Town of Boone
Historic Preservation Commission
Advisory Meeting
3:00 PM, October 6, 2026
Planning & Inspections Conference Room
680 W. King Street Ste. C

1. Call to Order
2. Adoption of Agenda
3. Public Comment
4. Approval of Meeting Minutes
   A. September 1, 2026, HPC Advisory Meeting Minutes
   B. September 8, 2026, HPC Special Meeting Minutes
5. Items for Discussion
   A. Jones House Local Historic Landmark Designation Update
   B. Chair & Vice-Chair Applications
   C. Statement of Conformity Report as of September 29, 2026
6. Clawson-Burnley Park Interpretative Panel Work Session
7. Other Matters
8. Adjournment

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
ADVISORY MEETING MINUTES
September 1, 2026, 3:00 pm
Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members Present: Vardell Smyth-Chair, Bennie Gaetano, and Phoebe Howerton

Town Staff Present: Jessica Mitchell-Advanced Planning Specialist, Jane Shook-Planning & Inspections Director, Hank Perkins-Interim Town Manager, Virginia Roseman-Council Member Liaison (via WebEx), and David Pedersen-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, Suite C, and via WebEx to order at 3:00 p.m.

Ms. Mitchell introduced Phoebe Howerton, the HPC's newly appointed Student Member.

Adoption of Agenda

Commission Member Gaetano made a motion, seconded by Commission Member Howerton, to adopt the agenda as presented.

Vote: Aye – 3
Nay – 0

The motion passed.

Approval of Minutes

Commission Member Gaetano made a motion, seconded by Chair Smyth, to approve the August 11, 2026, Historic Preservation Commission advisory meeting minutes.

Vote: Aye – 3
Nay – 0

The motion passed.

Public Comment

There was no public comment.

Items for Discussion

Chair & Vice Chair Application

Ms. Mitchell re-introduced the Chair and Vice-Chair application form, as the HPC now has three members. Commission Member Gaetano inquired about the role of Vice-Chair, and Ms. Mitchell and Chair Smyth indicated that the position acts as the Chair in the Chair's absence.

Ms. Mitchell noted that any completed applications would be included in the October HPC Advisory Meeting packet.

Clawson-Burnley Park Interpretative Panel

Ms. Mitchell introduced this topic by providing a recap of goals set by Town Council for the panel, including:

- to introduce the Town's female mayors (Velma Burnley and Loretta Clawson),
- explain why the park is named for them, and
- outline their accomplishments.

Chair Smyth gave an overview of his current work document and inquired whether the Watauga County Historical Society (WCHS) or the families of the two previous mayors should have input into the panel text. Ms. Mitchell indicated that she would reach out to the WCHS, and that she would look into contacting Loretta Clawson and the family of Velma Burnley.

Council Member Liaison Roseman indicated that it was important to highlight their legacies correctly, noting that they both inspired and encouraged her to work with the Town in an official capacity.

Commission Member Gaetano added that they could also contact Ralph Lentz in the History Department at Appalachian State University as a resource, as he is a member of the WCHS.

The HPC discussed workflow logistics for collaborating on the document and ensured they had consensus from all members to do so remotely and independently.

Ms. Shook reminded the HPC that no collaborative work should occur simultaneously via any cloud software in order to ensure avoidance of any accidental violations of open meeting laws.

Commission Member Gaetano suggested that a special work session HPC meeting could be held next Tuesday, September 8 in place of the cancelled Quasi-judicial meeting.

Council Member Liaison Roseman noted that if the HPC had 5 members, two at a time could collaborate without violating open meeting laws, but since the HPC currently has 3 members, that currently wasn't possible. The HPC was favorable of Commission Member Gaetano's idea to hold a work session meeting, and briefly discussed logistics.

Commission Member Gaetano made a motion, seconded by Chair Smyth to hold a Special Meeting of the HPC for a work session on September 8, 2026 at 3 p.m.

Vote: Aye – 3
Nay – 0

The motion passed.

Commission Member Howerton noted that although she is favorable of the meeting, she may not be able to attend, but would attempt to be there.

Jones House Local Historic Landmark Designation Update

Ms. Mitchell provided an update on the Jones House report, noting that it was approved by Town Council to be sent to the North Carolina State Historic Preservation Office (SHPO), and that comments from them were expected by the end of September. She hoped to include the comments and corresponding SHPO letter in the October HPC Advisory Meeting packet. Ms. Mitchell informed the HPC that SHPO's comments are advisory and non-binding but can very often provide helpful feedback. Assuming the discussed timeline, she outlined a goal to take the report to the Public Hearing/Planning Commission meeting on November 23, 2026, at 6 p.m., highlighting the fact that the HPC members would need to attend that meeting. She highlighted that the goal is for the Planning Commission would make a recommendation that night. Ms. Mitchell indicated that with this timeline, the report would likely go before Town Council for a final vote in a December, which is usually scheduled as a special meeting considering the holidays.

Chair Smyth introduced himself and the other HPC members to Mr. Hank Perkins, and Mr. Perkins introduced himself to the HPC and provided some of his background with the Town of Boone.

Statement of Conformity Report as of August 25, 2026

Ms. Mitchell introduced the report, beginning with the two sign applications for 627 & 743 West King Street, noting that Christy Turner, Residential Zoning/Sign Administrator, is the Project Manager Liaison for both applications. She provided some additional details, noting that the attached sign for 743 West King Street would be attached through mortar joints as required, and the awning sign for 627 West King Street would be placed 8 feet above the sidewalk.

She informed the HPC that the Jones House Statement of Conformity was for a like-for-like replacement of timbers at the sidewalk. She also updated the HPC on an application from May 2026 for 222 Depot Street, noting that it is pending storm water infrastructure from the work at 174 Depot Street.

Other Matters

Ms. Mitchell informed the HPC of a series of Walk Audits that the Town of Boone is hosting with AARP NC on Wednesday, September 16, 2026 at 9 a.m. She informed the HPC that it is a walkability audit/survey of various routes in the Town and that volunteers were encouraged to register. She encouraged anyone who would like additional information or to sign up to reach out to herself or Ms. Shook.

Ms. Mitchell informed the HPC of two recently published articles involving their work. One of the articles was by The Appalachian, which highlights Boone's newest panels, namely the Boone Cemetery panels and the Stoneman's Raid panel, and features snippets of quotes from Ms. Mitchell and Commission Member Gaetano. The other article was by Left 91.7 regarding the Jones House Local Historic Landmark Designation process, which mentioned the recent report by the HPC and featured a short quote from Ms. Mitchell. She congratulated the HPC on being recognized. Ms. Mitchell also briefly reminded the HPC of how they should handle interview requests and their limitations for speaking on behalf of the Commission without consensus from the Commission first. She offered her assistance if they had questions regarding procedure for quotes or interviews.

Adjournment

Commission Member Gaetano made a motion, seconded by Chair Smyth, to adjourn the meeting at 3:32 p.m.

Vote: Aye – 3
Nay – 0

The motion passed.

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Vardell Smyth-Chair **David Pedersen, Board Clerk**

DRAFT

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
September 8, 2026, 3:00 pm
Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members Present: Vardell Smyth-Chair, Bennie Gaetano, and Phoebe Howerton

Town Staff Present: Jessica Mitchell-Advanced Planning Specialist and David Pedersen-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, Suite C, and via WebEx to order at 3:06 p.m.

Adoption of Agenda

Chair Smyth made a motion, seconded by Commission Member Gaetano, to adopt the agenda as presented.

Vote: Aye – 2
Nay – 0
Absent – 1 (Commission Member Howerton)

The motion passed.

Public Comment

There was no public comment.

Clawson-Burnley Interpretative Panel Work Session

The HPC began by discussing how to structure the overall draft. Ms. Mitchell suggested a similar format to previous panel drafts, with a report style write-up to accommodate more information and citations in the footnotes, followed by a summary that would act as the panel text. The HPC was favorable to this approach.

Ms. Mitchell noted that she had contacted the Watauga Historical Society regarding the text and their interest in collaborating on the project. The WCHS was favorable of Adelia Daly being the point of contact to represent the WCHS for this panel project. She noted that she had not acquired contact information for Loretta Clawson or the family of Velma Burnley at this time.

The HPC discussed content inclusion and length of the text and decided that small photographs should be included.

Commission Member Howerton arrived at 3:18 p.m.

The HPC informed Commission Member Howerton of their draft content so far.

The HPC discussed content regarding the former Mayors' contributions and backgrounds, and decided to include a section for each individual, and a third section that describes their collaborative achievements.

Ms. Mitchell reminded the HPC of the "Wayside Exhibits" guide published by the National Park Service (NPS), which provides guidance on presenting a variety of outdoor interpretative resources ("Wayside

Exhibits: A Guide To Developing Outdoor Interpretive Exhibits" available in the P&I library and via the NPS). Commission Member Gaetano mentioned they had also been utilizing the Smithsonian's guidelines for interpretive writing, although it applies more to museums overall.

Commission Member Howerton noted that the NPS "Wayside Exhibits" guide recommends conveyance of key ideas within 45 seconds of reading.

