley of gunfire" instead. HPC members favored the suggestion. Vice Chair Bond also proposed removing the phrase "smashed into the wood" altogether. HPC members agreed with this suggestion as well.

Discussion ensued on the draft text, with final draft text as follows:

(Revised version of Stoneman's Raid Interpretive Panel from HPC)

On the morning of March 28, 1865, Union cavalry under Maj. 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.

Keogh's command, which included at least 13 Union loyalists from Watauga and surrounding counties, was the vanguard of Union Gen. George Stoneman 6,000-man cavalry command advancing into Virginia and North Carolina with orders to avoid battles, and "dismantle the country," destroying rail lines and materials that could be used by the then retreating Confederate Army.

As Keogh's men approached, shots rang out, and some Guardsmen fell back to the home of James W. Councill, which stood to your right. Hearing the noise, Mrs. Councill, carrying a child in her arms, stepped outdoors to investigate – 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 Gen. Stoneman requisitioned the Councill house for his headquarters. Stoneman and most of his force left Boone the next day.

Beginning April 6, Col. George Kirk's North Carolina Mounted Infantry ("Kirk's Raiders") occupied Boone for several weeks, blockading major routes through the mountains. The jail and courthouse were burned.

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

Ms. Mitchell explained the new workflow, in which she will continue to work with Mr. Heder for review and revisions. He provided guidance on how edits should be submitted, and the group confirmed they would like to see a revised version before final consideration. The text will then be presented to Town Council. Ms. Mitchell noted that once CWT begins the design process, text modifications become difficult. She also plans to inform Downtown Boone Development Association and the Watauga County Historical Society, as they contributed funding and should be aware of the finalized text. Once all stakeholders have reviewed the text, Civil War Trails will proceed with the design phase. Ms. Mitchell assured the HPC that she would follow a similar process for the design proof, ensuring everyone has an opportunity to review it.

<u>Other Matters</u>

Statement of Conformity Report as of May 22, 2025

Ms. Mitchell reported on the two Statement of Conformity (SoC) applications as listed in the packet. The first SoC submitted by Wildwood Community Market was for a window AC Unit installation in an existing window on the west elevation of the building. She noted that the unit is not publicly visible and it has been approved.

The second SoC pertains to the Town's Planning and Inspection Department/Post Office building copper roof repairs. As a designated historical landmark, additional considerations are required for review. Ms. Mitchell noted that details are still pending and Staff can provide updates once further documentation is available.

Hodges Building – Sign Removal & Restoration

Ms. Mitchell provided an update on a previous COA case for the building historically known as the Hodges Building. She communicated that the Vetro sign has been removed, revealing the original Hodges sign, which appears to be in good condition. The sign will undergo light cleaning with water, as no significant damage or adhesive residue has been detected.

HPC Membership & Recruitment Efforts

Ms. Mitchell distributed applications to the current Chair and Vice Chair, as the selection process follows UDO Article Two procedures. Once HPC makes recommendations on the applications, those will be submitted to Town Council for approval.

Ms. Mitchell noted that after the June meetings, only two members will remain on HPC. She was not aware of any other member application submittals. Ms. Mitchell reached out to Dr. Deathridge (App State) to inquire about potential student applicants, and the Town has posted on social media to encourage recruitment. Staff is determining the best approach for operating with minimal membership. The HPC discussed options for upcoming meeting dates. If recruitment efforts are unsuccessful, postponing until August 1 may be considered.

Meeting Time Considerations

Ms. Mitchell reported that a former HPC member has expressed willingness to return if meeting times were adjusted. Vice-Chair Bond opposed changing the time, stating that the current schedule aligns best with staff availability. Ms. Mitchell noted that any proposed change would require an HPC recommendation and subsequent approval from Town Council. The HPC discussed barriers for potential applicants and possible solutions. The HPC decided to not change the meeting time.

Vice-Chair Bond shared details about the upcoming event at Appalachian Theatre on June 26**,** highlighting that Laura Linney will be attending in person to present a screening of *The Truman Show*.

Adjournment

Commission Member Basinger made a motion, seconded by Vice-Chair Bond, to adjourn the meeting at 4:30 p.m.

Vote: Aye – 3
Nay – 0
The motion passed.

_____ _____

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

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The Battle of Boone

"The Fight Got Real Hot"

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

On the morning of March 28, 1865, Union cavalry under Maj. 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.

Keogh's command, which included at least 13 Union loyalists from Watauga and surrounding counties, was the vanguard of Union Gen. George Stoneman 6,000-man cavalry command advancing into Virginia and North Carolina with orders to avoid battles and to "dismantle the country" – to destroy rail lines and materials that could be used by the then retreating Confederate Army.

As Keogh's men approached, shots rang out, and some 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 Gen. Stoneman requisitioned the Councill house for his headquarters. Stoneman and most of his force left Boone the next day.

Beginning April 6, Col. George Kirk's North Carolina Mounted Infantry ("Kirk's Raiders") occupied Boone for several weeks, blockading major routes through the mountains. The jail and courthouse were burned.

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

Media:

#1 – Image – Myles Keogh

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*

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#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.

