

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0068

Property Information			
Address	134 W Center Street		
Tax Map, Group, Parcel	046I E 020.00		
Civil District	11 th		
Overlay District			
Land Use Plan Designation	Retail/Commercial		
Acres	+/- 0.13		
Existing Use	Retail/Commercial	Existing Zoning	B-2
Proposed Use	No Change	Proposed Zoning	No change
Owner Information			
Name: HREH LLC Address: P.O. Box 3066 City: Johnson City State: TN Zip Code: 37604 Email: Phone Number: Representative:		Historic Commission to give a positive recommendation for this property to be considered by The State of Tennessee National Registry.	
Points for Consideration			
<p>Request: Historic Commission to give a positive recommendation for this property to be considered by The State of Tennessee National Registry.</p> <p>When considering this request: Earles Drug Store is a three-story modern commercial building constructed in 1956, situated at the prominent corner of West Center Street and Shelby Street in downtown Kingsport. Featuring a flat roof and two primary facades, the building became home to Earles Drug Store in 1960. Upon its opening, the drugstore introduced a groundbreaking innovation—Kingsport’s first-ever prescription drive-thru window.</p> <p>The first floor housed the drugstore, a cafeteria, and a charming luncheonette, making it a convenient gathering place for locals. The second and third floors provided office spaces, establishing the building as a vital hub for business and community life. Spanning 15,900 square feet, the building now offers a mix of apartments and commercial spaces, continuing its legacy as a cornerstone of downtown Kingsport.</p> <p>Staff recommends: sending a positive recommendation to the Board of Mayor and Alderman to sign for the property to be considered.</p>			
Planning Technician:	Lori Pyatte	Date:	03/18/2024
Historic Zoning Commission Action		Meeting Date:	04/14/2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0068

Aerial View:



Google Earth View:



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0068

Site Visit Photos:



Prepared by Kingsport Planning Department for the
Kingsport Historic Zoning Commission Meeting on April 14th, 2025

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0068



Prepared by Kingsport Planning Department for the
Kingsport Historic Zoning Commission Meeting on April 14th, 2025

Keep Kingsport Beautiful – Beautification Award Selection Form

PURPOSE: Recognize properties which set positive examples for beautification and cleanliness. (Is it: litter-free, well maintained, well-groomed, good example in neighborhood?)

Name of Judge: Jessica McMurray **Territory:** _____

Nominated for month of: June 2024

Property Address: 134 W. Center Street **Zip:** 37660

Property Phone No.: 423-533-8331 **Property Type:** Residence: _____ Church: _____ Business: ☒

Homeowner – Name to go on Certificate: HREH Properties

(Please check to see if should be listed as Mr. & Mrs. or first names, etc.)

Contact name for business or church: Jennifer Hyder

Directions to property: (give complete directions to property) _____

Landscape Description and Comments:

(To assist photographer with write up, please describe landscape features, name plants, trees, flowers whenever possible. Select 3-4 points to highlight in brief “bullet” form.)

Former Earles Drug Store

Originally constructed in 1941, this landmark building has witnessed the evolution of the cityscape over decades. From its early days as a thriving hub of commerce to periods of neglect and decay, its walls echo with the stories of generations past. However, in recent years, a concerted effort has been made to reclaim its former glory.

While honoring its storied past, the revitalized building now offers a blend of old-world charm and contemporary convenience. The interior spaces have been transformed into vibrant hubs of activity, housing a diverse array of businesses. The building's facades, once weathered and worn, now gleam with fresh coats of paint, inviting pedestrians to explore its corridors.

In an age of rapid urbanization and change, the revitalized building stands as a beacon of hope and renewal. Through careful preservation and thoughtful design, it serves as a reminder of the enduring value of our built heritage. As it continues to evolve with the times, this downtown gem remains a timeless symbol of the city's past, present, and future.



Archives of the City of Kingsport

Modern Drug Store, Medical Offices Housed In New Building Here

Earles' Drug Plans Formal Opening Tuesday

Formal opening of Earles' new drug store, which will house a new medical office building, is planned for Tuesday.

The new store, which is located at the corner of Third and Main streets, is the largest drug store in the city. It will house a new medical office building, which will be completed in the near future.

The new store is located at the corner of Third and Main streets. It will house a new medical office building, which will be completed in the near future.



Interior of Earles' Attractive Drug Store

Well-lighted and modern in its interior, the new Earles' drug store on Third and Main streets, is the largest drug store in the city. It will house a new medical office building, which will be completed in the near future.

Threat To Post Delinquent Accounts On Big Billboard Speeds Up Payments

Delinquent accounts on a big billboard in the city have been threatened with a public display, which has resulted in a large number of payments being made.

The billboard, which is located on the corner of Third and Main streets, has been threatened with a public display, which has resulted in a large number of payments being made.

Yoo-Hoo Troops Loaded By Lear

The Yoo-Hoo troops, which are being loaded by Lear, are being loaded by Lear, which is a large number of payments being made.

Experienced Druggists Fill Prescriptions

Experienced druggists are filling prescriptions at the new Earles' drug store, which is located at the corner of Third and Main streets.

The new store is located at the corner of Third and Main streets. It will house a new medical office building, which will be completed in the near future.

The new store is located at the corner of Third and Main streets. It will house a new medical office building, which will be completed in the near future.



Food Manager

The Food Manager, who is located at the corner of Third and Main streets, is a large number of payments being made.

Postoffice To Add New Route To Serve In County

The Postoffice, which is located at the corner of Third and Main streets, is a large number of payments being made.

The new store is located at the corner of Third and Main streets. It will house a new medical office building, which will be completed in the near future.

The new store is located at the corner of Third and Main streets. It will house a new medical office building, which will be completed in the near future.

CONGRATULATIONS,

Drs. G. W. Earles and J. A. Flora

UPON YOUR NEW AND BEAUTIFUL MEDICAL BUILDING!

As Your

GENERAL CONTRACTOR

We Know That You Spared No Expense Or Effort To Give Kingsport One Of Its Finest And Most Beautiful Buildings!



Armstrong Construction Co.

GENERAL CONTRACTORS

151 Shelby St.

Phone 929

OH BOY!
Good — You Bet!

Because it's made with PET!
You'll find this delicious giant milkshake at the fountain of the

NEW EARLES' DRUG STORE

Who Are To Be CONGRATULATED

(upon the completion of their modern new building!)

EARLES' DRUG STORE Also Serves



And there are just two more things you can do at the fountain of the new Earles' Drug Store. You can get a PET ice cream cone, or you can get a PET ice cream shake.



Your Favorite Fresh Fruit Flavors In

PET ICE CREAM



Made from pure, fresh cream, fresh fruit, sugar, etc., and mixed in a creamy smoothness with the Cream "Milk" in your mouth. — Leaving a lingering flavor of its rich goodness. You can always be sure that it's GOOD — if you eat the PET ICE CREAM!

Don't be mistaken! That when you give your children a luscious glass of PET ICE CREAM you're not only giving them a grand treat, but you're giving them health — in one of Nature's best foods!

WHEREVER GOOD ICE CREAM IS SOLD!

PET Dairy Products COMPANY
"Ext. Flavors of Dairy Foods For Radiant Health"
City Street Phone 1114



Pyatte, Lori

From: Rebecca Schmitt <Rebecca.Schmitt@tn.gov>
Sent: Monday, March 17, 2025 11:13 AM
To: Montgomery, Paul
Cc: Pyatte, Lori; Ethan Holden; Lane Tillner
Subject: EXTERNAL: Draft National Register of Historic Places Nomination for Earles Drug Store
Attachments: SRB-TN_Sullivan County_Earles Drug Store.pdf; CLG NR Review Form-Mayor.pdf

CAUTION: This email originated from outside of the city. DO NOT click links or open attachments unless you recognize and/or trust the sender. Contact the IT Dept with any questions or concerns.

Good morning Mayor Montgomery,

I am pleased to provide a draft National Register of Historic Places nomination for Earles Drug Store. The property is located within the jurisdiction of the Kingsport Certified Local Government. The Certified Local Government Program requires that the historic zoning commission and the chief local elected official review all National Register nominations within the city before they are presented to the State Review Board. The nomination is scheduled to be presented at the May 16, 2025 State Review Board meeting.

A copy of the draft has also been sent to Lori Pyatte in the Planning Department. Lori is the city contact for the Certified Local Government Program.

Please complete the enclosed form and return it to me by May 16, 2025.

If you have any questions regarding the Certified Local Government program or the National Register, please do not hesitate to contact me.

Best,
Rebecca



Rebecca Schmitt, Ph.D. | Coordinator, National Register of Historic Places Program
State Historic Preservation Office
Tennessee Historical Commission
2941 Lebanon Pike
Nashville, TN 37214
p. 615-770-1086
Rebecca.Schmitt@tn.gov
<https://www.tn.gov/historicalcommission.html>

CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER REVIEW

CLG: Kingsport

PROPERTY: Earles Drug Store

ADDRESS: 134 W Center Street

CHIEF ELECTED OFFICIAL EVALUATION

NAME OF COMMISSION:

DATE OF MEETING:

HOW WAS THE PUBLIC NOTIFIED OF THE MEETING?

☐

ELIGIBLE FOR THE NATIONAL REGISTER

☐

NOT ELIGIBLE FOR THE NATIONAL REGISTER

REASONS FOR ELIGIBILITY OR NON-ELIGIBILITY:

SIGNATURE:

TITLE:

DATE:

THC STAFF EVALUATION

☒

ELIGIBLE FOR THE NATIONAL REGISTER

☐

NOT ELIGIBLE FOR THE NATIONAL REGISTER

REASONS FOR ELIGIBILITY OR NON-ELIGIBILITY:

Earles Drug Store is locally significant under Criterion A in the area of Commerce for its contribution to the commercial development of Kingsport. Built in 1960, the Earles Drug Store became known for its innovative business model, which provided a one-stop shop for patrons who utilized the services of medical professionals on the upper levels and picked up their prescriptions or stopped for lunch on the first level. Earles Drug Store featured Kingsport's first drive through window, which allowed them to innovatively serve motorists at a time when changing transportation patterns was contributing to changing business patterns. The business's owner, Janie Earles, was an active voice in local and state politics, including serving on national committees recommending policy improvements for elderly Americans. Within Kingsport, she served on the board of the local hospital and provided job opportunities for local women in her store. The Period of Significance begins in 1960 with the building's construction and ends in 1976 when Earles Drug Store moved to a new location.