The HPC continued to discuss formatting and content, noting the two former Mayors' dates of public service and their involvement with other organizations.

The HPC formed a list of information gaps that Ms. Mitchell indicated she would attempt to research. These included confirming the overlap in years of service of the former Mayors, their involvement with the NC League of Municipalities, the context of their collaboration on the Greenway, and Loretta Clawson's role with Steep Slope/Viewshed regulations. Ms. Mitchell also indicated she would attempt to find contact information for Loretta Clawson and the family of Velma Burnley.

Chair Smyth discussed next steps with the HPC. They decided they would each work on individual drafts to discuss at the next meeting and discussed communication logistics with Ms. Mitchell to ensure no accidental violations of open meeting laws. The HPC also decided to have an item on the next Advisory agenda to have a work session for the panel, following their other agenda items.

Adjournment

Commission Member Gaetano made a motion, seconded by Commission Member Howerton, to adjourn the meeting at 4:45 pm.

Vote: Aye – 3
Nay – 0

The motion passed.

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Vardell Smyth-Chair **David Pedersen, Board Clerk**

DRAFT

BOONE HISTORIC PRESERVATION COMMISSION
LOCAL LANDMARK DESIGNATION REPORT

The John Walter Jones House
604 West King Street, Boone, NC 28607



Prepared by Riley Ziegler with assistance from Dr. Eric Plaag and
the Boone Historic Preservation Commission
Final Draft, June 6, 2025
Revised August 14, 2026

Cover Image: The front (south) exterior of the John Walter Jones House, August 2023, image courtesy of Riley Ziegler

Local Historic Landmark Designation Report: John Walter Jones House (WT0008)

I. General information

A. Common and Historical Property Names

John Walter Jones House

B. Physical Address or Location

604 W King St, Boone, NC 28607

*C. Tax Parcel Identification Number (PIN)**

2900-89-5144-000

D. Current Owner(s) Name(s)

Town of Boone

E. Current Owner(s) Mailing Address(es)

567 West King St., Boone, NC 28607

F. Appraised Value of the Land [1] (a copy of the most recent tax card will suffice)

$1,426,500

G. Appraised Value of the Building

$204,460

H. Date of Construction

The John Walter Jones House was originally built in 1908. After the death of John Walter Jones, his wife, Mattie, added an addition to the rear of the home (circa 1925-1930).

I. Historical Significance

Areas of Significance:

Criterion B: Association with John Walter Jones: 1908-1925

Criterion C: Architecture Period of Significance: 1908-1925

[1] "The term "appraised" is standard NC State Historic Preservation Commission (NC SHPO) language listed in their required formatting for local landmark designation reports, but the listed figures do not reflect any formal appraisal by a licensed appraiser. These figures are assessed values pulled from Watauga County tax cards, as required by the NC SHPO.

II. Brief Statement of Significance

The exterior of the John Walter Jones House, one of the oldest surviving, residential, Queen Anne-influenced properties in Downtown Boone, has remained largely unchanged since its initial construction in 1908. It was built as a family home for Dr. John Walter Jones, one of Boone's first physicians. The house is significant at the local level under Criterion B because of its association with John Walter Jones (1908-1925). The John Walter Jones House is also significant under Criterion C as a rare and outstanding example of Queen Anne-influenced architecture within the town limits of Boone.

The Jones House retains an impressive amount of historical integrity, given its change in hands throughout the years and its loss of many acres on the original property. The house retains its original form and appearance, sans an early twenty-first century porch addition (circa 2009-2010) at the rear (north) elevation of the house. While there are also important interior elements that are reflective of the Jones House's period of significance, alterations to some of these elements has had an adverse impact on their integrity. While these interior elements are noted here for their historical importance, the proposed local landmark designation applies only to the exterior elements of the building.

The proposed designation includes the exterior of the John Walter Jones House, the house's adjoining grounds, and the two large, Civil War-era, sugar maple trees at the front (south) edge of the parcel on the bluff overlooking King Street.

III. Architectural Description

The Jones House originally was sited on six acres of land. However, due to expansions made to King Street and sales of parcels of land, the Jones House is now seated on a one-acre lot with many features scattered across the lawn. The lawn at the front (south) of the house features decorative iron fencing extending across the property's extreme front (south) end. Two composite lumber picnic tables and one solar shelter, together provide three outdoor seating areas on the southeast and east of the house. Two large historic sugar maple trees dating to the American Civil War period occupy the bluff over King Street at the extreme front (south) end of the property. These trees were previously part of a group of three, with one cut down due to poor health. Cables have been added to the two remaining trees to support the larger branches. A quarried stone and mortar retaining wall separates the property from the sidewalk along King Street. This retaining wall was added by the WPA in 1938 as a part of the cutting back of the property to facilitate the widening of Main Street. The lot on which the Jones House resides steeply rises about six feet above the retaining wall before leveling off.

The Jones House is positioned to the west of Grand Boulevard and overlooks King Street from the north. It is a classic example of a Queen Anne-influenced building. It is a two-story home with an attic and a small basement featuring projecting bays on three sides and an addition (circa 2009) to the rear. A pyramidal roof with gables to the sides and front covers the top of the building. Raked molding is present on these gables. The rear addition (circa 2009-2010) of the house, added in the mid-2000's for ADA accessibility, is not covered by the same pyramidal roof but by a gabled roof. The exterior of the house is clad in horizontal wood weatherboard and the roof is constructed of asphalt shingle not thought to be original to the house.

There are two entrances to the home: a door on the front (south) first-floor elevation and a door on the rear (north) first-floor elevation. One-over-one, double-hung sash wooden windows decorate the front (south), side (east), rear (north), and side (west) first and second-floor elevations. One of the most notable alterations to this home is an addition to the rear (north) elevation that is an enclosure of a sleeping porch (circa 1925-1930). Based on photographs of the home found in Digital Watauga's Mazie Jones Levenson Collection, we can estimate this addition was built sometime between 1925 and 1930.[2] As Mrs. Jones frequently housed boarders after the death of her husband, it was most likely added to accommodate these boarders.



Earliest known image of the full Jones House. A notation on the back says "about 1910", but this is probably too early. Standing on the front porch looks to be Mattie Jones with a young Mazie Jones, so possibly 1915 or 1916. Note the open porch on the back of the house and the barn in the east yard. Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project. [2]

The first-floor elevation at the front (south) of the house features a semi-circular wooden porch enclosed by wooden railings that present turned spindles for decoration. This railing has been cut at the sides to allow for its removal for live outdoor music. When not removed, it locks in place with metal latches. A double staircase constructed of wood allows access to the east end of the porch. The front steps are flanked on either side by wooden railings and host a center wooden railing, neither of which is thought to be original to the house. Six wooden Doric columns serve as support for the porch roof. The porch itself

[2] Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project. Image digitized and accessed in 2023.

sits on red brick piers that have been covered by a white lattice. This brick is not original. It was replaced in August 1985, matching the original brick both in color and dimension, likely as part of the effort to lift the house to install an HVAC system. The first-floor bay features a large, wooden one-over-one, double-hung sash window divided unevenly from top to bottom to provide a better view from the parlor. It is flanked by two single, one-over-one, double-hung sash wooden windows on either side. A paneled wooden door flanked by another single, one-over-one, double-hung sash wooden window, serves as the main entrance to the front (south) of the house. The wood door features three small vertical panels at the bottom and two horizontal panels above and below a square glass opening. The door frame features indents for the number 124 which has since been painted over but remain visible. The second-floor elevation at the front (south) features a wide dormer that houses a single, one-over-one, double hung sash window. Painted wooden shakes cover the dormer. Below it, an asphalt shingle pent roof juts out. A bay containing three single, one-over-one, double hung sash windows sits below the jut roof. To the east of the bay, two more single, one-over-one, double hung sash windows can be found sat directly next to one another.

The first floor of the side (west) elevation from north to south features four wooden one-over-one, double-hung sash windows lined in a row. These windows lie at the north end of the elevation where the porch had previously been filled in. Hooks lined above these windows once held a screen or awning that no longer exists. This suggests the area may have, at one time, been a three-season porch area. In the center of this side of the house is a three-section bay. The first-floor bay contains a one-over-one, double-hung sash wooden window, which shows water damage that has since been repaired and painted. A painted weatherboard fence and gate extend from the center of this gable to house an outdoor air conditioning unit. This fence and gate were a later addition by the Town of Boone between April and June of 2021. The gable extending over these windows is notably off-center and includes a single, one-over-one, double-hung sash wooden window, as well as painted wood shakes underneath the gable. To the south of the projecting bay, the primary elevation of the house features a single, one-over-one, double-hung sash wooden window. The secondary elevation of the side (west) elevation from north to south features a single, one-over-one, double-hung sash wooden window. A similar bay with two one-over-one, double-hung sash wooden windows sit in the center of the home. To the south of the projecting bay, the secondary elevation of the house features a single, one-over-one, double-hung sash wooden window.