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Town of Boone
Planning and Inspections Department

Memorandum

To: Historic Preservation Commission

From: Jessica Mitchell

Date: 7/29/2025

Subject: Feedback on Stoneman's Raid Interpretative Panel to Consider for Further Revisions

Feedback on Stoneman's Raid Interpretative Panel

In communicating the revised draft text (as of June 10, 2025) with funding partners, there are comments that require further review by the Commission before the text is presented to Town Council for consideration.

The feedback includes the following suggestions/revisions:

1. Suggesting changes to the **title**: To not use the term "battle," but rather "raid," "skirmish," or "occupation." With a reference to this resource: https://encyclopediaofarkansas.net/entries/civil-war-military-event-terminology-18739/.
2. Revision to **paragraph one** to make it more clear in regards to the former courthouse location where the Linney House is now.
   The suggestion is (shown in blue):
   On the morning of March 28, 1865, Union cavalry under Maj. 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.
3. **Paragraph two** is suggested to be revised for grammatical reasons. (Suggested revisions are included after this list of items.)
4. Factual errors in **paragraph six** regarding the detachment led by Maj. Myles Keogh, which was a detachment of the Twelfth Kentucky Union Volunteer Cavalry and not the entire occupying force. The current language implies that there were 13 Union loyalists from Watauga in the Twelfth Kentucky; this is not accurate, as that count is representative of the entire Second and Third North Carolina Mounted Infantry.

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For reference, the December 2023 draft of the text included the following text: At least thirteen of the volunteer Union troops who occupied Boone were Watauga County natives, one of whom, William Riley Horton, was Black. Union forces recruited another five residents at Boone before moving on.

5. Another comment for the same paragraph is to the revise the reference of "Col. George Kirk's North Carolina Mounted Infantry" to "Col. George Kirk's Second and Third North Carolina Mounted Infantry" – as the accurate way to describe the troops.
6. Requested change to the reference of the courthouse being burned in 1865. Accounts indicate that Stoneman's men fortified the courthouse; such references as: Arthur's account, p. 178, and Spencer's account, 192-96, here: https://docsouth.unc.edu/true/spencer/spencer.html. It is accurate that the courthouse burned, but it was not during Stoneman's Raid; the text is also accurate to mention that the jail burned.

The suggestion between comments in items 3-6 for revisions are as follows (additions are shown in blue, deletions shown in ~~red~~, areas for discussion are highlighted yellow):

(Paragraph 2) ~~Keogh's command, which included at least 13 Union loyalists from Watauga and surrounding counties, was the vanguard of Union Gen. George Stoneman 6,000-man cavalry command advancing into Virginia and North Carolina with orders to avoid battles and to "dismantle the country" – to destroy rail lines and materials that could be used by the then retreating Confederate Army.~~Keogh's detachment was the vanguard of Union Gen. George Stoneman's 6,000-man cavalry command tasked with "dismantling the country" of Virginia and North Carolina. Priority was placed on avoiding battles while also destroying rail line and material that could be used by the retreating Confederate Army.

(Paragraph 6) Beginning April 6, Col. George W. Kirk's ~~North Carolina~~Second and Third Mounted Infantry ("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. The jail was ~~and courthouse were~~ burned.

If the changes above are accepted, the text word count would be 271, which is still under the 275-word limit, including the assistance from the Civil War Trails program to stay within the maximum word limit.

2

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 913 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, like 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 Mid-western 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.

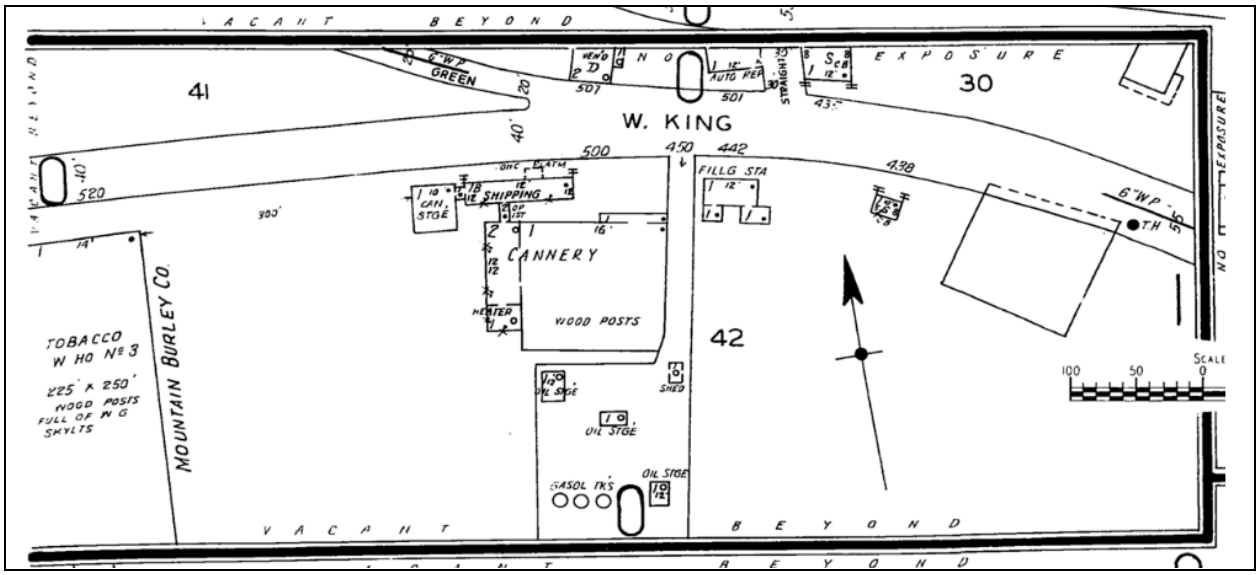

Fig. 2. *Boone, Watauga County, North Carolina 1947*, Map, New York, Sanborn Map Company 1947, Library of Congress, Digital Sanborn Maps 1867-1970.