SIGNATURE:



TITLE: Historic Preservation & National Register Specialist

DATE: March 17, 2025

PLEASE COMPLETE THIS FORM AND RETURN BEFORE: May 16, 2025

RETURN FORM TO:

REBECCA SCHMITT
TENNESSEE HISTORICAL COMMISSION
2941 LEBANON PIKE
NASHVILLE, TENNESSEE 37214
REBECCA.SCHMITT@TN.GOV

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name Earles Drug Store
Other names/site number Professional Medical Building
Name of related multiple property listing N/A
(Remove "N/A" if property is part of a multiple property listing and add name)

2. Location

Street & Number: 134 West Center Street
City or town: Kingsport State: TN County: Sullivan
Not For Publication: ☐ N/A Vicinity: ☐ N/A Zip: 37660

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☐ local

Applicable National Register Criteria: ☐ A ☐ B ☐ C ☐ D

Signature of certifying official/Title:

Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of Commenting Official:

Date

Title:

State or Federal agency/bureau or Tribal Government

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Number of contributing resources previously listed in the National Register 0

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade: Specialty Store

Commerce/Trade: Business

Current Functions

(Enter categories from instructions)

Commerce/Trade: Specialty Store

Commerce/Trade: Business

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Brick; Metal: Aluminum; Stucco; Synthetics: Rubber

Narrative Description

Earles Drug Store is a 1956 Modern commercial building with three full floors and a partial mezzanine level between the first and second floor. Located at the corner of West Center and Shelby Streets in downtown Kingsport, Tennessee, the flat-roofed building has two primary facades whose upper levels are defined by curtain walls of anodized aluminum framed windows and panels, as well as corner expanses of red brick veneer. A curved cantilevered canopy shelters the first level storefronts and retail spaces on the southwest façade. An entrance on the northwest façade provides access to a stairwell to the upper-level offices, as it did historically. The rear northeast elevation is entirely covered by a brick veneer and features a drive thru lane with the first level and mezzanine windows recessed below the second and third levels. The property retains integrity to convey its historical significance.

Site and Setting

Earles Drug Stores covers almost the entirety of its urban lot. The building's concrete foundation is not visible from the street, nor is its flat rubber membrane roof. The property sits at the corner of two streets, West Center and Shelby in downtown Kingsport. West Center Street is a four-lane street that also functions as State Highway 36. It is a major connection between major transportation routes, residential areas, and the downtown district. Shelby Street serves as a side street connecting to the Church Circle Historic District (NR

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

Listed 4/11/1973) to the northeast. Directly to the rear of the building on the North end is a parking lot. Adjacent to the Drug Store's east elevation is a multistoried building, that is currently vacant.

Southwest Façade

The southwest façade is defined primarily by its upper levels, consisting of curtain walls with a regularly spaced grid of anodized aluminum-framing members infilled with alternating horizontal bands of opaque panels and single-light windows. Two continuous louvered architectural awnings occurring directly above the bands of windows are mounted to the aluminum grid at the same horizontal rhythm as that of the grid's vertical members and are constructed of matching anodized aluminum. Brick veneer walls extend slightly from the northwest façade and southeast elevation to match the extension of the awnings.

Between the first level and mezzanine level, a flat-roof curved cantilevered canopy extends across the entirety of the southwest and northwest façades. Historic photos of the building taken shortly after construction show that the cantilevered canopy was originally constructed to feature backlit signage panels in a frame finished and segmented in proportions complimentary to those of the surviving aluminum curtain grid above. The historic photos also show the entire area of southwest façade below the canopy was originally composed of a glazed storefront wall, which has since been replaced with a framed infill wall of largely finished in painted stucco punctured by smaller storefronts corresponding to the separate commercial tenant spaces that now occupy what was originally one large drug store on the ground floor. Similar to the upper levels, stucco covered walls extend from the side elevations, resulting in the storefront area appearing to be recessed. A narrow strip of terrazzo flooring in the sidewalk in front of the building marks where the original storefronts stood, indicating that the current storefronts are recessed further than originally designed.

Northwest Façade

The northwest façade has a similar appearance to the southwest. The upper levels are primarily defined by the aluminum grid of panels and windows with louvered awnings. The main point of difference from the other façade is that the grid is bookended at the north and south ends by sections of running bond red brick veneer.

The stuccoed cantilevered canopy extends across the majority of the northwest façade. Historic photos show the first level was always a wall finished in paint and/or stucco, similar to its current finish. There were originally four square single-light display windows centered vertically in the space below the canopy and spread out horizontally at regularly spaced intervals, which no longer remain. At the north end of the first level are two large display windows and a recessed single-leaf metal and glass entrance door with single-light sidelight and transom.

Northeast Elevation

The northeast elevation is clad entirely in red running bond brick. The first level and mezzanine are recessed while the second and third levels are supported by two columns, also covered in a red brick veneer with metal plates at ground level. A concrete drive thru lane with replacement single-light service window is located along the first level, below the second level. Adjacent is a metal three-light single-leaf service entrance door as well as electrical panels and HVAC equipment.

This is the only elevation in which the mezzanine level is clearly visible through a series of four irregularly spaced single-light windows and two narrow three-light metal windows, one of which has been covered. The

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

second and third levels have three regularly spaced single-light windows. Narrow metal louvered vents are located above each window on the third level.

Southeast Elevation

The southeast elevation is almost entirely obscured by an adjacent multistory commercial building. The top of the second level is visible and is clad entirely in red brick veneer.

Interior

First Floor

The south end of the first floor's interior is currently divided into two separate tenant spaces. A law office has occupied the west side since the drug store relocated. A retail tenant space makes up the other half, which has seen multiple occupants move in and out over the intervening years.

Throughout the law office suite, wood-framed interior partitions finished in painted gypsum wallboard and trimmed out with painted wood base, chair rail, and door frame moldings break the space up into distinct offices, copy/storage, and restrooms. There are no windows into any portion of the law office, though some light filters into the reception/waiting area from W. Center Street through fully glazed storefront doors on each side of the entrance vestibule. An original terrazzo floor in excellent condition remains exposed throughout the ground floor of the law office. A painted gypsum ceiling resides over the vestibule and waiting/reception areas. Suspended grid acoustical tile ceilings hang below mechanicals over all other spaces.

From the law office's reception/waiting area, a double-loaded corridor stretches back toward a mostly unrenovated storage/utility space in the rear of the building. There, evidence remains of an interior pharmacy service counter in the same rear area of the building from which the pharmacy's drive-through window once operated. A pharmacy work area that was elevated one step above the public drug store floor appears to have been separated from the public by the (now absent) service counter. The ghost of a counter can be sensed where the step up in floor elevation follows a path similar to that of a corresponding bulkhead above, which was also demolished at some point, though a trace remains of where the bulkhead once was. A remnant of a stair that once led up to the pharmacy office on a mezzanine level remains, though the opening in the mezzanine floor was filled in at some point since the drug store moved out and the stair does not currently provide communication between lower and mezzanine levels.

The eastern half of the ground level is occupied by a retail tenant space, which is currently divided up into smaller spaces via wood-framed interior partitions finished in painted gypsum wallboard. The sales floor adjacent to Center Street enjoys a visual connection to the pedestrian and streetscape outside through a wall-to-wall storefront of about 8 feet in height. This is a newer storefront, not insignificant in size but nowhere near as tall or as wide as the original. Except for where this newer storefront incorporates an entrance door, the majority of its black anodized frame sits atop a low wall that elevates the storefront about 16" above the sidewalk outside. An elevated display area several feet deep and of matching height sits directly behind the low wall inside. The surfaces of the display area are covered in a low pile carpet that matches carpeting installed over the original terrazzo floor throughout this entire tenant space. What little of the original terrazzo remains visible here suggests that on this half of the ground level, the floor has not been as meticulously maintained as it has been in the law office. A suspended grid acoustical tile ceiling hangs below mechanical ductwork at about ten feet above the finished floor. This suspended ceiling is considerably lower

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

than the height of the second-floor structure above, which is high enough to permit the previously mentioned full height mezzanine level once associated with the drug store pharmacy office further back toward the rear of the building. Two small dressing rooms and a single occupancy restroom separate the sales floor from a storeroom in the rear below the mezzanine. The mezzanine cannot be accessed from inside this retail tenant space.

Mezzanine

The building's original mezzanine level still remains over what was once the ground floor pharmacy area, though this mezzanine is now only accessible through the stair toward the rear of the building on the Shelby Street side. An abandoned attempt to renovate this space into an apartment in recent years has left its integrity compromised to the point that there's no sense left of what the original pharmacy office may have looked like, save for where four windows remain looking out over the old drive-thru onto the parking lot behind the building. Anodized bronze window frames indicate the windows themselves are not original, since all of the building's other remaining original window frames suggest a clear anodized finish was universally employed. The space is broken up into rooms divided by wood framed interior partitions faced with partially finished drywall. The rooms that were started remain unpainted and without wall base or trim. A concrete floor has been stripped of any historically significant floor finish before being halfway covered in ceramic tile. No finished ceilings are present and the steel bar joists and beams that support the original concrete second story floor above are presently exposed to view, though it is clear that these were never intended to be a visible feature of the building's interior.