The Jones House in the snow, after the cutting back of the embankment for the widening of King Street. 1939. Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project. [2]

The rear (northwest corner) portion of the house is part of the circa 1925-1930 addition most likely considered by Mrs. Jones after the passing of her husband. Photographs included in this report, those circa 1915-1916 and 1939, comparatively reveal a difference in the rear of the house and roof line indicating the addition occurred after photographic evidence of 1910 and before 1940. Recent renovations to the interior of the Jones House's kitchen have revealed portions of the original open porch that once sat here. This porch would most likely have included a flat or pitched roof that, when enclosed, was built into a gabled roof, as shown by melded seams in the roofing in the attic. Upon looking at the exterior, there is a visible, thin lintel that indicates the location of the previous porch roof and the addition (circa 1925-1930) that is the enclosure of the porch. To the side (west), there's a wooden storage area not original to the house. In the center of the wall is a shed roof portico supported by columns. At the lower elevation, the rear (north) end of the house features a wooden door capped by a painted transom in the center of the first elevation. To the east of this entrance is a concrete accessibility ramp extending towards the parking lot located at the rear of the house. The porch and accessibility ramp as they exist now were most likely added in the mid-2000s (circa 2009-2010) after the Town of Boone's acquisition of the house. The alteration involved moving the rear entrance, changing the back door entrance by moving a window opening to a door opening. The secondary elevation of the side (north) elevation features a gable with a single, one-over-one, double-hung sash at the center and painted wood shakes underneath. Beneath the gable sit two single, one-over-one, double-hung sash windows. They are notably out of line with the window featured in the gable.

The primary elevation southeast corner of the side (east) elevation features a single, one-over-one, double-hung sash, wooden window. A single one-over-one, double-hung sash, wooden window serving as a stairwell window also sits to the southeast of the prominent projecting bay. A projecting bay sits in the

center of both elevations, covered by an off-centered gable that features a single, one-over-one, double-hung sash, wooden window, and painted wood shakes underneath. The bay features three wooden one-over-one, double-hung sash, wooden windows on both the first and secondary elevations. To the right of the bay on the first elevation sits a one-over-one, double-hung sash, wooden window. The secondary elevation southeast corner of the side (east) elevation features a single, one-over-one, double-hung sash, wooden window. Centered between the windows on the primary and secondary elevation and to the far side (north) of the house sits another single one-over-one, double-hung sash, wooden window that serves as a window into the stairwell at the back (north) of the house.

Alterations to the interior have modified the space to make it feasible for Town operations for the Cultural Resources Department. Such alterations include closet and kitchen spaces at the rear circa 1925-1930 addition.

IV. Historical Background

The Jones House is significant at the local level as one of Boone's few remaining examples of pre-WWI Queen Anne influenced architecture. It also retains added significance for its association with Dr. John Walter Jones, one of the first and most prominent physicians in the town of Boone. Originally a native of Allegheny County, North Carolina, Dr. Jones moved to Boone in 1902 after attending Chattanooga College of Medicine. He intended to practice medicine with Dr. Thomas Blackburn, a member of one of Boone's most prominent families. It was through the Blackburn family that Dr. Jones would meet his wife, Mattie Mae Blackburn.

Dr. Jones and Mattie Blackburn were married in May 1907. At this time, the newlywed Jones couple began their search for a place to build their home. They selected six acres near Boone's commercial district, one of the oldest sites in Boone, to build their home. The site had previously been occupied by a member of the Green family.[3] It had also once been home to George N. Folk, a local lawyer.[4]

Building materials for the house were obtained through the bartering of materials for medical services. The Watauga Democrat reported that the house was quickly completed and that Dr. and Mrs. Jones intended to move into their newly constructed home in April of 1908.[5] After Thomas Blackburn's move to Hickory, Dr. Jones took over the practice they started together. This successful practice is what funded Dr. Jones's changes to the home to subscribe to new trends and needs. Some of these additions included technology such as running water, an ice house, a barn, and a stable (following the purchase of livestock).[6] Dr. Jones also invested in electricity as soon as it was available. Dr. and Mrs. Jones went on to raise two children, Mazie and John Walter Jones, Jr., in this home.[7]

Perhaps one of the most significant ways Dr. Jones was important to Boone was the part he played in the Watch Boone Grow Campaign. The Watch Boone Grow Campaign launched in 1919 following the arrival of the Linville River Railway. It intended to turn Boone into a thriving commercial district. Dr. Jones

[3] John Preston Arthur. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Waddey, 1915.

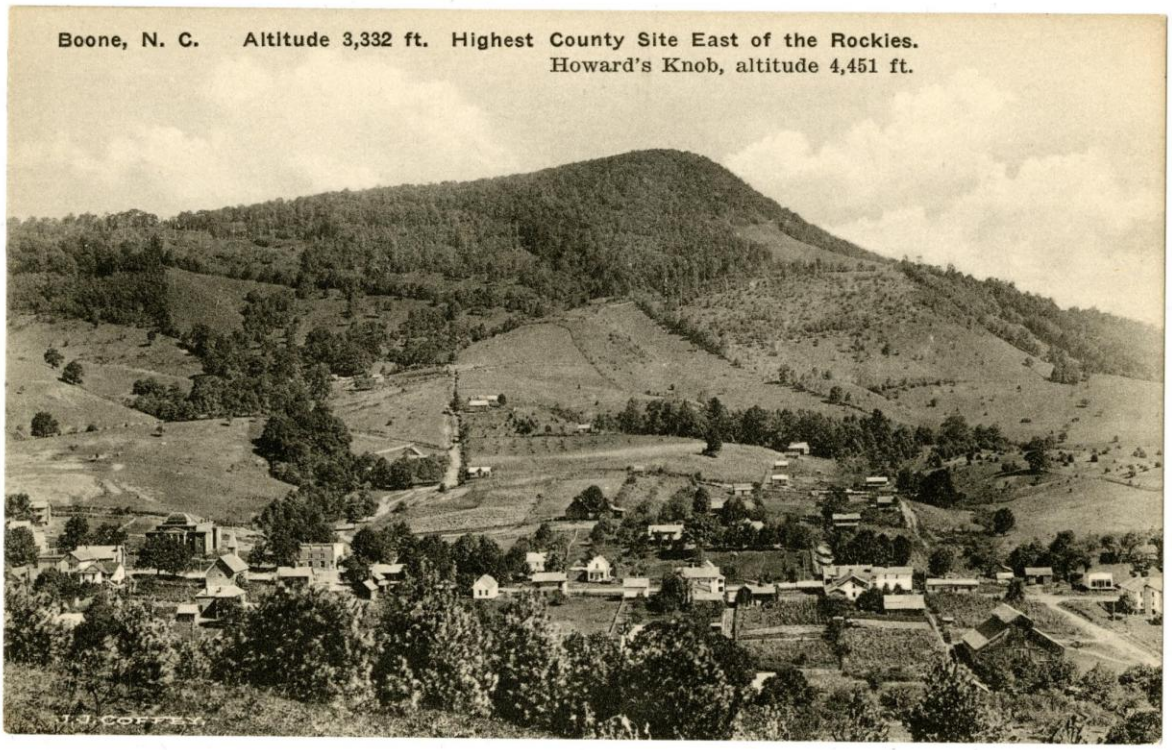
[4] Ibid.

[5] "Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), April 23, 1908," Library of Congress, April 23, 1908, https://www.loc.gov/item/sn82007642/1908-04-23/ed-1/.

[6] Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

[7] Ibid.

contributed to this effort by electing to sell sections of his land to help create business blocks. The area he sold was called "the Jones Block" and included the area where the Mast General Store currently stands.



A black and white postcard depicting an aerial view of the town of Boone prior to the "Watch Boone Grow" Campaign. The intersection at the far right is Depot and King, with Dr. Jones's offices located near the northeast corner. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.[8]

One building included on this "Jones Block" that Dr. Jones played a role in founding was Boone Drug. Originally, Dr. Jones had donated space in his office for the pharmacy to work out of until the construction of their own building was completed.[9] However, post-completion of the Boone Drug office on King Street, Dr. George Kelly Moose - founder - quickly moved out of the space Jones had provided.

Dr. Jones was an active citizen of the town of Boone in various other ways as well. He is noted by the Watauga Democrat as being a member of one of Boone's Public Health Committees in 1920 during an outbreak of the "flu".[10] It's also suggested that Dr. Jones was an avid hunter and fisherman; many articles in the Watauga Democrat mention his escapades with other physicians and friends such as H.W. Horton to hunt both deer and boar.[10] Dr. Jones is also noted as helping to keep Boone's ecological systems in check through applications to the government for the release of protected fish, particularly the population

[8] Image Courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project. Note, this image is titled "Highest County Site East of the Rockies Postcard." When this image is enlarged, it can be inferred that where the Jones House is located, the front of the house is covered by three large trees.

[9] "Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), April 27, 1922," Library of Congress, April 27, 1922, https://www.loc.gov/resource/sn82007642/1922-04-27/ed-1/?sp=3.; "Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), August 14, 1919," Library of Congress, August 14, 1919, https://www.loc.gov/resource/sn82007642/1919-08-14/ed-1/?sp=3.