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 town's 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 façade. 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, but has a 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.

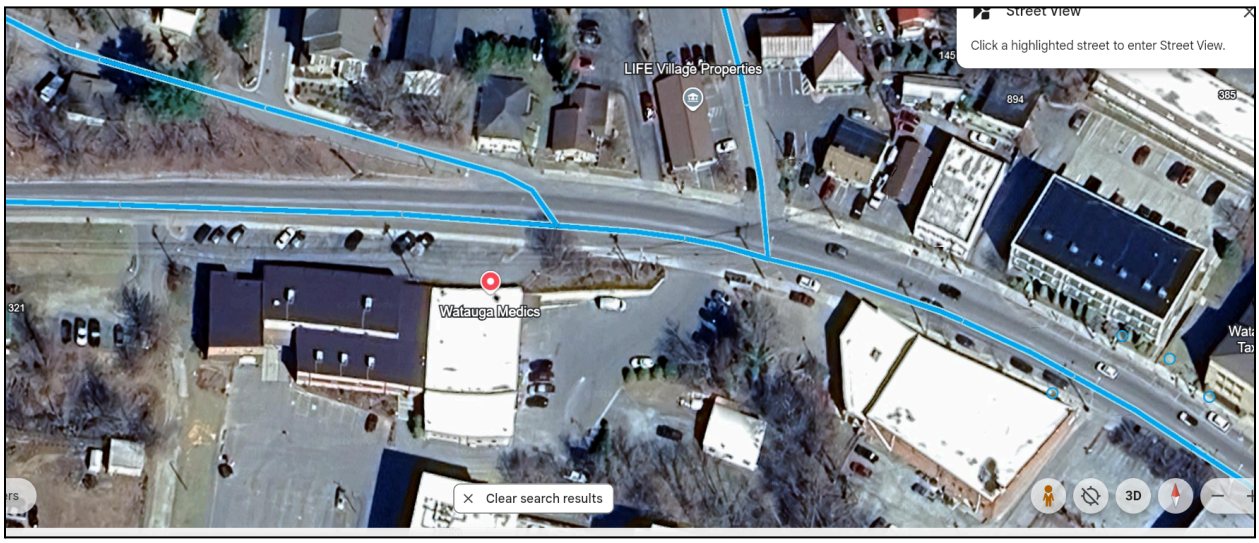

Fig. 4. Google, *Google Maps*, aerial view of 917 West King Street, Boone, NC.

In order 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 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 mountains and a staple in the region's culture and it is historically a staple in the diet. The can also includes 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, highlighting the importance of cabbage and sauerkraut as a staple in the mountain diet.[16] Some newspapers from the North Carolina coast

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[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

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 some of his observations of the factory on the local economy and the cabbage market. Essentially, by manufacturing sauerkraut, it stops some cabbage from entering the market and leaves only the highest grade cabbage to be sold which prevents 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 an additional 12 40-ton vats

[17] Cecily Brownstone. "For Good Winter Supper, It's Old-Fashion Kraut." *Carteret County News-Times.* (Morehead City and Beaufort, NC), Jan. 28, 1955. https://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."

[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/

to the 32 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] A wooden building housed the vats. It, along with a rock building and 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 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]