A mezzanine level to the law office, adjacent but unconnected to the old pharmacy office mezzanine toward the rear of the building, was added in the late 1970s when all the rest of the law office's interior partitions were added. This newer mezzanine is accessed via a wood framed stair covered in low pile carpet at the rear of the law office's ground floor corridor. Offices on the law firm's mezzanine level also occur on either side and at the end of a double-loaded corridor. A mechanical/electrical room serving both ground floor tenants, including the law office mezzanine itself is accessed via this upper corridor. Spaces on this mezzanine are separated from one another with partitions matching the construction and finish of those encountered below. The floor of the law office mezzanine is finished with a low pile carpet over a plywood subfloor supported by wood joists that are carried by the ground level's interior partition walls. Ceilings over all law office mezzanine spaces are constructed of suspended grids of acoustical tile hung below the original steel bar joists and beams that support the concrete second story floor above.

Second and Third Floor

Upper floors of the building are accessed exclusively via a stairway toward the rear of the building that provides direct access from Shelby Street and also serves as a rear lobby with an elevator that opens directly into the stair enclosure on the lower and mezzanine levels. The elevator travels to the second and third floors but opens into a corridor on those levels. The enclosure around this vertical circulation hub features solid walls of painted brick and plaster and/or drywall on three sides. An exposed portion of exterior curtain wall immediately adjacent to the stair on the Shelby Street side provides the fourth wall of the stair enclosure. The curtain wall is fully glazed on the ground level and is comprised of alternating horizontal bands of opaque and glazed infill panels above the ground floor. This places a large amount of glazing immediately adjacent to the stair, making the stair is a visible feature from outside while also providing expansive views to the exterior and access to natural light from within. Treads and landings are all formed by precast geometric volumes of concrete with an exposed terrazzo finish, which is in excellent condition. Each terrazzo stair tread is a triangular wedge in section and is supported in concealed fashion by a pair of rectangular painted

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

steel stringers left open to view from below. Open risers, stringers inset from the edges of treads and landings on either side, and a narrow gap at each adjacent wall give every walking surface an individual character as each part of the stair seems to float in space to some degree. Two circular parallel sections of clear anodized aluminum at either side of each stair run perform double duty as both guard and handrail and are supported by similar circular sections of aluminum with tapered ends that are fascia-mounted onto the support stringers below.

The second and third floors are almost identical to one another in layout and are accessed from below via either the elevator, which opens directly into the corridor on each level, or the stairway toward the rear of the building on the Shelby Street side, which is separated from the corridor on each level by a framed wall finished in painted drywall. A painted wood door with a closer but no latch and wire glass in three horizontal panels occupying the upper half of the door connects the stairwell to each upper floor corridor opposite the elevator doors. The second and third floors are each laid out with seven office suites of various sizes and support spaces on either side of a central double-loaded corridor leading to a second enclosed stairway at the southeast corner of the building. This second stair is a concrete and metal pan stair enclosed by four inch CMU walls finished in painted plaster. Finished concrete treads and landings remain exposed and show no signs of ever having been covered with any other floor finish. Exposed textured metal nosings and a simple round wall-mounted wood handrail reinforce the notion that this has always been treated as a service stair with no frills and only a utilitarian level of finish. It connects the second and third floors to one another but does not extend down to the ground floor. Nothing about the stair's construction or second floor slab upon which it sits suggests that this stair may have even extended further down to provide communication with the ground level at this corner of the building. A short run of stairs extends further upwards beyond the third-floor landing at the top to an exterior exit door that discharges onto the roof of an adjacent property.

The second and third floors are constructed of reinforced poured concrete. Floors in the corridors are covered in vinyl composition tile. Floors in tenant suites are variously finished in similar tile, low pile carpet, or wood-look vinyl plank in some more recently renovated spaces. Corridor walls are finished in painted drywall on the corridor side and feature large horizontal bands of fixed frosted/textured pattern glass offering diffused views into tenant suites. These corridor windows are composed of wood frames with painted wood trim at both sides of all heads, jambs, and sills that divide the bands of glazing into individual panes of a regular vertical dimension and fairly consistent horizontal size that maintain a generally square proportion at each individual windowpane. Single-leaf doors into tenant suites are incorporated into the rhythm of framed glazing and most of these tenant entrance doors feature matching frosted/textured pattern glazing in their upper halves such that the glass panels in the doors are in line with the windows to which they are adjacent. Many of the glazed panels on tenant doors feature painted or applied vinyl lettering to indicate tenants' business names and/or suite numbers.

All interior walls around individual tenant suites on either side of the upper-level corridors are defined by wood framed partitions. Individual tenant spaces are further subdivided by wood-framed walls into spaces serving various office functions. Three suites on the second floor have their own small single-occupant restrooms, but each upper level is provided with separate double-occupant men's and women's restrooms accessed from the corridor. Each floor also has a janitor's closet grouped with the restrooms that are situated next to the Shelby Street stairwell. On the opposite side of the corridor on each level is a mechanical/electrical room. The interior wall surfaces of office suites are variously finished in wood paneling and painted drywall.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

Some walls feature an inconsistent variety of painted wood moldings around doors as well as at the top and base of walls. Other spaces have vinyl cove wall bases and/or lower profile functional trims to match wood paneling on the walls. All feature a consistent treatment of painted wood trim around the openings facing the corridor.

Three of the four office suites on each upper level are situated adjacent to the curtain walls of the Shelby Street and Center Street facades. As in the case of the rear stair where it is situated next to a curtain wall, these suites all enjoy access to copious amounts of natural light and generous views through the glazed infill panels of the curtain walls. Unlike in the stairwell, however, portions of unglazed curtain wall coinciding with the lower half of exterior walls on the second and third floors are obscured on the interior by furred out finished walls below the glazed panels. Another two of the seven office suites on each upper level feature large square fixed windows in anodized bronze aluminum frames windows looking out onto the parking lot behind the building. The remaining two office suites on each floor are not adjacent to exterior walls so they have no windows to the outside. Ceilings throughout the upper levels are variously finished with either painted gypsum/plaster or painted mineral fiber surface-mount ceiling tile.

Integrity

The Earles Drug Store building located at 134 West Center Street remains where it has always been. The building retains its overall integrity, even as it has endured changes to its occupancy and some features. Exterior modifications have been limited to the street level below the cantilevered canopy that wraps around the building's two principal facades (fronting Center and Shelby Streets). The canopy itself has been retained in its original overall size and streamlined shape, though having been covered with stucco, it no longer maintains the character of a framework for backlit signage. The defining curtain wall and louvered architectural awning features of the building's two principal facades, which were critical to establishing its bona fides as a prominent statement of Mid-Century Modern ideals in downtown Kingsport, remain intact above the canopy in all locations as well as below the canopy in front of the Shelby Street entrance stair closer to the rear of the building. These essential elements of Earles Drug Store's modern design remain unaltered since the building's original construction.

As a mid-century modern retail space designed with clean lines and an open floor plan, the preserved terrazzo floor on the ground level accounts for a significant portion of the material palette that helped the original Earles Drug Store building stand out in the community. Historical photos show the interior of the store was finished with a sleek and simple character composed of open space surrounded by smooth unembellished surfaces. While the current carved up state of the interior ground level space makes it difficult to appreciate, most of what defined the original store's modern character is still present. The upper levels, which historically housed offices for professionals, retains the corridor configuration with windows, as well as the stairwell. Given all of these features, Earles Drug Store clearly conveys its association with historical development of commerce in Kingsport and retains integrity of feeling.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

N/A

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Commerce

Period of Significance

1960-1976

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dryden, Allen N.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

Statement of Significance Summary Paragraph

Earles Drug Store is locally significant under Criterion A in the area of Commerce for its contribution to the commercial development of Kingsport. Built in 1960, the Earles Drug Store became known for its innovative business model, which provided a one-stop shop for patrons who utilized the services of medical professionals on the upper levels and picked up their prescriptions or stopped for lunch on the first level. Earles Drug Store featured Kingsport's first drive through window, which allowed them to innovatively serve motorists at a time when changing transportation patterns was contributing to changing business patterns. The business's owner, Janie Earles, was an active voice in local and state politics, including serving on national committees recommending policy improvements for elderly Americans. Within Kingsport, she served on the board of the local hospital and provided job opportunities for local women in her store. The Period of Significance begins in 1960 with the building's construction and ends in 1976 when Earles Drug Store moved to a new location.

Narrative Statement of Significance

Early Contextual History of Kingsport

The modern city of Kingsport, Tennessee originated as a planned community following the 1908 construction of the Carolina, Clinchfield, and Ohio Railroad. In the earlier years, local communities relied on commerce generated by their location on the Great Road between Nashville and Washington, DC, as well as their position as the farthest upstream point on the Holston River from which flatboats could be launched. For its role in local river commerce, an area just west of modern Kingsport, was commonly called Boatyard (NR Listed 12/12/1973). As flatboats and long-distance road transportation were replaced by steamboats and railroads, the area became isolated. The Holston River was not navigable for steamboats, and the railroad built through eastern Tennessee in 1859 was routed well south of the town. Following the Civil War, Kingsport went into steady decline.¹

In 1908, the decline was reversed when George L. Carter, owner of the Carolina, Clinchfield, and Ohio Railroad (CC&O), had tracks constructed to connect Kingsport with Virginia's coal deposits. This new rail access empowered Kingsport to become an industrial center and rapid growth took place between 1910 and 1915. Taking advantage of this growth, John B. Dennis and J. Fred Johnson established the Kingsport Improvement Company in 1915. Their actions resulted in "the first thoroughly diversified, professionally planned, and privately financed city in twentieth-century America."²

Dennis and Johnson selected Dr. John Nolen of Cambridge, Massachusetts to plan the physical city. The Bureau of Municipal Research of the Rockefeller Foundation was chosen to help draw up a Charter. The Nolen Plan, as shown in Figure 1, included a main thoroughfare, Broad Street, with spurs that led to the residential areas. Broad Street ended at Church Circle (NR Listed 4/11/1973), where a series of concentric rings radiated out to the north. Although dozens of neighborhoods and section designs as well as street

¹ Stothart, Gray. "Clinchfield Railroad Station." In *SAH Archipedia*, edited by Gabrielle Esperdy and Karen Kingsley. Charlottesville: University of Virginia Press, 2012---. <http://sah-archipedia.org/buildings/TN-01-163-0017> (accessed June 5, 2020); Muriel C. Spoden, "Boatyard Historic District," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1973).