[10] "Image 2 of Watauga Democrat (Boone, Watauga County, N.C.), March 25, 1920," Library of Congress, March 25, 1920, https://www.loc.gov/resource/sn82007642/1920-03-25/ed-1/?sp=2.

of brook trout.[11] An article by J.M. Downum found in the Watauga Democrat deemed that Dr. Jones was, "...a man far above average, of superior intellect, a kind heart, and a helpful hand for many a needy one."[11] It was noted that "a vast multitude" of people came to pay their last tributes to Dr. Jones at his funeral service, as "perhaps no doctor ever had a stronger hold on the people of this country than did he."[12]

In 1924, Dr. Jones became ill with what was diagnosed as pneumonia. He was taken to Knoxville, Tennessee to receive treatment, but ultimately died on January 14, 1925.[13] Sales of portions of the six-acre lot of the Jones House began as early as 1920. This wasn't enough to keep the family afloat, however. Following the death of her husband, Mattie Jones began taking in boarders.[14] She would continue this practice well into the 1960s, when she became unable to handle the household chores involved with running a boarding house. The Jones House property would continue to decrease in size, with one of the most important sales being that of two and a half acres behind the house in 1939.

V. Additional Historical Background

In the 1930s, the Jones family began to go their separate ways. John Jones, Jr., son of Dr. and Mrs. Jones, joined the Navy and died in 1938 following a failed operation. Mazie Jean, daughter of Dr. and Mrs. Jones, completed her bachelor's degree at Appalachian State Teaching College and then pursued her graduate degree at other institutions. Eventually, she and her husband, Harold Levenson, would live in Greensboro, North Carolina. The Jones House continued to be used by Mr. and Mrs. Levenson as a summer home after Mattie Jones moved to a nursing home in Greensboro and after her death in 1978. [15]

The Town of Boone purchased the home in 1983 in hopes of slowing rapid development in Boone's commercial downtown district. Several restrictions were placed on the house by Mazie Levenson, including the requirement to use the property as a cultural or historic center or park. Since then, restoration work has been completed on the house to help maintain its historic integrity. It is likely that since the Town purchased the home that it has been lifted to help with the installation of central air conditioning/HVAC system. This is visible through changes (cite changes in footnotes) seen in the basement of the home.

VI. Historical Significance

The John Walter Jones House is significant at the local level under Criterion B for its association with John Walter Jones, one of Boone's first physicians who was a part of Boone from 1902 to 1925. A native of Alleghany, Jones moved to Boone after attending Chattanooga College of Medicine. He practiced medicine with Dr. Thomas Blackburn, a member of one of Boone's most prominent families at that time, from the early 1900s until he died in 1925.[16]

Jones purchased the six acres of land on which the home resides in 1907; construction was completed

[11] "Image 1 of Watauga Democrat (Boone, Watauga County, N.C.), January 24, 1929," Library of Congress, January 24, 1929, https://www.loc.gov/resource/sn82007642/1925-01-22/ed-1/?sp=1&r=-0.604,0.045,1.801,1.119,0.
[12] J.M. Downum, "Watauga Democrat. (Boone, Watauga County, N.C.) 1888-Current, January 15, 1929, Image 1," 2023.
[13] "Image 1 of Watauga Democrat (Boone, Watauga County, N.C.), January 15, 1925," Library of Congress, January 15, 1925, https://www.loc.gov/resource/sn82007642/1925-01-15/ed-1/?sp=1&r=0.186,0.154,0.938,0.582,0.
[14] Rosalie Dorsey. "The Old Timey: Interview,".
[15] Rosalie Dorsey. "The Old Timey: Interview,".
[16] John Preston Arthur. *A History of Watauga County*.

shortly after in 1908.[17] Originally, Jones ran his practice out of his home until he later moved to a professional office above the Mast General Store.[18] When Thomas Blackburn moved to Hickory, Jones took over the practice they'd built together which allowed him to earn enough to make improvements to the home. These improvements, such as running water and electricity, helped modernize the home. While it might be viewed that Jones's office represents these modernizations, that office no longer maintains its historic integrity. Instead, the John Walter Jones House is the most obvious and direct representation of Jones's life and influence within the Town of Boone. Thus, justifying its designation as a local historic landmark based on their association with John Walter Jones.[19]

The Jones House is also significant under Criterion C for its representation of the domestic architecture of historic Downtown Boone during the late nineteenth and early twentieth centuries and its distinction as the only true Queen Anne-style home remaining in Boone. There are a variety of homes in Boone that contain Queen Anne-style elements; one such example is the Frank A. Linney House[20], noted for its wraparound porch and belonging to Frank Linney in the late nineteenth century. However, homes such as the Linney House aren't considered "true" Queen Annes, as these features were later improvements to the pre-built original building. Other homes in the Queen Anne style are not within the downtown district of Boone. The Jones house is a true Queen Anne-style home in the heart of downtown Boone in that it was originally built with features such as spindles, front-facing gables, and bay windows and maintains these features today.[21]

A few major alterations were made to the Jones house after its initial construction, including an addition (circa 1925-1930) to the rear of the home by Mattie Jones after her husband's death. The ground floor to the rear of the home originally housed an open porch covered by a second-floor enclosed space with a roof, which would have been considered the sleeping porch. This open porch would most likely have included a flat or slightly pitched roof that, when enclosed for the addition, was built up into a gabled roof. Evidence of this change includes sawn joists and cross members in the original rear slope of the Jones House roof that are visible in the attic where it is apparent that the roof had been cut away for these changes. These major modifications were done tastefully. Each was constructed using materials original to or similar to those included in the home. As a whole, the home maintains exterior historic integrity in terms of design, architecture, materials, feeling, and association. The house appears largely as it did at the time of John Walter Jones's death and retains most of its original materials.

VII. Property Included in the Local Landmark Designation

The property to be designated includes the parcel containing the John Walter Jones House, which incorporates one acre of land divided from King Street by a retaining wall and the Queen Anne-style house residing there. The house has undergone minimal exterior alterations in the years since it was sold to the Town of Boone and overall maintains its historic integrity.

[17] "Image 3 of Watauga Democrat (Boone, Watauga County, N.C.), April 23, 1908." The Watauga Democrat, (Boone, NC), Library of Congress, April 23, 1908. https://www.loc.gov/item/sn82007642/1908-04-23/ed-1/.

[18] Rosalie Dorsey. "The Old Timey: Interview,".

[19] Watauga County Records: Deed Book 47-308 and 48-519

[20] Eric W. Plaag, "Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT," Town of Boone, North Carolina Downtown Boone Survey Report, Contributors Paul Fuller, Nicole Holladay, and Carson Hamilton, February 2021, Corrected Edition April 2025.

[21] Plaag, "Comprehensive Architectural Survey."

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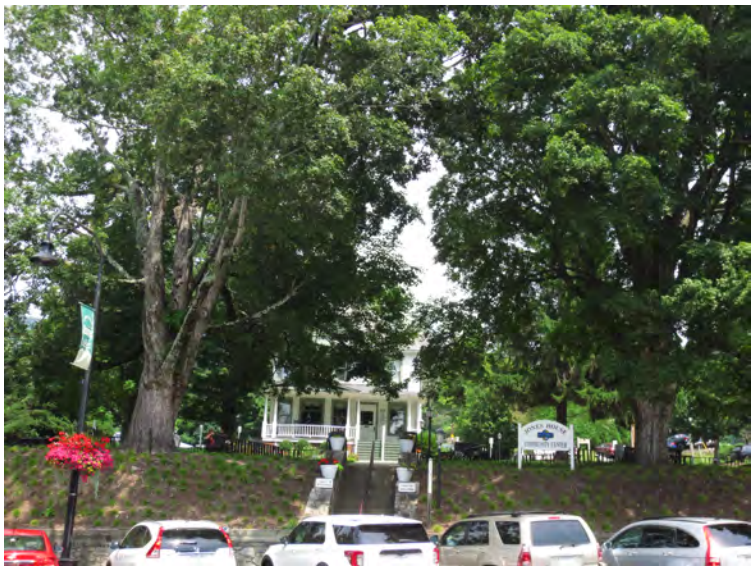
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IX. Photographs

Images 1 through 118 were photographed by Riley Ziegler while surveying the property in August 2023. Images 119-121 were photographed by Dr. Eric Plaag.