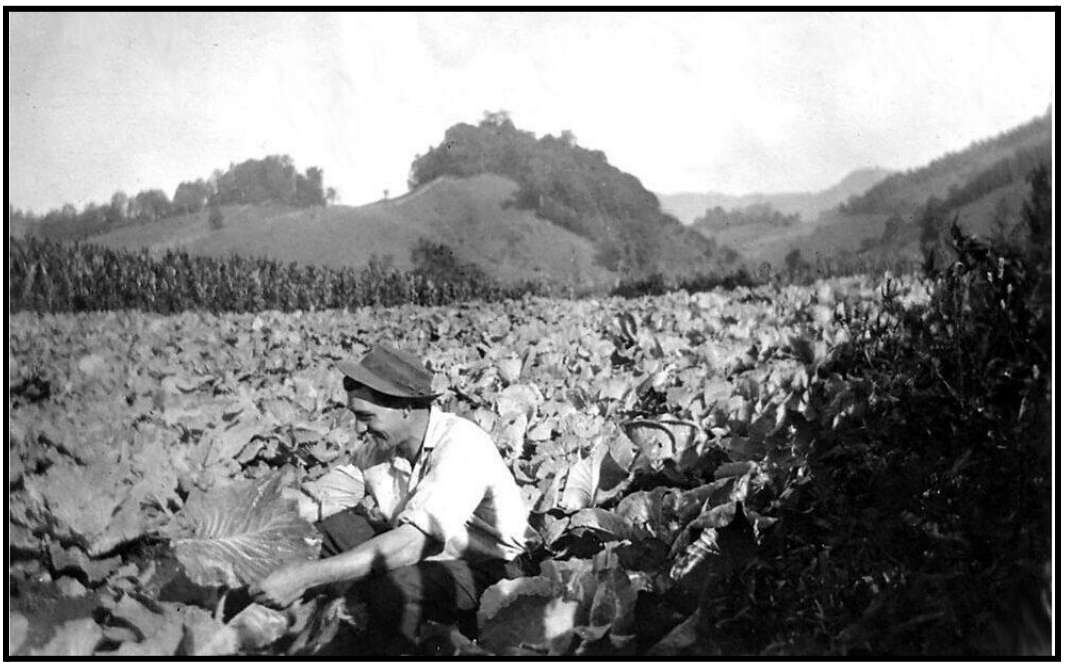

Fig. 6. Man harvesting cabbage with the mountains in the background, date unknown, *Our State Magazine.*[28]

[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 on the first of the year.[34] Nina's father, Charles P. Minges, loved sauerkraut and became obsessed with Watauga kraut, 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 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 cabbage into a cash

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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*

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 their 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 the town. 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 that continues to be an ongoing issue. Appalachian State University proposed a revitalization project to daylight more of the steam and restock the waterway in 2005.[43] The allocation of water caused increased flooding and bank erosion, as seen numerous times in 2010.[44] When the creek flooded it created large surges of water, which even led to the drowning of a young boy. To combat this issue, Appalachian State University started to create an ecological and hydrophilic landscape by creating larger stream banks and a wider river bed in Durham Park which is located northwest of the Convocation Center between Blowing Rock Road and River Street.[45] In 2005, the geology department focused on increasing green spaces in Boone by curating more river-friendly topography through campus. The geology department, in a hydrology assessment, proposed numerous designs for how the town could best utilize and improve upon the creek. The document details the landscape in 2005 and recommends how to improve the health and well-being of the stream. In 2015, Appalachian State University aimed to "daylight" more of the

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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, Today and Tomorrow; a Design Inquiry*, Appalachian State University. 2004. 29

[44] Anna Oakes, "Boone Resolution Honors Boy Who Drowned in 2010," *Watauga Democrat* (Boone, NC) Sept. 23, 2015. https://www.wataugademocrat.com/news/boone-resolution-honors-boy-who-drowned-in-2010/article_0eb4844b-d94d-5587-9f2a-655fc134d548.html

[45] Department of Geography and Planning, *Boone Creek.* 15.

creek by removing the piping and exposing the river to the natural area in an attempt to reduce flooding.[46] According to the Appalachian State University Master Plan for 2025, the university will continue to attempt to daylight more of the creek and continue to work to reduce pollution.[47]

Additionally, the contaminants in Boone Creek from the North State Canning Company "killed off everything" in the stream.[48] While the wildlife and trout that now inhabit the stream had to be reintroduced and manually stocked into the stream, it is unclear as to when this was done. Another report compiled by the Appalachian State University Geology Department included a study, *Real Time Data From Boone Creek, NC*. An online database measured pressure, water level, and temperature every fifteen minutes through a series of twenty-eight temperature data loggers, seven electrical conductivity sensors, two still-well stream gauges, and four stage gauges.[49] This monitoring allowed for the town and university to observe the stream and collect data that had been neglected for years. Allowing the creek to be monitored for development projects, research, and to bring attention to the features on campus that could be utilized by students, Appalachian State University has taken great liberty to decrease pollution, stabilize, and research the Boone Creek for future generations by protecting and improving the environment so it can continue to be enjoyed by both students and community members alike.

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.[50]

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 use of the building for the operation, and BRWIA secured funding from multiple sources, including the Town of Boone. Locals requested more areas for food storage and supplies within Boone, especially during the winter months, and the Agricultural

[46] Anna Oakes, "Boone Creek Restoration Begins as Part of $54M Standard Project," *Watauga Democrat* (Boone, NC) Apr. 8,2015. https://www.wataugademocrat.com/news/boone-creek-restoration-begins-as-part-of-54m-standard-project/article_849e82fe-dd74-11e4-9b52-9f3fe07d525f.html

[47] Appalachian State University. n.d. "Boone Creek Daylighting," App States Future. https://www.appstate.edu/appalachians-future/building-physical-infrastructure/boone-creek/

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

[49] Department of Geology, "Realtime Data from Boone Creek, Boone NC," Appalachian Geology. Appalachian State University. n.d. https://www.appstate.edu/~hydro/

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

Center, with its familiarity to farmers and gardeners, proved to be the ideal location.[51] 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.[52] It also plays a key role in keeping local heritage and traditions alive while maintaining the spirit of the building based around 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 shuttered their 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 it gained its nickname "Kraut Creek." In 1978, North State Canning Company under W. F. Miller Jr. sold the