² Margaret Ripley Wolfe. *Kingsport, Tennessee: A Planned American City*. Lexington, KY: University of Kentucky, 1987. 1

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

layouts were drawn in Cambridge, the 1919 General Map of Kingsport, Tennessee, identified as Plan No. 75, is the cumulative expression of the physical ideas generated in Nolen's office.³



Figure 1. General map of Kingsport, Tennessee, John Nolen, 1919. Archives of the City of Kingsport, Kingsport, TN.

The plan, although not completely utilized, set the blueprint for commercial, education, and housing design. The layout of the commercial district and planned neighborhoods closely followed the original plan. Site choices for a bank and a post office, for example, were among those not adhered to by the locals, and two

³ Wolfe, *Kingsport, Tennessee: A Planned American City*, 68.

Earles Drug Store

Name of Property

Sullivan County, Tennessee

County and State

blocks for a park bordering the intersection of Broad, Center and New streets were not retained.⁴ One of these lots later became the site for the Earles Drug Store.⁵

Industrialization was key for Kingsport's growth, and key to that was the development of Kingsport Hosiery Mill (NR Listed 11/16/2020), Corning Glass Company, and Kingsport Press. All were major employers and contributed to the city becoming known as a center of industry. Perhaps the most important of these industrial employers was the Tennessee Eastman Company, whose plants were located south of the city center and on both sides of the Holston River, including extensive plants on the Long Island of the Holston (NHL 8/9/1960; NR 10/15/1966), an island that was sacred to the Cherokee people. During World War II, the Eastman Company constructed and operated the Holston Ordnance Works (now known as Holston Defense and Holston Army Ammunition Plant), which became one of the world's largest explosives manufacturers. In the postwar era, Eastman continued to manufacture a wide variety of products including plastics, textile fibers, and adhesives. By 2000, the company was the fifth largest private employer in Tennessee.⁶

With the addition of these employment opportunities came the need for housing and service-oriented businesses. Connecting the industrial section of the town to the commercial section enabled the city to grow intentionally, which was enabled by the further development of the city's street grid and infrastructure, including Center Street. By the mid-1920s, Center Street was completed only one block to the west and two blocks to the east. Center Street, from both the point of view of its location and its construction, is one of the most important streets in the business section. According to a 1926 *Kingsport Times* newspaper announcement for a new bank at the corner of Broad and Center Street:

As its name implies, [Center Street] is almost in the heart of the city, and it enters into the Lee Highway which will in the years to come turn floods of tourists into the city. That this street is destined to become a great business street goes unquestioned. Nor is there any question as to the importance of upper Broad Street—that is, Broad Street from Market to the Circle. The erection of the new First National Bank building marked the first milestone in the development of this part of Kingsport.⁷

An extension to West Center Street was not completed until early 1940s. And although the street was constructed, no growth occurred until the late 1950s when the United States Post Office site was chosen. By the late 1950s, the young city had an incorporated population of 24,540 people (1958), and urban area population of 71,345 (1959). The city had forty employers, with 28,000 people at work.⁸

⁴ Wolfe, *Kingsport, Tennessee: A Planned American City*, 47.

⁵ Wolfe, *Kingsport, Tennessee: A Planned American City*, 48.

⁶ Martha Avaleen Egan, "Tennessee Eastman Company/Eastman Chemical Company," Tennessee Encyclopedia, March 1, 2018, <https://tennesseeencyclopedia.net/entries/tennessee-eastman-companyeastman-chemical-company/> (accessed March 16, 2025).

⁷ "Retail Sections Constantly Keeping Pace with Advances Made in Other Parts of City," *Kingsport Times*. Kingsport, Tennessee. 28 February 1926, 17.

⁸ Elery A Lay, *An Industrial and Commercial History of the Tri-Cities in Tennessee-Virginia* (Lay Publications, 1982), 98.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

Early Healthcare in Kingsport

The quick expansion of manufacturing and related economic opportunities allowed for specialized industries and service-oriented businesses to develop. Important among them were those dedicated to healthcare, including drug stores. Kingsport Drug was the first drug store in the community. It was established in 1910 and opened in a new building at the corner of Main and Broad Street in 1915.⁹

Other Drug Stores followed including the Clinchfield Drug Store in 1917 on Main Street and Freels Drug Store in 1935 at the corner of Broad and Center Streets.¹⁰ That same year, a ‘modern’ hospital, Holston Valley opened with sixty beds. Located seven blocks from downtown, the hospital was boasted to have the most modern equipment and ample space for treating specialized needs, such as maternity wards and isolation wards.¹¹

Dr. George W. Earles and Dr. J.A. Flora opened Earles Drug Store in 1941. The drugstore was successful in its first location at 120 East Center Street and featured soda and luncheonette services on the first floor and a medical office on the second floor. George W. Earles was affiliated with the Kingsport and Holston Drug Companies. Earles was assisted by Dr. R.C. Badgett, a licensed pharmacist. When Earles died in 1953, his widow Janie Earles, along with sons George and Howard, continued to run the business.¹²

New Location for Earles Drug

As the population grew in the early 1950s, there was an increased need for more healthcare services in the thriving city. Business was busy at Earles, and the drug store had outgrown the original building. Janie Earles, being a progressive-thinking woman according to her grandson Mike Earles, chose to have a large, modern building constructed that would expand her and her sons drug store, but also provide leasable space to the doctors and dentists needing office space.¹³

Earles hired well respected local architect Allen N. Dryden, Sr. to design the building. In many ways, Dryden is as synonymous with the early development of Kingsport as J. Fred Johnson and John Nolen. A native of Chicago, Dryden studied at the Art Institute of Chicago and the Illinois Institute of Technology. In 1919, he came to Kingsport to operate a branch office for Johnson City architect Donald Beeson. After observing Dryden’s style and methods, Johnson urged him to make a commitment to the town. Dryden soon occupied office space in the Kingsport Improvement Corporation building and began a successful career as the town’s principal architect.¹⁴

Dryden opened his architectural firm in Kingsport in 1921, believed to be the first professional architectural firm in the city. Dryden served as long term Secretary of the Kingsport Planning commission since its creation in 1941. Among his noteworthy projects was the restoration of Rocky Mount (NR Listed 2/26/1970)

⁹ “Kingsport Drug Established in Kingsport in 1910,” *Kingsport Times*, 31 May 1925.

¹⁰ “Freels Formally Opens Tuesday,” *Kingsport Times*, 21 April 1935.

¹¹ *Kingsport Times*, 9 August 1935.

¹² “Earles Drug Store.” *Archives of the City of Kingsport*. 27 December 2011

<https://kingsportarchives.wordpress.com/2011/12/27/earles-drug-store/>

¹³ Earles, Mike. Interview with Dianna Cantler, February 12, 2023. Over the phone.

¹⁴ Wolfe. *Kingsport, Tennessee: A Planned American City*, 98; Joseph L. Herndon, “Architects in Tennessee until 1930: A Dictionary,” Thesis, Columbia University, 1975, 63.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

and the building of the Rocky Mount Museum, near Piney Flats. He also designed Allandale, the home of Harvey C. Brooks, which was later donated to the city. Some of his major architectural projects include the Kingsport Civic Auditorium, Kingsport Municipal Building, J. Fred Johnson Stadium, Kingsport Post Office, Broad Street Methodist Church, Mason & Dixon home office, and the National Bank of Sullivan County.¹⁵

Dryden's designs were typically in the Colonial Revival or Neoclassical Revival styles, but he expanded his design style when he designed the Kingsport Post Office, Dobyns-Bennett High School and Van Huss Dome, and the Earles Drug Store building, which were more modern in design.¹⁶ Dryden's design for Earles featured a modern building with Terrazzo tile floors, open front windows and porcelain enameled panels, all of which stood out in the more traditional look of buildings in the Kingsport commercial area.

The drug store's new location on West Center Street gave Earles the opportunity to expand into a newly created thoroughfare leading from the main business corridor and was the first of much development to occur along that street. The post office opened in early 1959, with the Earles Drug Store as the first commercial business next in April of 1960. This development along West Center Street was followed by a car service station, Kingsport City Hall, and several banks and retail-oriented buildings.

In 1959, multiple articles in the *Kingsport Times News* proclaimed the growth occurring in Kingsport. An article in April highlighted multiple building projects in the city, including more than a million dollars in business buildings being constructed. Besides a new post office, bank and department store, the article also highlighted Earles Drug Store, stating, "Mrs. Janie Earles, owner of Earles' Drug Store, is building a \$200,000 store at Center and Shelby Streets. The three-story building, 50 by 109 feet, is planned for a drug store."¹⁷ Later in August, the *Kingsport Times News* announced, "Building is Booming In Kingsport." Among the four commercial and public buildings highlighted was the new Earles Drug Store (see Figure 2).



Figure 2. *Business is Booming in Kingsport. Kingsport Times. 2 August 1959. Page 9.*

¹⁵ "Death Claims Pioneer Kingsport Architect" *Kingsport Times*. Kingsport, Tennessee. 27 July 1970. (1,7).

¹⁶ Wolfe. *Kingsport, Tennessee: A Planned American City*. 188.

¹⁷ Rowland, Paula. "Construction Within City Now Exceeds Million Mark," *Kingsport Times*. 28 April 1959.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

The opening of the new location received much notice by the *Kingsport Press* on April 28, 1960. The headline was, "Earles Drug Opens In New Location On Center Street." The article reminded readers that the long-time drug store was in a new building, included the founder's history, and gave details about the food department and the drug and sundries area. Highlighted in the article was the feature of a drive-thru window allowing motorists to purchase both prescriptions and other drug items in a complete and convenient manner. The article also reported that the second and third floors were designed with sixteen offices, with the second floor designated for doctors and dentists.¹⁸



Figure 3. Photograph of Earles Drug Store, 1962, 6415-12-62, Thomas McNeer, Jr. Collection, Archives of the City of Kingsport, Kingsport TN.