1.
NC_WataugaCounty_JohnWatlerJonesHouse_0001.JPG



2.
NC_WataugaCounty_JohnWatlerJonesHouse_0002.JPG



3.
NC_WataugaCounty_JohnWatlerJonesHouse_0003.JPG



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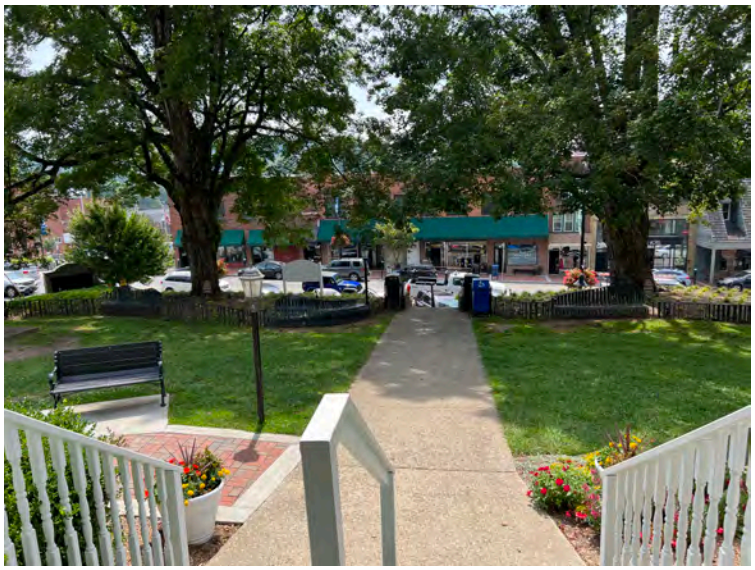
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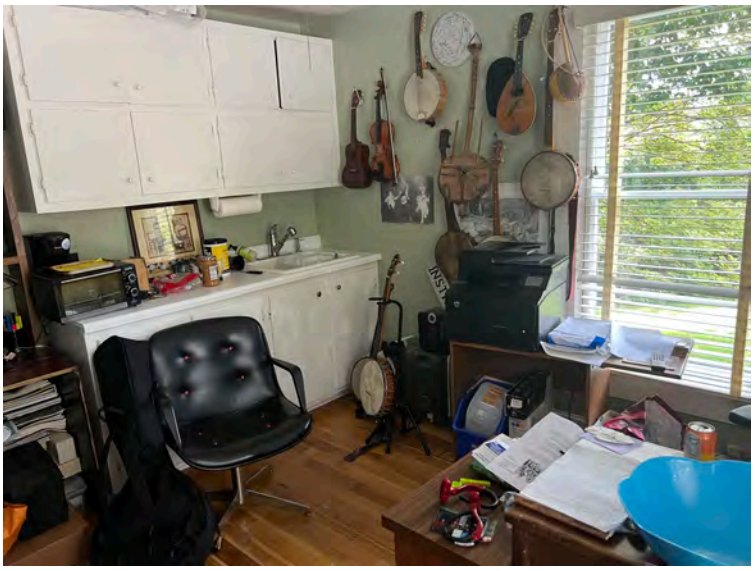
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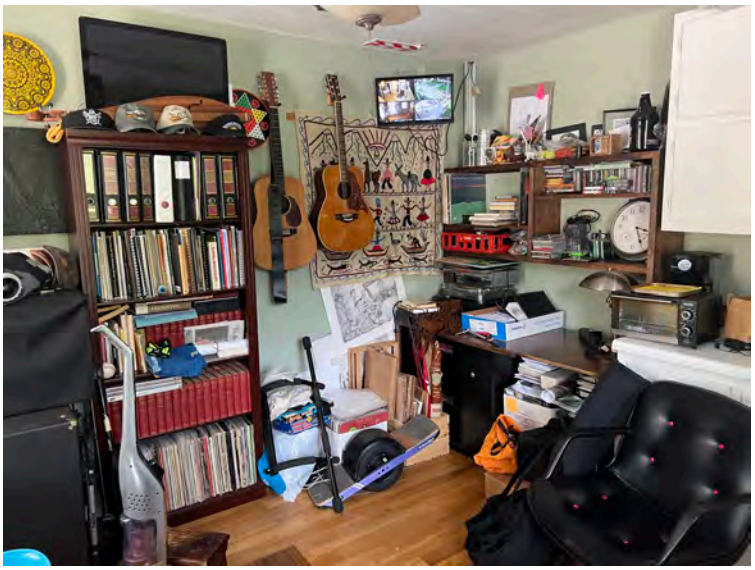
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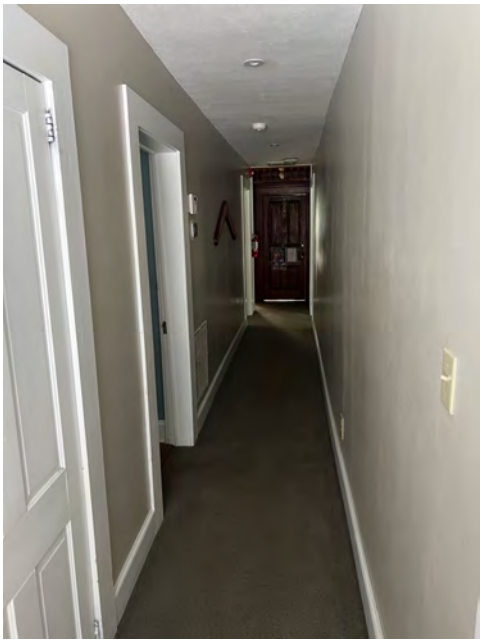
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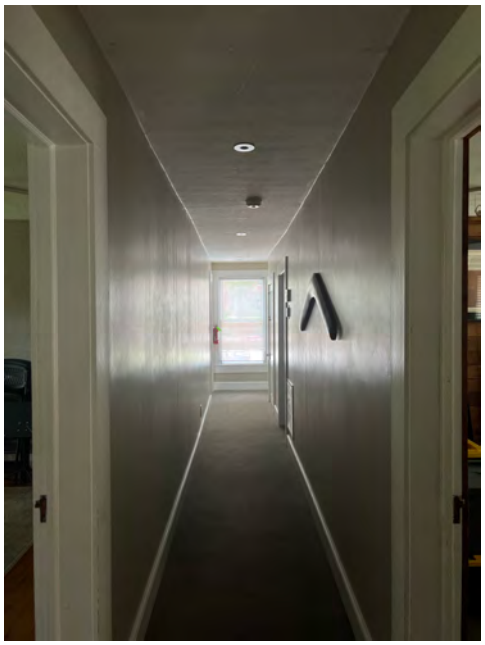
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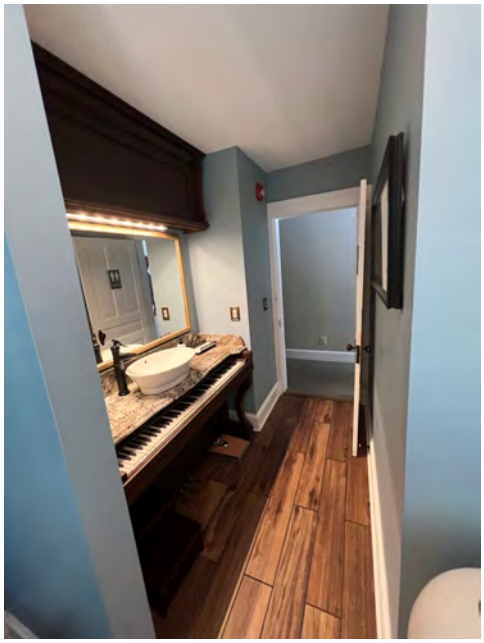
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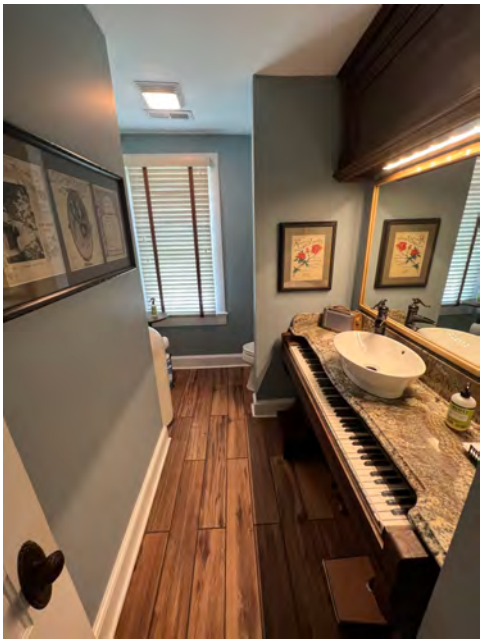
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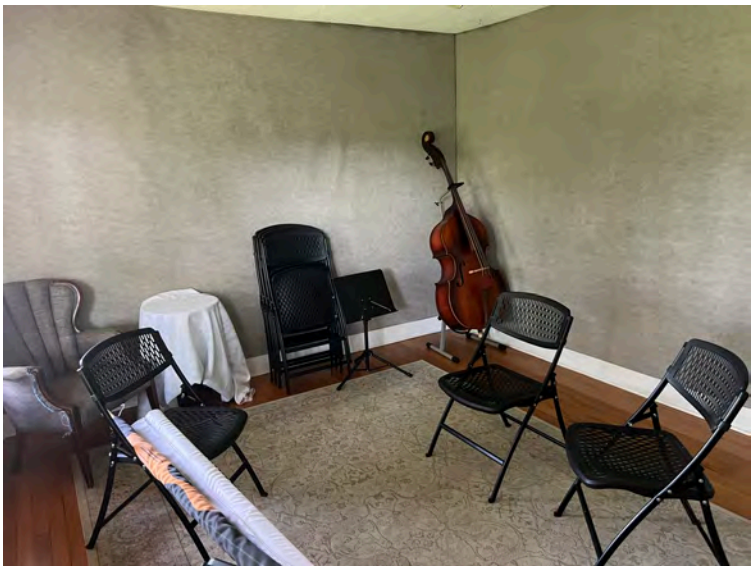
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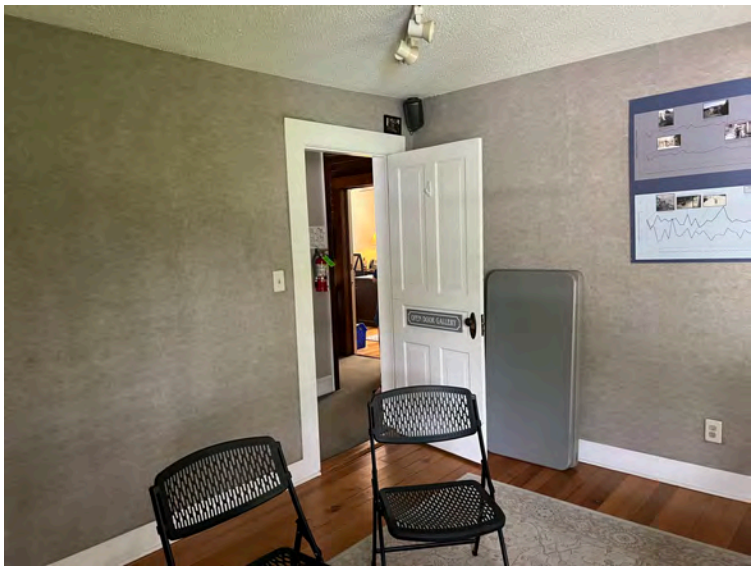