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

company to Nina and Tom Ennis who merged kraut production with their candy business, Nina-Menz. In 1981, the factory shuttered their 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 for 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.[53]

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.[54] 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[55] 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 regards 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 make it difficult to tell what its architectural features looked like in the early 1900s. In 1967, there was a new building built on the property,

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[53] 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

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

[55] 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

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 *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.[56] As a group, we were unable to confirm if the factory did run 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.[57]

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

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(3 Sheets)

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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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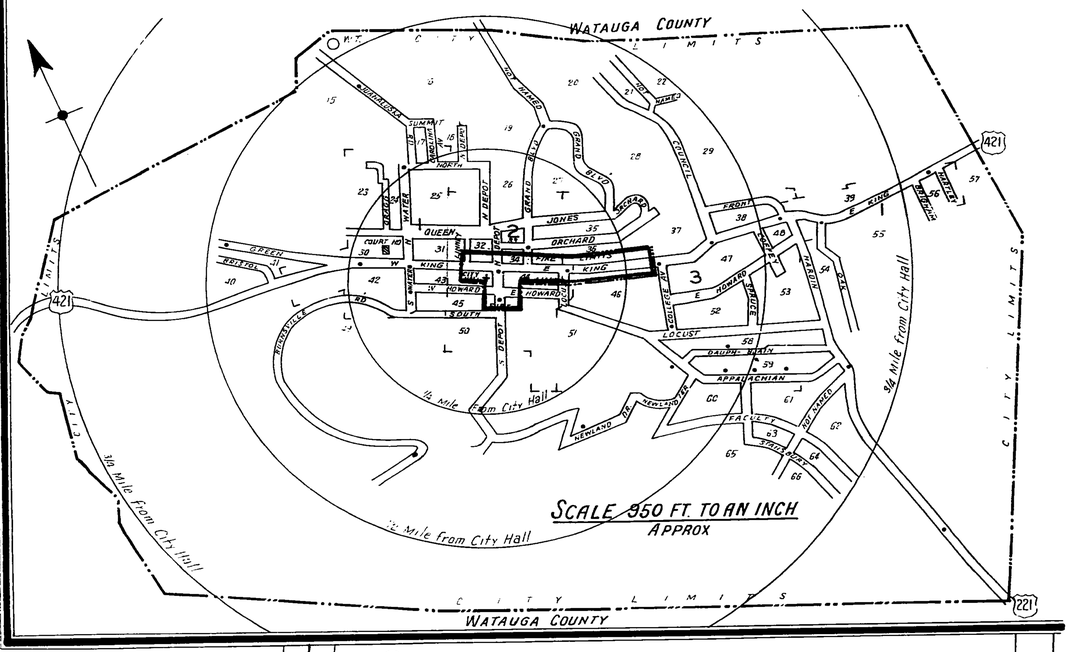

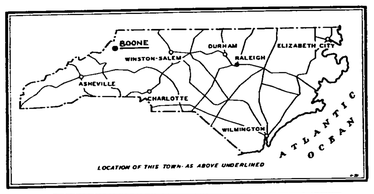

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NORTH CAROLINA)
COUNTY OF WILKES) ---Deed of Trust----

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 xxxx 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 BRUNSWICK COUNTY, N.C.

Sworn to and subscribed before me this 20th 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
1987 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 1987
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.