¹⁸"Earles Drug Opens In New Location On Center Street" *Kingsport Times News*. 28 April 1960. Page 6.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

Part of the success of Earle's Drug Store in its new location was due to its ability to serve automobilists. In the 1950s, the personal use of automobiles had grown immensely. The American manufacturing economy switched from producing war-related items to consumer goods at the end of World War II, and by the end of the 1950s, one in six working Americans were employed either directly or indirectly in the automotive industry. The United States became the world's largest manufacturer of automobiles, and Henry Ford's goal of thirty years earlier, that any man with a good job should be able to afford an automobile, was achieved.¹⁹ While business directly serving the automobile, including service stations, had existed since the automobile became popular among Americans in the early twentieth century, the postwar era brought a new generation of service businesses focusing on mobile customers, including drive-through or drive-in restaurants and theaters.

Like most communities, the growth of automobile usage contributed to changes in Kingsport, including the eventual movement of businesses further from the city center in the 1970s. Far ahead of its time, the new Earles Drug Store included the first drive-up window in Kingsport, which became an integral part of the store's operation and contribution to changing business patterns. The drive-in pharmacy window was first introduced in the United States in 1951, and although it is commonplace seventy years later, it was not widespread until the 1990s when Walgreens Pharmacies made it an integral part of the stores design. The Earles Drug Store drive-up window was a unique, progressive concept that contributed to the popularity and success for the business.²⁰

There are several living grandsons of the original owners of Earles Drug Store, and they shared their memories of the building and business. Tim Earles remembered, "The drive thru window was always busy, and it was quite large. My brothers and I would sit in the window and wave at those in line, until my dad or uncle would move us out of the way."²¹ Mike and Jeff Earles recalled the pharmacy office being on the mezzanine level and had a glass window enabling the pharmacists to see what was happening in the drug store below (see Figure 4.²²

The store had a cafeteria and luncheonette on the ground level, which could seat 103 people. Mike Earles remembers that the cafeteria was a popular lunch spot for shoppers or people who were visiting one of the doctor's offices on the upper floors. The integration of medical professionals with a drug store created a 'one stop shop' for patrons. Its location on West Center Street, near city buildings and other new businesses, made it a popular spot. Kingsport resident and city employee Marianne Way remembered that she and her colleagues often went to Earles for lunch. She said, "You would go in and the place would be very crowded, businessmen, the mayor, young mothers with small children and seniors would all be there." She also noted that the dentists and doctor's offices on the upper floors were conveniently located for her to stop there, as it was for many other Kingsport residents.²³

¹⁹ Ikuta, Yasutoshi. *Cruise O Matic: Automobile Advertising of the 1950s*. MotorBooks International. p. 18.

²⁰ Cohen, Steven. "History of pharmacy, legacy of care." *Walgreens Boots Alliance*. 5 October, 2021.

walgreensbootsalliance.com/news-media/our-stories/history-pharmacy-legacy-care. 28 February 2023.

¹⁸ Earles, Tim. Interview by Dianna Cantler, February 9, 2023. Over the phone.²¹

²² Earles, Mike. Interview by Dianna Cantler, February 12, 2023. Over the phone.

²³ Marianne Way, Interview with Dianna Cantler, March 14, 2003.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State



Figure 4. Photograph of Earles Drug Store - interior, 1962, 6415-12-62, Thomas McNeer, Jr. Collection, Archives of the City of Kingsport, Kingsport TN.

Earles Drug Store also had impacts in providing commercial occupations for women. During World War II, many women experienced new freedoms, particularly in the workforce as they held roles formerly held only by men, such as within wartime manufacturing industries. In the 1950s, while some women returned to traditional homemaker roles, others did not want to give up their new found opportunities. According to the U. S. Bureau of Labor and Statics, in 1957, 70% of working women held clerical positions, assembly lines or service jobs. 12 % held a profession and 6% held management positions. Those that held professional jobs worked as nurses and teachers.²⁴

Janie Earle was a forerunner in woman-owned businesses and property in the 1950s and 1960s within Kingsport, and she gained recognition and was a contributor to healthcare reform on both the state and federal level. Longtime Kingsport resident Earlean Dean recalled, "I remember Mrs. Earles as a very important person in our community and the fact that she was in business herself, gave many young women a

²⁴ "Women's Roles in the 1950s." *American Decades*, vol. 6 (2001), 278-280. Gale Group, accessed July 16, 2008, <http://find.galegroup.com>.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

role model.” Dean, whose husband was the General Manager of J.C. Penney's in the 1950-70s in downtown Kingsport, a block away from Earles Drug, said she couldn't really think of any other business that was owned by a woman and definitely not one as large as Earles Drug Store.²⁵ Earle's grandsons, Mike and Jeff Earles, recalled that “Earles Drug Store provided a place for women to work outside the home, there were regularly 7-8 women employed by my grandmother in the cosmetics and luncheonette area.”²⁶

Earles success as a businesswoman allowed her to lend her voice to healthcare advocacy including serving on the Tennessee State Commission on Health, Education and Welfare. In 1959, she was appointed by President Eisenhower to serve on the National Advisory Committee for the White House Conference on Aging, which Eisenhower hosted in 1961. The conference's purpose was to focus attention on problems faced by older Americans and in turn, recommend appropriate policies. The conference led to the passage of multiple pieces of legislation, including the 1961 Social Security amendments, the Senior Citizens Housing Act of 1962, the Community Health Services and Facilities Act of 1961, the Older Americans Act in 1965, and contributed to the creation of Medicare and Medicaid programs in 1965.²⁷



Figure 5. “Mrs. Janie Earles with President Eisenhower” Photo from Earles Family collection.

²⁵ Dean, Earlean. Interview with Dianna Cantler, March 14, 2023. In person.

²⁶ Earles, Mike. Interview by Dianna Cantler, February 12, 2023. Over the phone.

²⁷ *Around the Area*. The Knoxville News-Sentinel. 2 June, 1959. Page 15; White House Conference on Aging,” Wikipedia, https://en.wikipedia.org/wiki/White_House_Conference_on_Aging (accessed March 16, 2025).

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

In addition to her work in healthcare, Earles was an active participant in the Republican party. She ran for statewide office multiple times and participated in many civic organizations, including serving as First District president of the V.F.W. Auxiliary, Honorary Sergeant-At-Arms of the Tennessee House of Representatives in 1971, and as a board member for the Holston Valley Community Hospital. In the 1960s, she was listed in *Who's Who in American Women*, a publication that highlighted women who had made important contributions to their community.²⁸

Relocation of Downtown Business

In the mid-1970s, retail trade in the downtown withered due to construction of the new Fort Henry Mall five miles from downtown. Major downtown department stores such as Penney's, Parks-Belk, and Millers relocated to the new shopping area when it opened. This proved especially damaging for the old commercial district. Within five years of the department stores relocating, the downtown experienced many vacant storefronts.²⁹

In 1976 Earles Drug Store moved to a smaller location on Center Street, thus ending its association with the nominated property. The Earles Drug Store building was purchased by the law firm Todd and Dossett in 1977. A portion of the first floor was remodeled into office space, while keeping a portion for retail. Although renovation occurred on the first floor, the drive-in window, mezzanine and second and third floors remained in their original condition. The upper floor offices were used less by the medical profession in the 1980s as the need for larger offices grew, but tenants continued to include small professional, financial, and technology firms. Today, the Earles Drug Store is poised for new life. An ongoing rehabilitation using funding from the Federal Historic Tax Credit and Tennessee Historic Development Grant Program is planned to rehabilitate the property while retaining its character-defining features that convey the important role the property played in Kingsport's commercial history.

²⁸ "Outstanding Service Earns Janie Earls Recognition," *Kingsport News*, 19 March 1971.

²⁹ Wolfe. *Kingsport, Tennessee: A Planned American City*, 206

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

9. Major Bibliographic References

Bibliography

“Around the Area.” *The Knoxville News-Sentinel*. 2 June 1959. Page 15

Cohen, Steven. "History of pharmacy, legacy of care." Walgreens Boots Alliance. 5 October 2021. walgreensbootsalliance.com/news-media/our-stories/history-pharmacy-legacy-care. 28 February 2023.

Dean, Earlean. Interview with Dianna Cantler, 14 March 14 2023. In person.

“Death Claims Pioneer Kingsport Architect.” *Kingsport Times*. Kingsport, Tennessee. 27 July 1970. (1,7).

Earles Drug Opens in New Location On Center Street” *Kingsport Times News*. 28 April 1960. Page 6.

“Earles Drug Store.” Archives of the City of Kingsport. 27 December 2011. <https://kingsportarchives.wordpress.com/2011/12/27/earles-drug-store/>

Earles, Mike. Interview with Dianna Cantler, February 12, 2023. Over the phone.

Earles, Tim. Interview by Dianna Cantler, February 9, 2023. Over the phone

Egan, Martha Avaleen. “Tennessee Eastman Company/Eastman Chemical Company.” *Tennessee Encyclopedia*, March 1, 2018. <https://tennesseeencyclopedia.net/entries/tennessee-eastman-companyeastman-chemical-company/> (accessed March 16, 2025).

Ikuta, Yasutoshi. *Cruise O Matic: Automobile Advertising of the 1950s*. MotorBooks International. p. 18.

“Kingsport Drug Established in Kingsport in 1910.” *Kingsport Times*, 31 May 1925.

Kingsport Times, 9 August 1935.

Lay, Elery A. *An Industrial and Commercial History of the Tri-Cities in Tennessee-Virginia*. Lay Publications, 1982.