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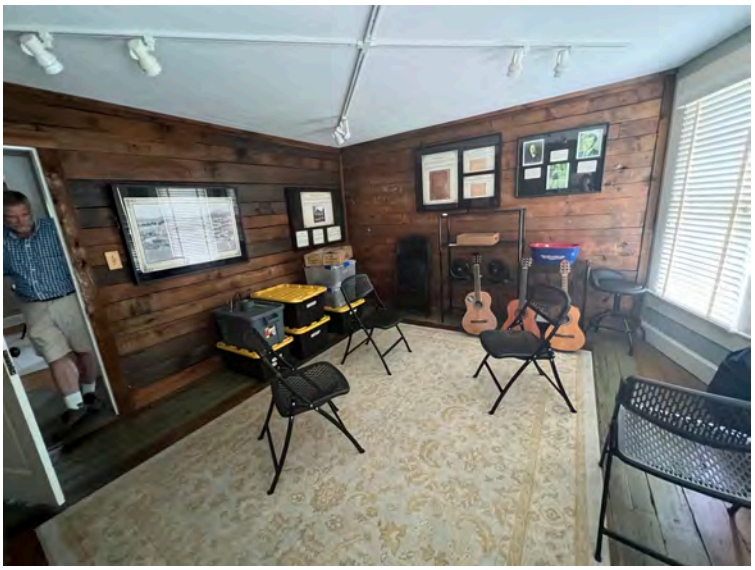
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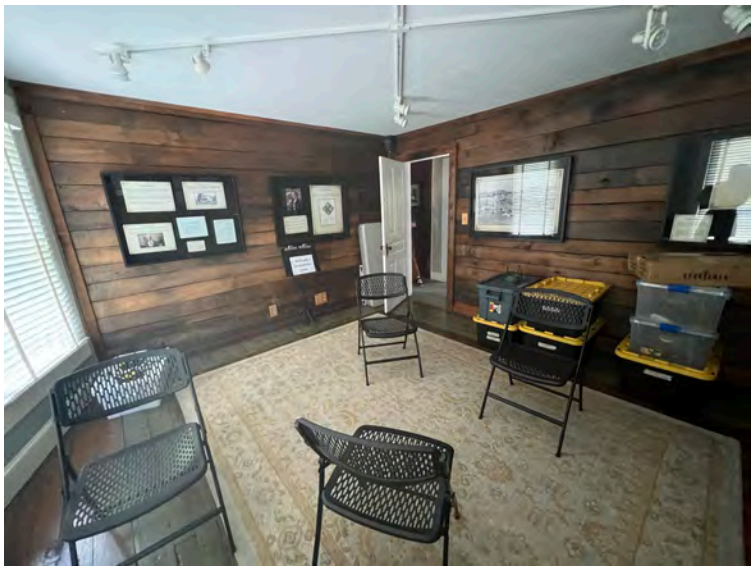
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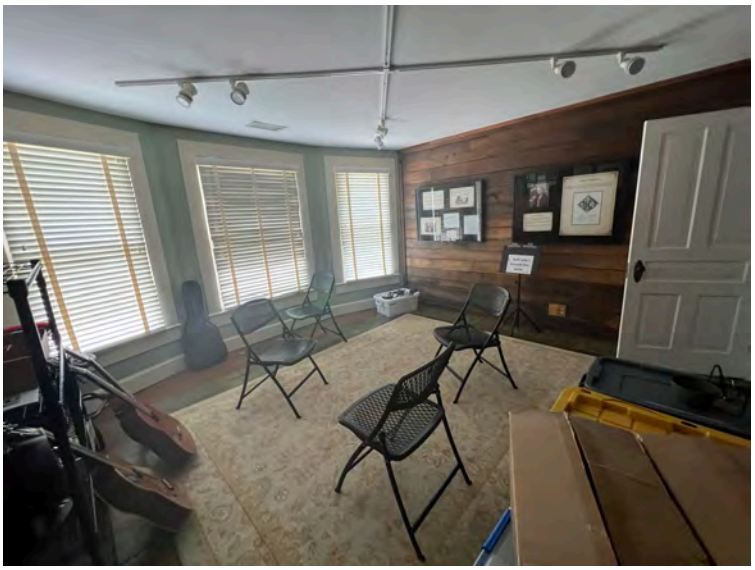
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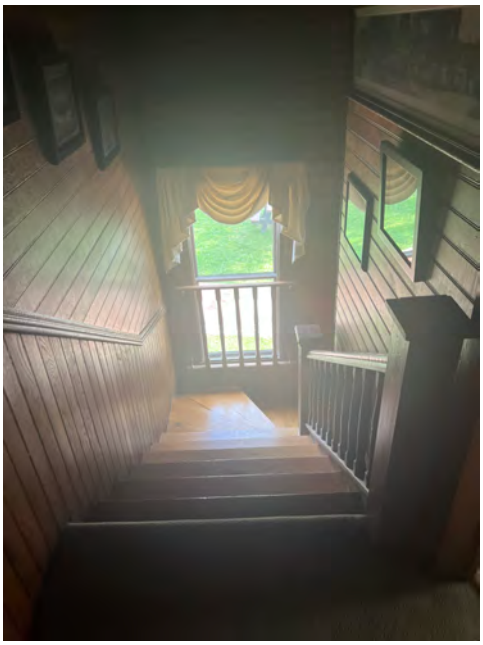
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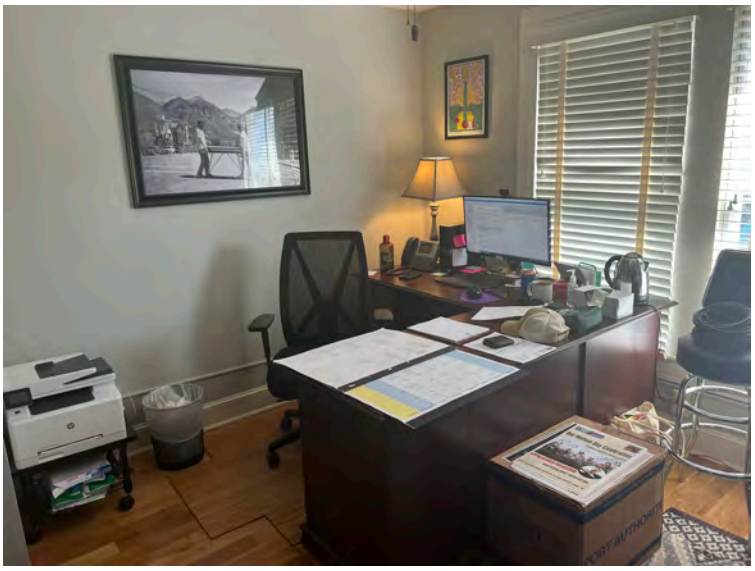
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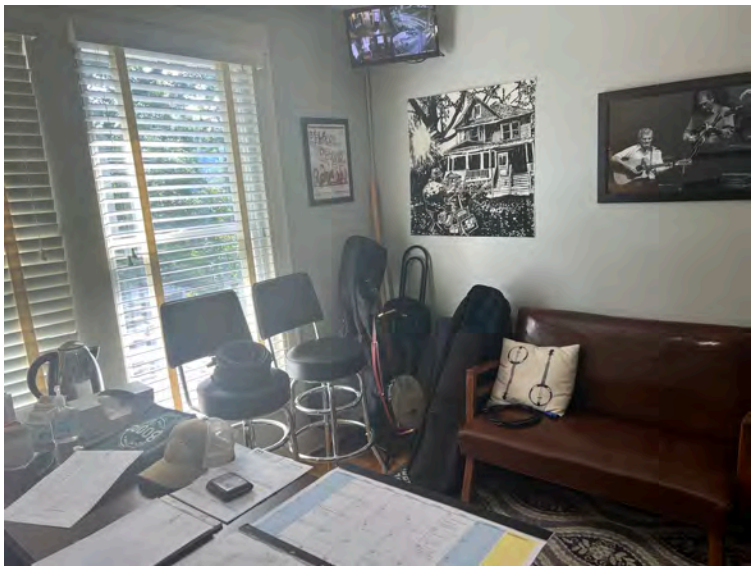
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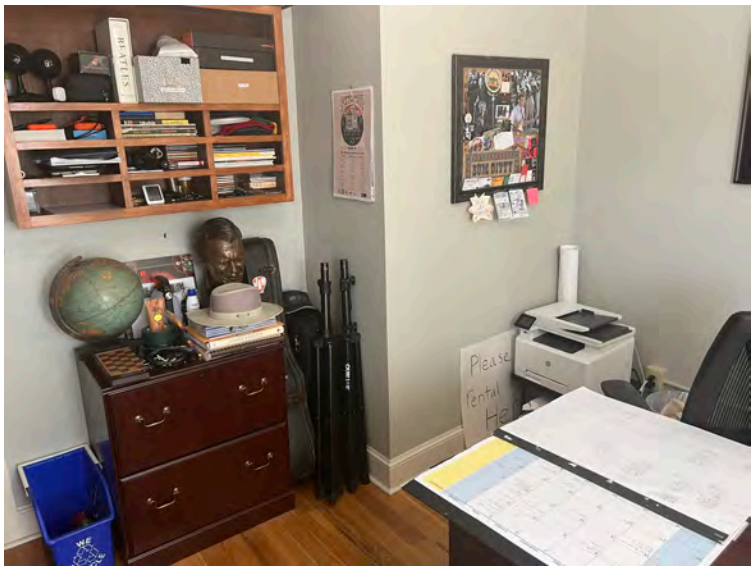
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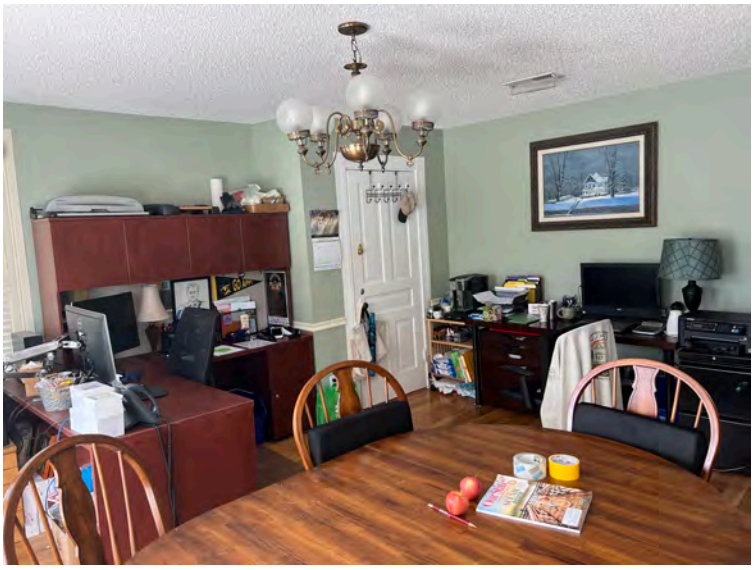
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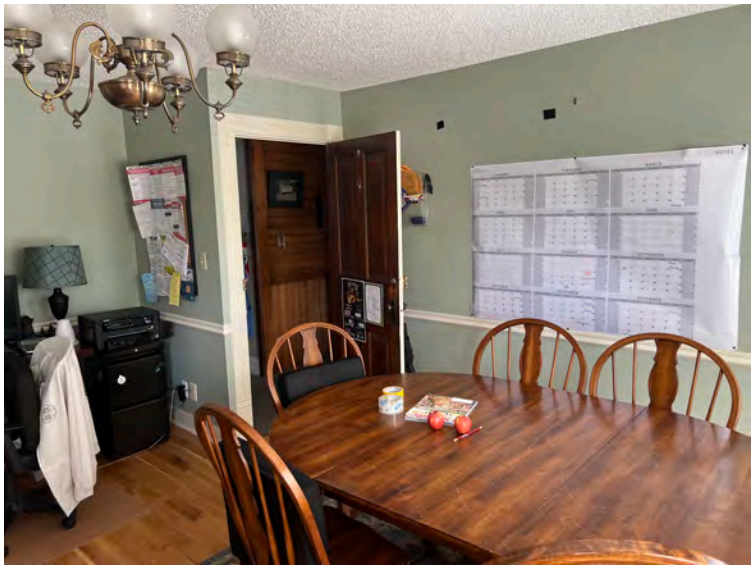
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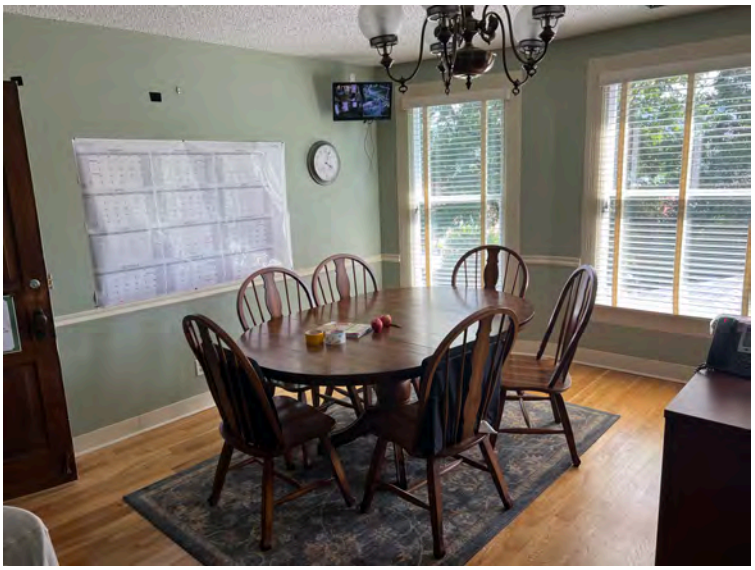
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NC_WataugaCounty_JohnWatlerJonesHouse_0116.JPG