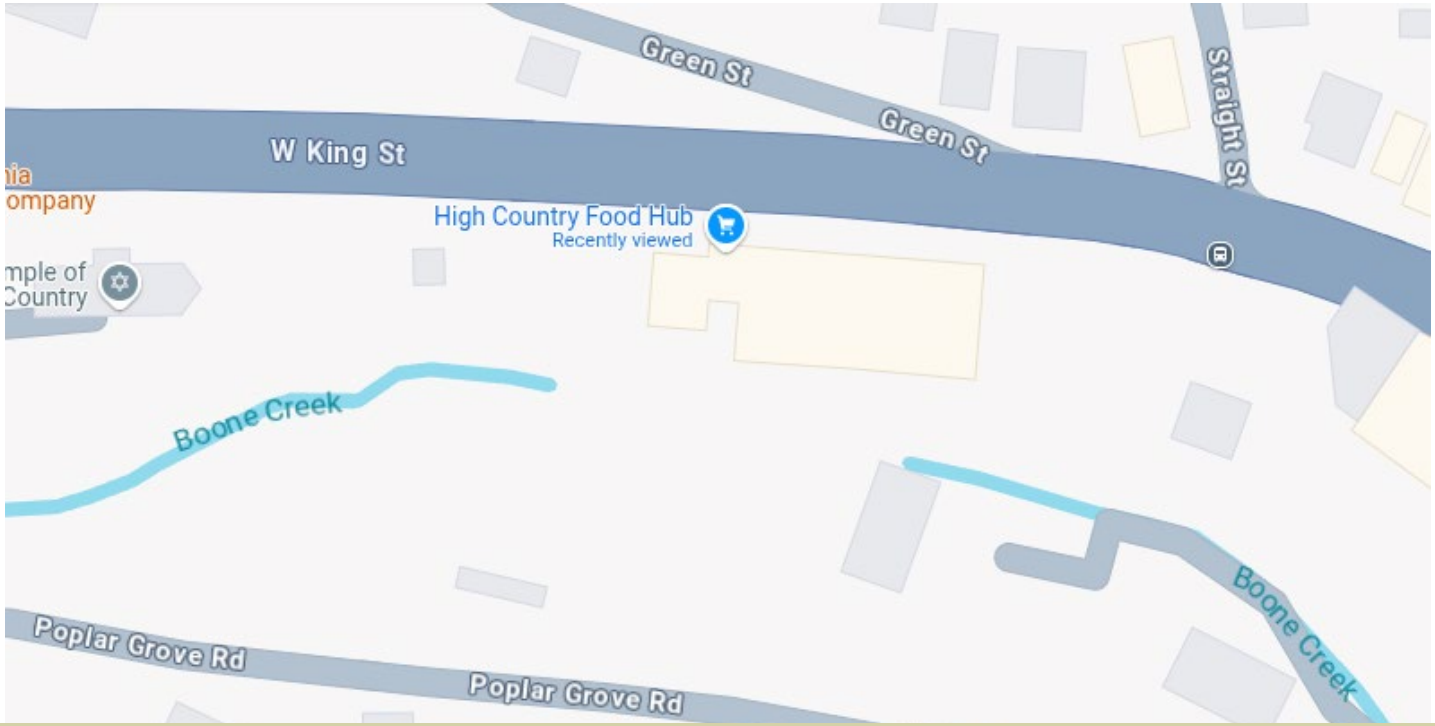
There is also conveyed and assigned herewith by Grantor to the Grantee that certain right of first refusal previously conveyed to Grantor to purchase certain property now owned or previously owned by Watauga Enterprises, Inc. located between the Tobacco Warehouse building, the former Kraut Factory and 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
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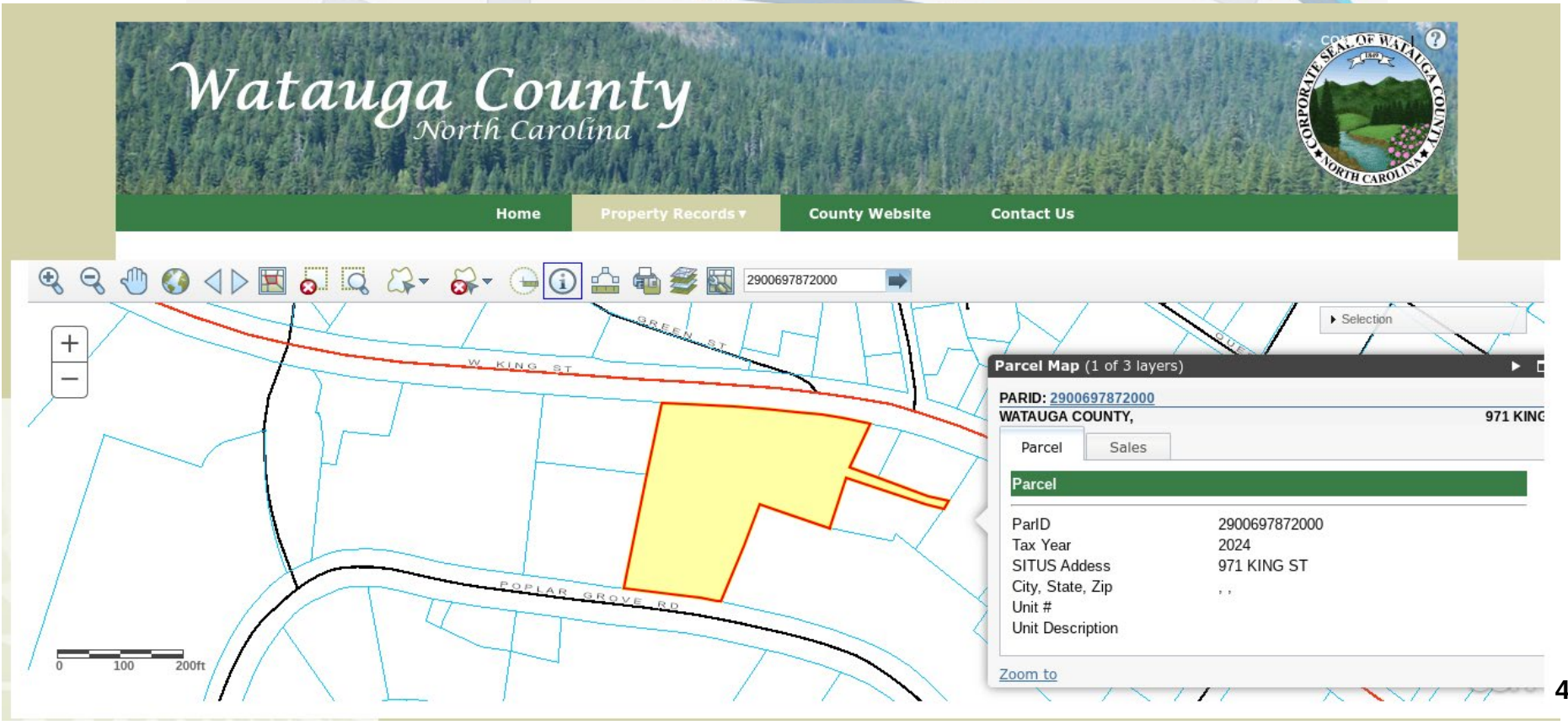
High Country Food Hub
Recently viewed
Boone Creek
Boone Creek
Poplar Grove Rd
Poplar Grove Rd