“Outstanding Service Earns Janie Earls Recognition.” *Kingsport News*, 19 March 1971.

“Retail Sections Constantly Keeping Pace with Advances Made in Other Parts of City.” *Kingsport Times*. Kingsport, Tennessee. 28 February 1926. 17.

Rotary Club of Kingsport. *Kingsport; Past, Present, and Future*. Kingsport, TN.

Rowland, Paula. “Construction Within City Now Exceeds Million Mark.” *Kingsport Times*. 28 April 1959

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

Spoden, Muriel C. "Boatyard Historic District." National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1973.

Stothart, Gray. "Clinchfield Railroad Station." SAH Archipedia, edited by Gabrielle Esperdy and Karen Kingsley. Charlottesville: University of Virginia Press, 2012--. <http://sah-archipedia.org/buildings/TN-01-163-0017> (accessed June 5, 2020).

Wolfe, Margaret Ripley. *Kingsport, Tennessee: A Planned American City*. Lexington, KY: University of Kentucky, 1987.

"Women's Roles in the 1950s." American Decades, vol. 6 (2001), 278-280. Gale Group, accessed July 16, 2008, <http://find.galegroup.com>.

Previous documentation on file (NPS):		Primary location of additional data:	
<input checked="" type="checkbox"/>	preliminary determination of individual listing (36 CFR 67 has been requested)	<input checked="" type="checkbox"/>	State Historic Preservation Office
<input type="checkbox"/>	previously listed in the National Register	<input type="checkbox"/>	Other State agency
<input type="checkbox"/>	previously determined eligible by the National Register	<input type="checkbox"/>	Federal agency
<input type="checkbox"/>	designated a National Historic Landmark	<input type="checkbox"/>	Local government
<input type="checkbox"/>	recorded by Historic American Buildings Survey #	<input type="checkbox"/>	University
<input type="checkbox"/>	recorded by Historic American Engineering Record #	<input checked="" type="checkbox"/>	Other
<input type="checkbox"/>	recorded by Historic American Landscape Survey #	Name of repository: Archives of Kingsport	
Historic Resources Survey Number (if assigned): N/A			

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

10. Geographical Data

Acreage of Property 0.13 **USGS Quadrangle** Kingsport, Tenn-VA 188-SE

Latitude/Longitude Coordinates

Datum if other than WGS84: NAD1983

A. Latitude: 36.548087 Longitude: -82.560757

B. Latitude: 36.548335 Longitude: -82.560530

C. Latitude: 36.548254 Longitude: -82.560392

D. Latitude: 36.548004 Longitude: -82.560615

Verbal Boundary Description

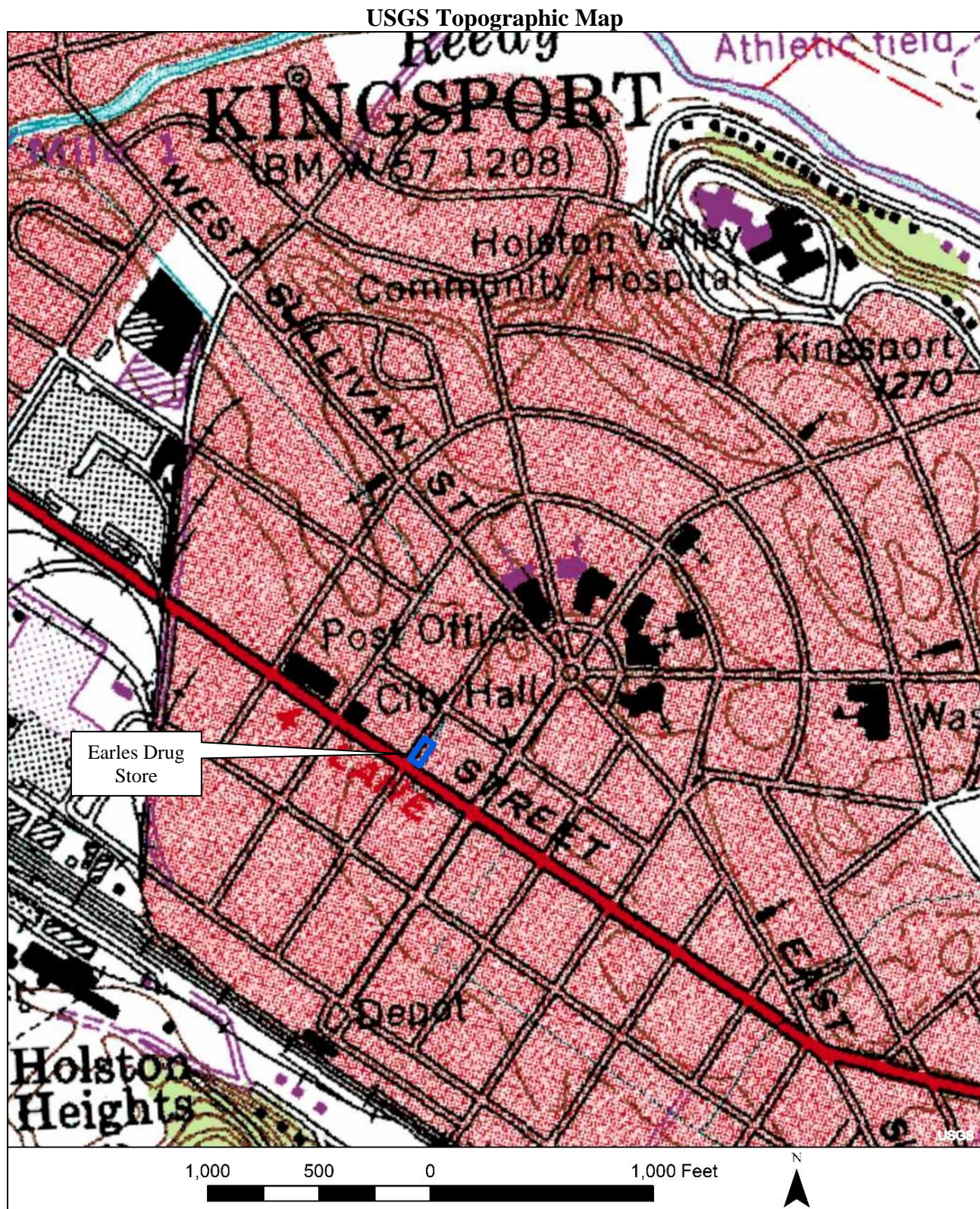
The National Register Boundary corresponds to the legal boundary of Sullivan County Parcel 046I E 020.00. The boundary is depicted on the enclosed boundary maps.

Boundary Justification

The Boundary corresponds to the historic boundary during the Period of Significance.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State



The location of Earles Drug Store is indicated by the blue rectangle, overlaid on USGS Topographic Map, Kingsport, Tenn-VA Quadrangle 1959, photorevised 1991.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

Boundary Maps



The nominated property is indicated by the blue shaded rectangle in the center of the map. Map is courtesy of the State of Tennessee's Comptroller of the Treasury Property Viewer

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State



The National Register Boundary is depicted by the red polygon, overlaid on ca. 2020 aerial imagery and parcel lines (thin white lines). Included are keys for the coordinates noted in Section 10 (A-D). Note that the southwest edge of the building appears outside of the boundary, but this is only due to first level awning and the slight angle of the imagery. The entirety of the building is included in the boundary. No better imagery is available.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

11. Form Prepared By

Name	Diane Cantler; Rebecca Schmitt		
Organization	Echoes C+C; Tennessee Historical Commission		
Street & Number	1911 Sherwood Drive	Date	March 2025
City or Town	Johnson City	Telephone	423-557-6869
E-mail	Cantler@echoescc.com; Rebecca.Schmitt@tn.gov	State	TN Zip Code 37601

Additional Documentation

Submit the following items with the completed form:

- **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints. Photos should be submitted separately in a JPEG or TIFF format. Do not embed these photographs into the form)
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. can be included on a Continuation Sheet following the photographic log and sketch maps. They can also be embedded in the Section 7 or 8 narratives)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

Photo Log

Name of Property: Earles Drug Store

City or Vicinity: Kingsport

County: Sullivan

State: Tennessee

Photographer: Rebecca Schmitt (Photos 1-5); Diana Cantler (Photo 6); Lane Tillner and Stevie Malenowski (Photos 7-22).

Date Photographed: October 11, 2023 (Photos 1-5); October 11, 2022 (Photo 6); October 28, 2024 (Photos 7-22)

Earles Drug Store was undergoing rehabilitation at the time of nomination. To best of the TN-SHPO staff's knowledge, all photos show current conditions.

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 22. Oblique View of Southwest and Northwest Primary Elevations. View to the northeast.
- 2 of 22. Oblique View of Northeast and Northwest Elevations. View to the southeast.
- 3 of 22. Northeast Elevation, including view of drive thru. View to the southwest.
- 4 of 22. Southwest Elevation. View to the northeast.
- 5 of 22. View of First Level Storefront on Southwest Elevation. View to the northwest.
- 6 of 22. First Level, Commercial Space. View to the north.
- 7 of 22. First Level, Law Office Space. View to the north.
- 8 of 22. First Level, Law Office Corridor. View to the northeast.
- 9 of 22. First Level, Law Office with representative finishes. View to the northeast.
- 10 of 22. First Level, Mechanical/Electrical Room (former pharmacy). View to the north.
- 11 of 22. First Level, Stairwell at northwest corner of building. View to the southwest.
- 12 of 22. Mezzanine Level, Apartment. View to the southwest.
- 13 of 22. Mezzanine Level, Apartment. View to the northeast.
- 14 of 22. Mezzanine Level, Typical Law Office. View to the northwest.
- 15 of 22. Mezzanine Level, Typical Law Office. View to the northwest.
- 16 of 22. Stairwell, between Mezzanine and Second Levels. View to the northeast.