117.
NC_WataugaCounty_JohnWatlerJonesHouse_0117.JPG



118.
NC_WataugaCounty_JohnWatlerJonesHouse_0118.JPG



119.
NC_WataugaCounty_JohnWatlerJonesHouse_0119.JPG



120.
NC_WataugaCounty_JohnWatlerJonesHouse_0120.JPG



121.
NC_WataugaCounty_JohnWatlerJonesHouse_0121.JPG

Local Historic Landmark Boundary Map & Site Plan



5/27/2024, 5:37:10 PM

Parcels

Local Historic Landmark Boundary

WT0008 John Walter Jones House
604 West King Street
Boone, Watauga County, NC

Map created by Eric Plaag
Carolina Historical Consulting, LLC
May 27, 2024

N

1:1,128

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NC Center for Geographic Information and Analysis (NCCGIA), NC County Governments, US EPA

North Carolina State Historic Preservation Office

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | NCCGIA, NCDOT, NC Geologic Survey; USGS, NPS, US ACE (Wilmington), US DOI, NRCS | NCCGIA, NC 911 Board | NC Center for Geographic Information and Analysis (NCCGIA), NC County Governments, US EPA | Esri, HERE |

Local Historic Landmark Designation for WT0008 John Walter Jones House



7/10/2026, 11:19:05 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Local districts & boundaries

Local HD Center Point

Local individual resources & centerpoints

Local Landmark

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

North Carolina State Historic Preservation Office

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



BOONE TOWN OF

Parcel #:2900-89-5144-000

Physical Address:604 W KING ST

July 10, 2026

MAP IS NOT TO BE USED FOR SALES OR CONVEYANCES. THIS IS NOT A SURVEY NO FIELD SURVEY WAS PERFORMED!