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
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ParID 2900697872000
Tax Year 2024
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City, State, Zip , ,
Unit #
Unit Description
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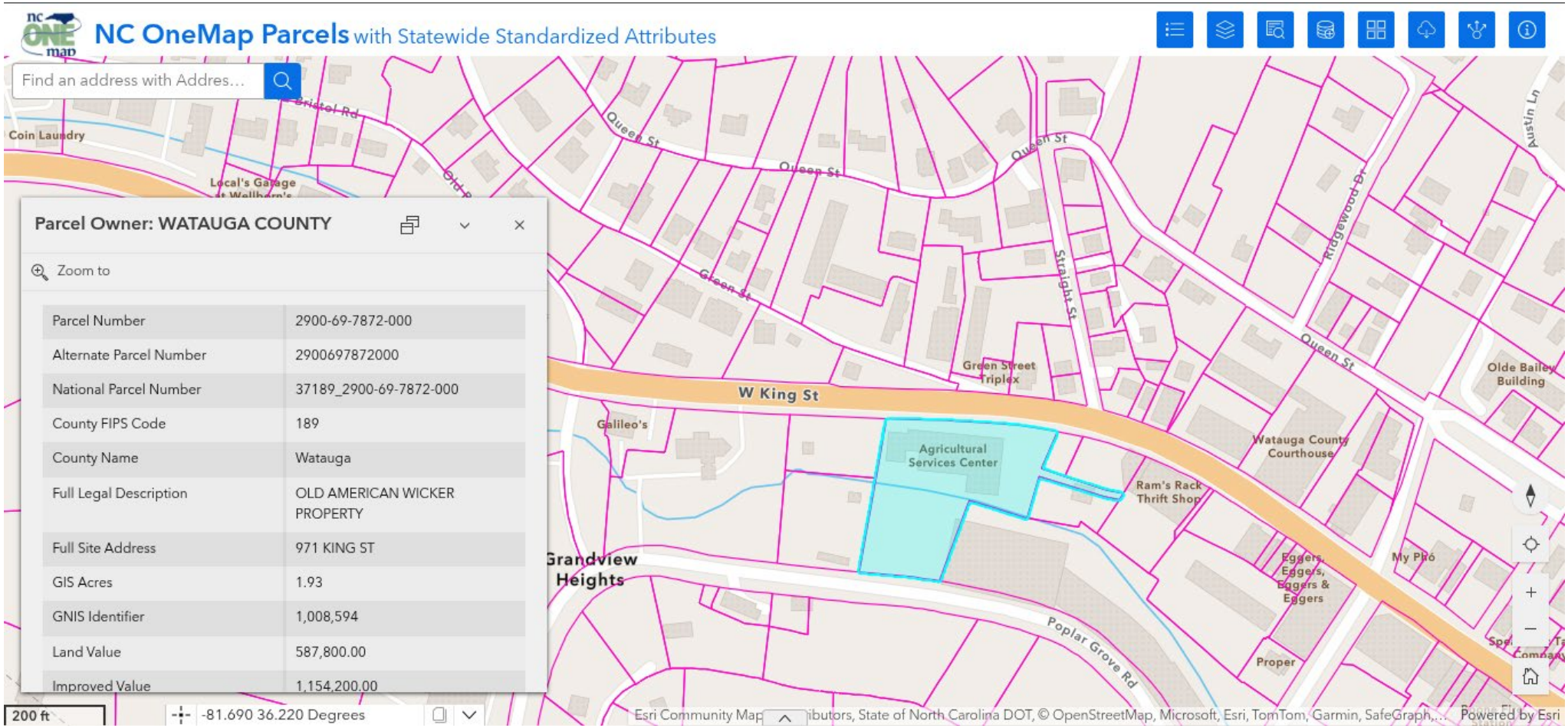
NC OneMap Parcels with Statewide Standardized Attributes
Find an address with Addres...
Parcel Owner: WATAUGA COUNTY
Zoom to
Parcel Number 2900-69-7872-000
Alternate Parcel Number 2900697872000
National Parcel Number 37189_2900-69-7872-000
County FIPS Code 189
County Name Watauga
Full Legal Description 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
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Esri Community Map
ibutors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,...
Powered by Esri

Historic Preservation Commission Chair/Vice-Chair Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ◆ Boone, North Carolina 28607
Phone (828) 268-6960 ◆ Fax (828) 268-6961◆ Email: planning@townofboone.net ◆ www.townofboone.net

Board Member Information (Please see Board Secretary if needed for term information)