Earles Drug Store
Name of Property

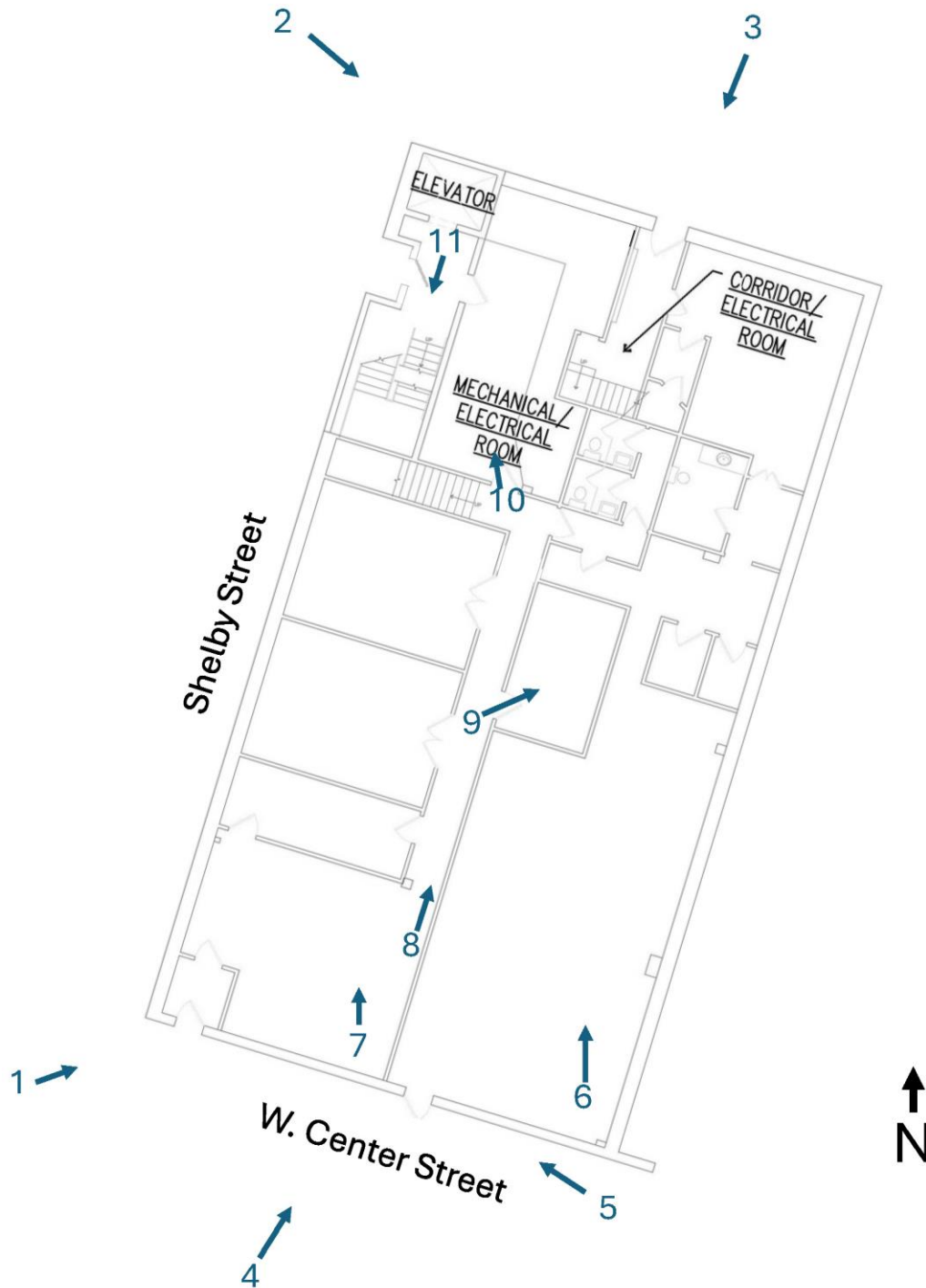
Sullivan County, Tennessee
County and State

-
- 17 of 22. Second Level, Typical Corridor of Upper Levels with Windows into Offices. View to the east.
- 18 of 22. Second Level, Typical Corridor of Upper Levels. View to the northeast.
- 19 of 22. Second Level, Office. View to the southeast.
- 20 of 22. Second Level, Office. View to the northwest.
- 21 of 22. Southeast Stairwell, View from Third Level to the southwest.
- 22 of 22. Third Level, Corridor. View to the northeast.