Name (Print):
Charles Vardell Smyth

Date Appointed:
09/13/23

Date Term Expires:
06/30/28

Number of Terms Served:
2

Position:
X Chair ☐ Vice-Chair

Questions

1. **Orientation & Training**
   - **A.** Have you completed the Historic Preservation Commission orientation?
     X **Yes** ☐ **NO**
   - **B.** If no, are you willing to attend orientation (2-3 hour commitment) prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
2. **Comprehensive Plan & Other Adopted Plans**
   - **A.** Are you familiar with the Town's 2006 Comprehensive Plan and other adopted Plans as listed on the Planning and Inspections website under the "Ordinances, Plans & Studies" heading?
     X **Yes** ☐ **NO**
   - **B.** If no, are you willing to take the time to review these documents in order to familiarize yourself with the intent and content of these plans prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
3. **Unified Development Ordinance**
   - **A.** Are you familiar with the Town of Boone's Unified Development Ordinance, specifically Articles 1 General Provisions, Article 2 Administrative Mechanisms, Article 4 Permits and Article 5 Quasi-Judicial Procedures and Article 8 Historic Preservation Standards?
     X **Yes** ☐ **NO**
   - **B.** If no, are you willing to take the time to review these Articles in order to familiarize yourself with the intent and content of these Articles prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
4. **Historic Preservation Commission Rules of Procedure**
   - **A.** Are you familiar with the Rules of Procedure?
     X **Yes** ☐ **NO**
   - **B.** If no, are you willing to take the time to review this Guide in order to familiarize yourself with the intent and content prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
5. **Please explain why you wish to obtain this appointment:**

I believe the HPC has an important role in good governance, and is a positive influence on future of the town. I also believe that my tenure on the commission has been productive, so I am volunteering to continue as chairperson.

Official Use Only	
Date Reviewed by Historic Preservation Commission:	8/5/2025
Date Reviewed by Town Council:	

Historic Preservation Commission Chair/Vice-Chair Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ◆ Boone, North Carolina 28607
Phone (828) 268-6960 ◆ Fax (828) 268-6961◆ Email: planning@townofboone.net ◆ www.townofboone.net

Board Member Information (Please see Board Secretary if needed for term information)

Name (Print): Elizabeth B. Bond "Bettie"

Date Appointed: 6/18/2017

Date Term Expires: 6/30/2026

Number of Terms Served: 3rd term (currently)

Position: ☐ Chair ☒ Vice-Chair

Questions

1. **Orientation & Training**
   - **A.** Have you completed the Historic Preservation Commission orientation?
     ☑ **Yes** ☐ **NO**
   - **B.** If no, are you willing to attend orientation (2-3 hour commitment) prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
2. **Comprehensive Plan & Other Adopted Plans**
   - **A.** Are you familiar with the Town's 2006 Comprehensive Plan and other adopted Plans as listed on the Planning and Inspections website under the "Ordinances, Plans & Studies" heading?
     ☑ **Yes** ☐ **NO**
   - **B.** If no, are you willing to take the time to review these documents in order to familiarize yourself with the intent and content of these plans prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
3. **Unified Development Ordinance**
   - **A.** Are you familiar with the Town of Boone's Unified Development Ordinance, specifically Articles 1 General Provisions, Article 2 Administrative Mechanisms, Article 4 Permits and Article 5 Quasi-Judicial Procedures and Article 8 Historic Preservation Standards?
     ☑ **Yes** ☐ **NO**
   - **B.** If no, are you willing to take the time to review these Articles in order to familiarize yourself with the intent and content of these Articles prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
4. **Historic Preservation Commission Rules of Procedure**
   - **A.** Are you familiar with the Rules of Procedure?
     ☑ **Yes** ☐ **NO**
   - **B.** If no, are you willing to take the time to review this Guide in order to familiarize yourself with the intent and content prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
5. **Please explain why you wish to obtain this appointment:**

I have served on this commission for several years and believe I have been able to lend a certain amount of "local history" to our discussions. This group is so important as Boone enters a phase of new development as a city in N.W.N.C. Need to keep our "eye on the prize!"

Bettie Bond

Official Use Only	
Date Reviewed by Historic Preservation Commission:	8/5/2025
Date Reviewed by Town Council:	

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Planning & Inspections Department
680 W. King Street, Suite C, Boone, NC 28607
Phone: (828) 268-6960 | Email: planning@townofboone.net
Web: townofboone.net/pi

ToB - Statement of Conformity (SoC) Monthly Reporting for HPC

File Date	Application Number	Project Name	Permit Type	Permit Use	Location	Status	Issuing User
May 14, 2025	25-0338	Wildwood Community Market - Statement of Conformity	Zoning	Statement of Conformity	182 HOWARD ST	Approved	Amy Snider
May 20, 2025	25-0367	ToB Post Office - Roof Repairs	Zoning	Statement of Conformity	680 W KING ST	Approved	Brandon L. Wise
May 29, 2025	25-0401	Vetro Building - Statement of Conformity	Zoning	Statement of Conformity	587 W KING ST	Approved	Amy Snider
June 10, 2025	25-0440	Venture Chocolate & Wine - Statement of Conformity	Zoning	Statement of Conformity	595--/605 W KING ST	Approved	Amy Snider
July 18, 2025	25-0551	ToB Fire Station 1 - Roof Repair	Zoning	Statement of Conformity	721-/729 W KING ST	Approved	Amy Snider

5 Permits