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

Floor Plans with Photos Keyed
Not to Scale

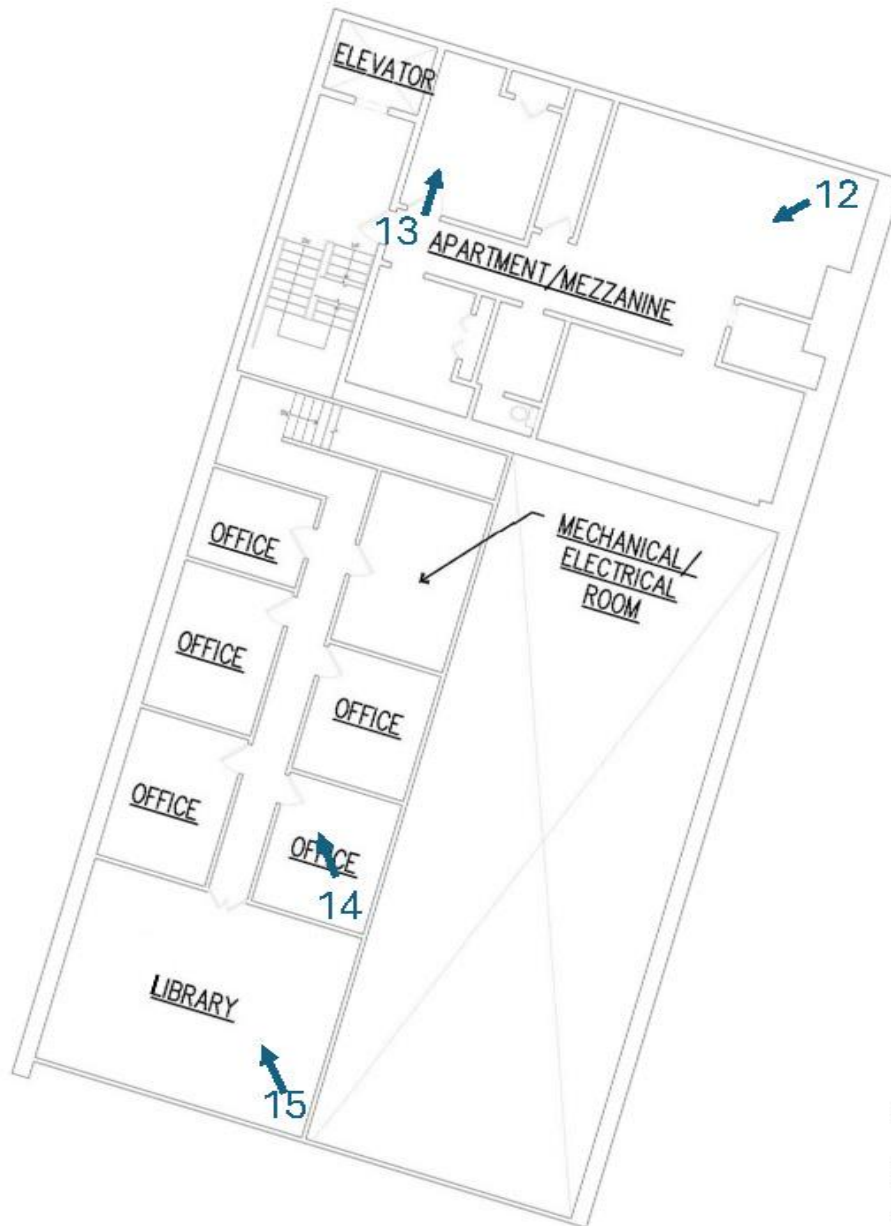


First Level

DRAFT

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

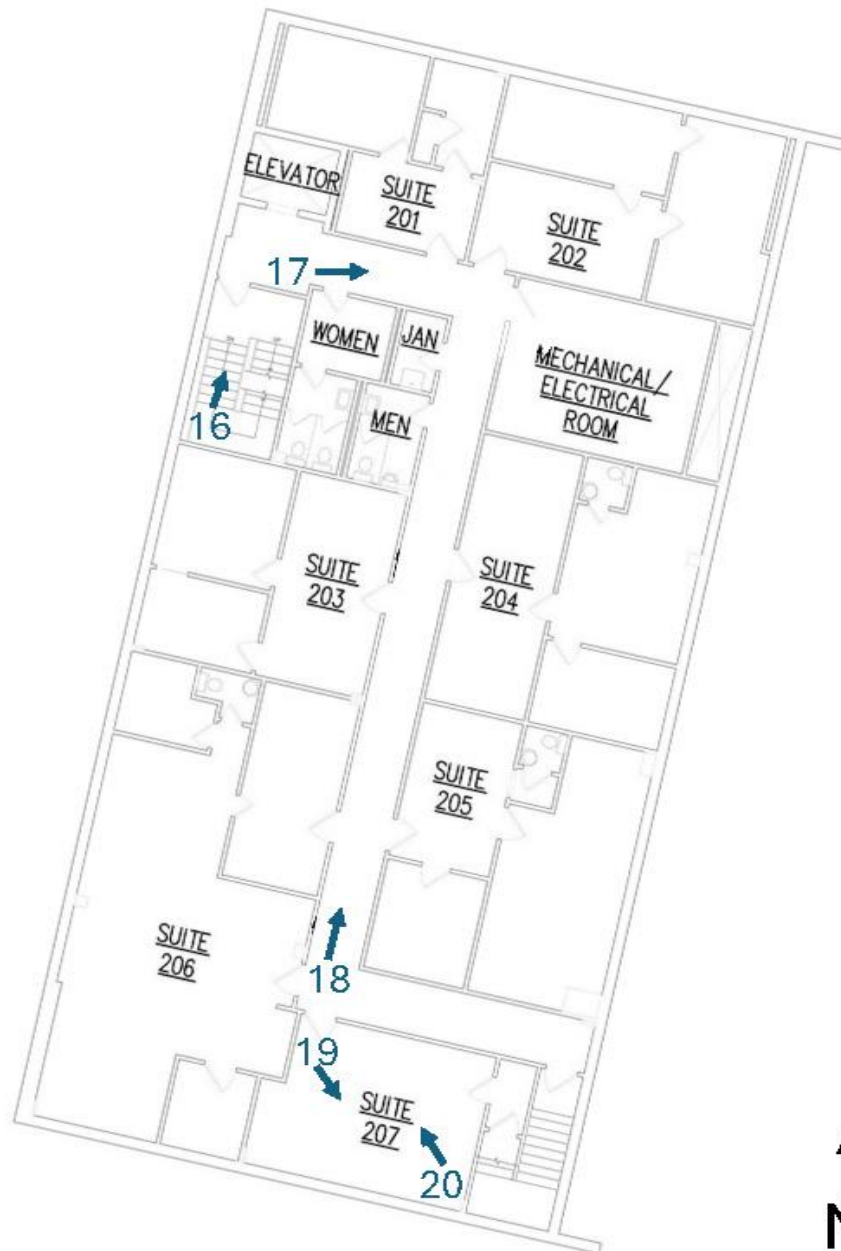


Mezzanine

DRAFT

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State

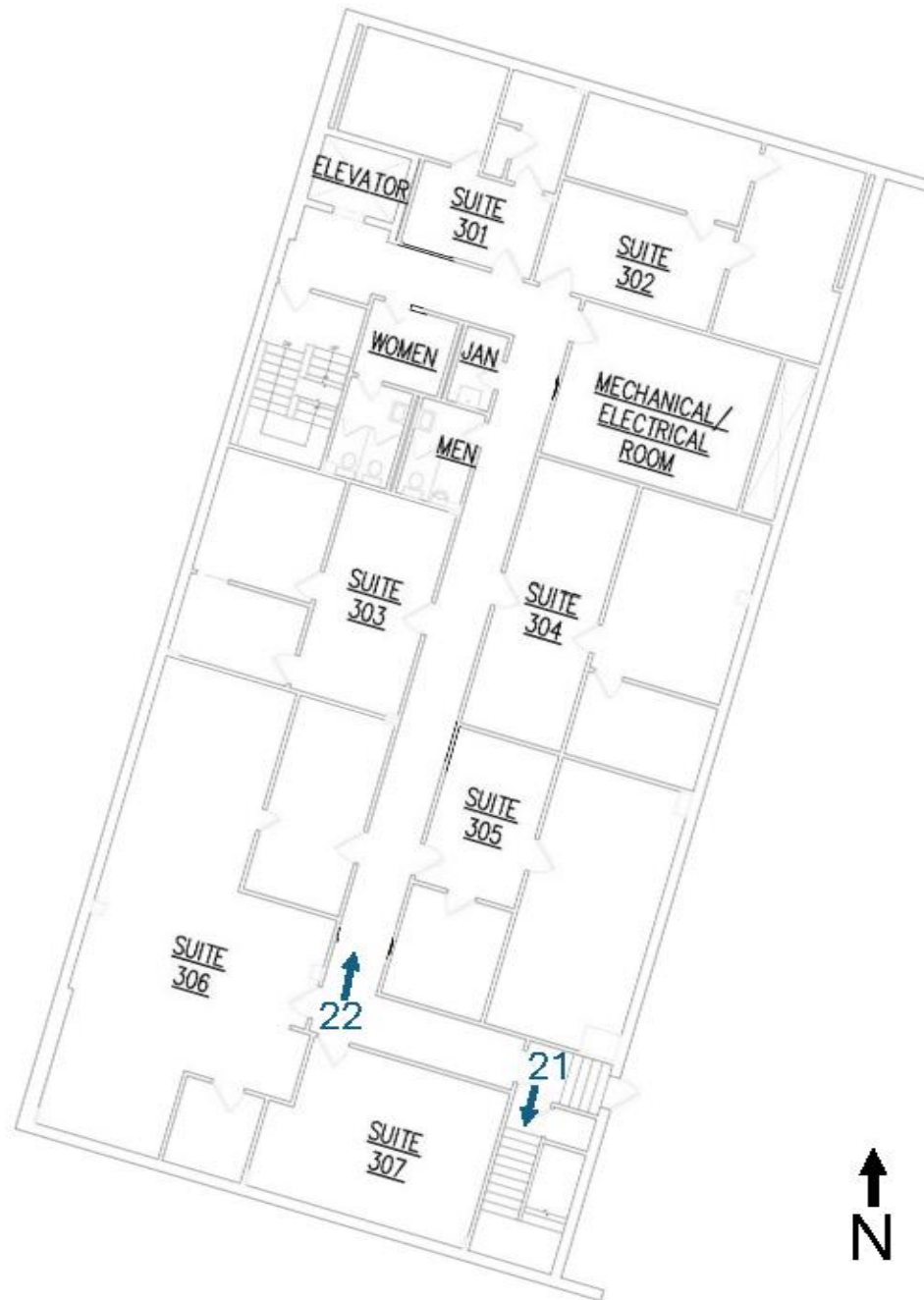


Second Level

DRAFT

Earles Drug Store
Name of Property

Sullivan County, Tennessee
County and State



Third Level

Property Owner(s):

(This information will not be submitted to the National Park Service, but will remain on file at the Tennessee Historical Commission)

Name	Hyder Real Estate Holdings, LLC c/o Jennifer Hyder		
Street & Number	P.O. Box 3066	Telephone	423-588-8331
City or Town	Johnson City	State/Zip	TN/ 37604



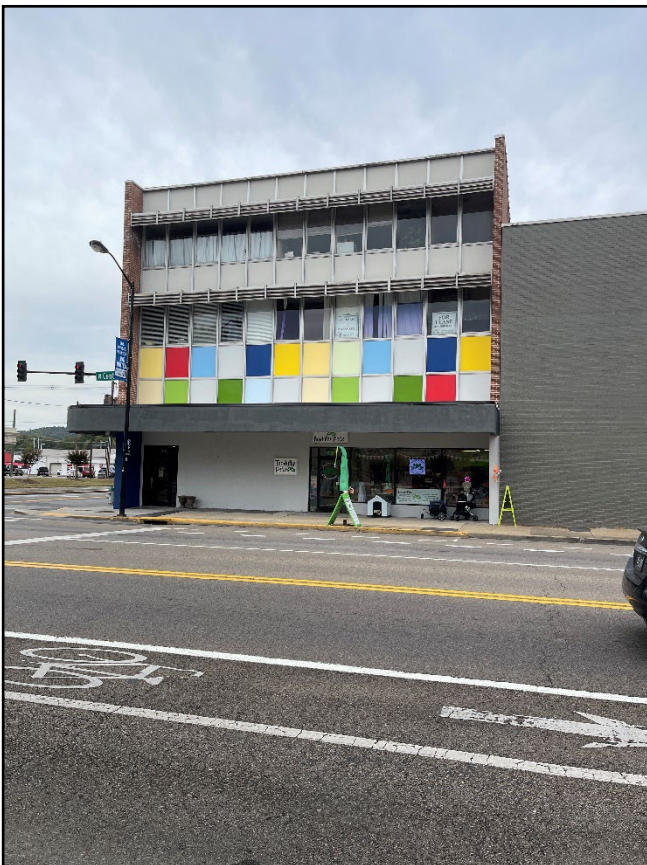
1 OF 22



2 OF 22



3 OF 22



4 OF 22



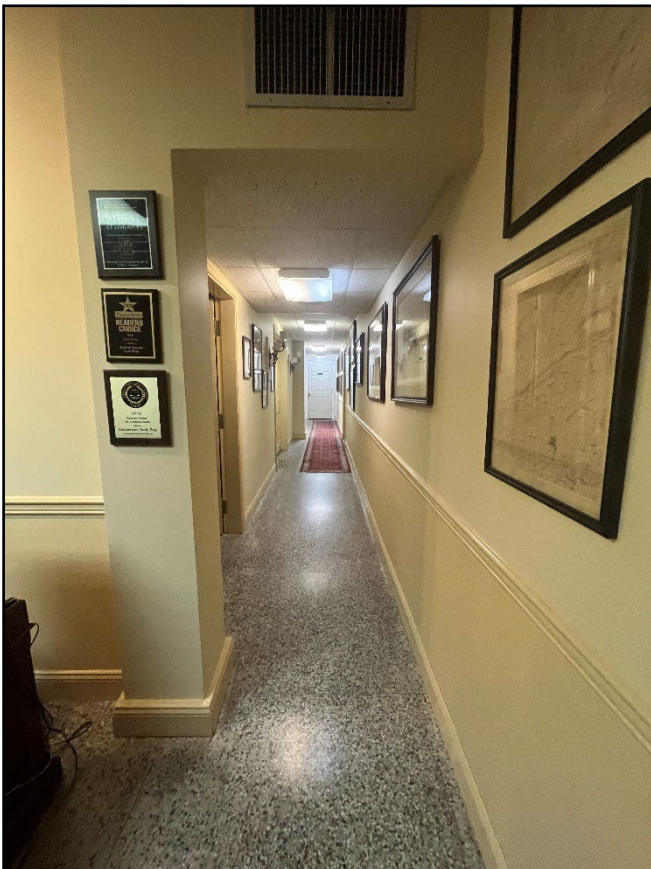
5 OF 22



6 OF 22



7 OF 22



8 OF 22



9 OF 22



10 OF 22





12 OF 22



13 OF 22



14 OF 22



15 OF 22



16 OF 22



17 OF 22



18 OF 22



19 OF 22



20 OF 22



21 OF 22



22 OF 22