0 55 110 220 330 Feet

N

Profile

Parcel:	2900895144000	**Land Use Code:**	E01
Map #:	2900-89-5144-000	**LUC Description:**	GOVERNMENT (278.1)
PIN:		**Municipality:**	290089 290089
Tax Year:	2026		
Address:	604 W KING ST	**Neighborhood:**	05C6 - DOWNTOWN BOONE BUSINESS
Owner Details:	BOONE TOWN OF		
Mailing Address:	567 W KING ST	**Jurisdiction:**	MS1 - MUNICIPAL SERVICE DIST
		Zoning:	BOB1
	BOONE NC 28607	**Land Acres:**	1.076
Description:	JONES HOUSE	**Topography:**	
		Utilities	1 - 1
			-
			-

Value Summary

Appraised Land:	1426500	**Exempt:**	1630650	**Market Land:**	1426500
Appraised Building:	204150	**Taxable:**	0	**Market Building:**	204150
Appraised Total:	1630650	**Def:**	0	**Market Total:**	1630650

Primary Residential Card

Card:		**Basement:**		**Fireplace Pref.:**	
Stories:		**Square Feet:**		**Fireplace OP:**	
Use:		**HT/AC:**	-	**Fireplace ST:**	
Type:		**Fuel:**		**Bsmt Gar.:**	
Year Built:		**System:**		**Grade:**	
Year Remod.		**Attic:**	-	**Cond (CDU):**	
Total Rooms:		**Finished Basement:**		**Percent Complete:**	
Bedrooms:		**Recreation Room:**		**Family Room:**	
Full Bath:		**Half Bath:**		**Ext. Material:**	

Primary Commercial Card

Card:	1	**Stories:**		**Structure:**	
Year Built	1908	**Gross Flr. Area**	2600	**Grade**	B
Eff. Yr. Built:		**Units**		**Cost Value:**	184550

LAND

Classification	Size(Eff. Front/Acres)	Type	Value
S1-S1	/ 1.076	S	1426500

AGRICULTURE

Classification	Acres	Value (Soil Value)
		0
	1.076	1426500

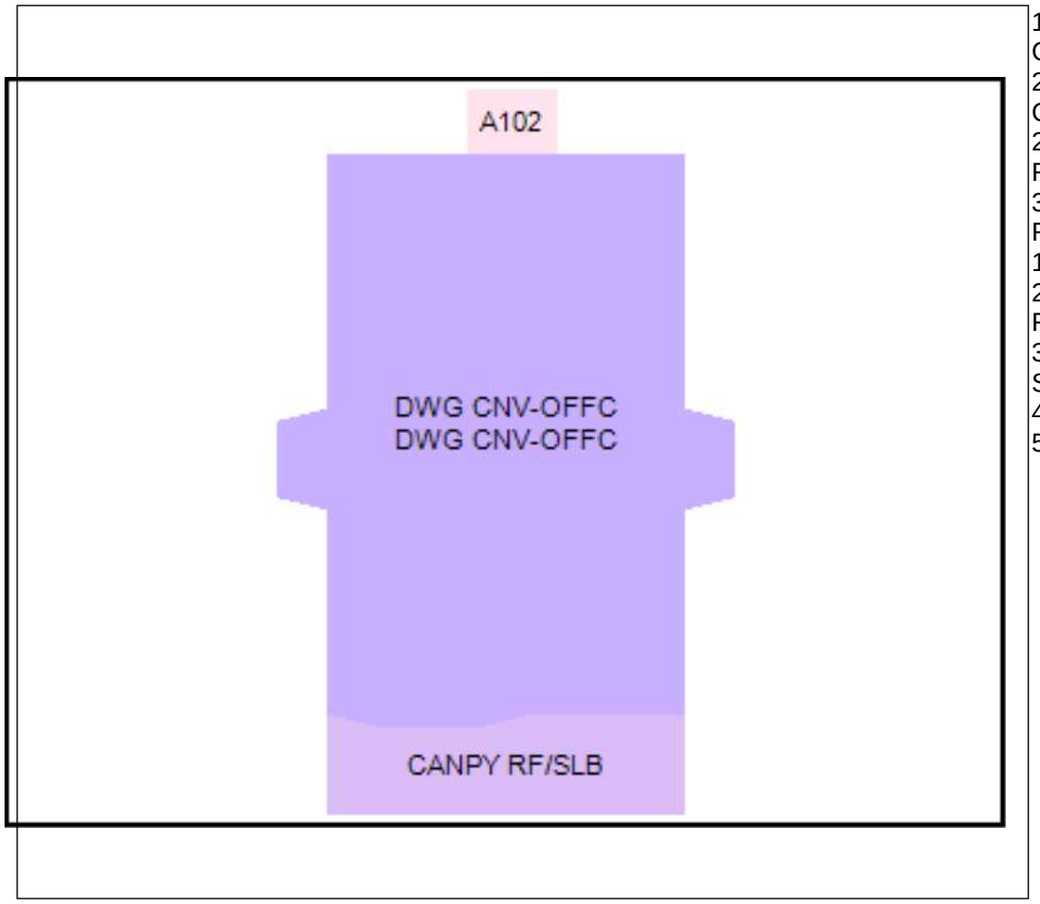
Other Items

Code	Description	Yr Blt	Sq Ft	Grade	Value
FN3 -	FNC PRIVACY	2000	.4.5	C	0
PA1 -	PAVING-	1971	8464.1.	C	13800
LT1 -	LGHT	1990	1.1.1	C	1800
SH3	SHED FINISHED	2016	4000..	C	4000

Sales History

Date	Book-Page	Grantor	Sale	Desc	Parcels	Amount
01-JAN-1985	241--660					

SKETCH



Sketch

1 DWG CNV-OFFC - 025:DWG CONV-OFFICE 1300 Sq. Ft.
2 DWG CNV-OFFC - 025:DWG CONV-OFFICE 1300 Sq. Ft.
2 CANPY RF/SLB - CP6:CANOPY ROOF/SLAB 35 Sq. Ft.
3 CANPY RF/SLB - CP6:CANOPY ROOF/SLAB 212 Sq. Ft.
1 - RP1:PORCH OPEN 224 Sq. Ft.
2 - PA1:PAVING-ASPHALT PA 8464 Sq. Ft.
3 - SH3F:SHED FINISHED MET 4000 Sq. Ft.
4 - LT1:LGHT MER-WL-MTD-F 1 Sq. Ft.
5 - FN3:FNC PRIVACY

North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela Brewington Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

September 26, 2026

Jessica Mitchell, Advanced Planning Specialist
Boone Historic Preservation Commission
680 West King St., Suite C
Boone, NC 28607

Email: Jessica.Mitchell@boonenc.gov

RE: Proposed designation of the **John Walter Jones House, 604 West King St., Boone, Watauga County**.

Dear Mrs. Mitchell:

Thank you for the report you submitted on the proposed designation John Walter Jones House, 604 West King St., Boone, Watauga County. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the John Walter Jones House is of special local significance for its architecture as it is one of the oldest Queen-Anne influenced properties in Boone and has remained largely unchanged. It is also of special local significance because of its association with Dr. John Walter Jones, one of Boone's earliest physicians.

Assistant State Archaeologist Michael Nelson noted that there is the potential that cultural deposits and remnants of distinct landscape features still exist. The potential for buried cultural resources should be considered in any future development of the property

We commend staff for submitting a thorough and complete report and feel this local designation report will provide the preservation commission and local governing board with sufficient information to determine whether the John Walter Jones House possesses the requisite special local significance and integrity for local historic landmark designation.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Boone Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please notify our office or email me a copy of the ordinance.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property would be subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq*.).

This letter serves as our comments on the proposed designation of the John Walter Jones House, 604 West King St., Boone, Watauga County. Please contact me at Kristi.brantley@dncr.nc.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,



Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

Jessica Mitchell - HPO Comments - Jones House

From: "Brantley, Kristi" <kristi.brantley@dncr.nc.gov>
To: "Jessica.Mitchell@boonenc.gov" <jessica.mitchell@boonenc.gov>
Date: 9/26/2026 1:31 PM
Subject: HPO Comments - Jones House
Cc: "Thomas, Audrey" <audrey.thomas@dncr.nc.gov>, "Carleno, Mary Jo" <mj.car...
Attachments: WT0008HPO Comments_Jones House_2026.pdf

Good afternoon, Jessica,

Attached is a copy of a letter written in response to the proposed designation of the **John Walter Jones House, 604 West King St., Boone, Watauga County**. Please share a copy with your Commission Chair.

If a decision is made to designate the property, please email me a copy of the ordinance.

I've copied Restoration Specialist Audrey Thomas. Should the owners have any technical questions about the property or are interested in the tax credit program, please feel free to share Audrey's contact information with them. She can be reached at 828-250-3107 or audrey.thomas@dncr.nc.gov.

Assistant State Archaeologist Michael Nelson reviewed the report and offers the following comments:

> *Thank you for the opportunity to review the Local Landmark Designation for The John Walter Jones House, 604 West King Street, Boone, Watauga County. Based on the Office of State Archaeology's (OSA) current records, there are no previously recorded archaeological sites, surveys, or cemeteries on or immediately adjacent to the property. However, given the relatively long residential use (ca. 1908) of the core portion of the property, around the structure, there is the potential that intact cultural deposits associated with the construction and use of the property as a residential estate during Boone's early development still exist. Additionally, it is possible that remnants of distinct landscape features associated with the property such as fence lines, pathways, and decorative features still exist on the property. As a result, I recommend a statement of archaeological potential for this locally designated historic property. The potential for buried cultural resources should be considered in any future development of these properties.*

Survey and National Register Branch Supervisor Sarah Woodard reviewed the report and offers the following comments:

> *This is a very good report. I don't have any comments or improvements.*

The only thing I would add to is that notation of the two sugar maples is missing from the site plan. I recommend adding them since they are included in the proposed designation. It may be helpful for future COA reviews.

Please let me know if you have any questions.

Best,
Kristi

Kristi Brantley
CLG/Local Government Coordinator
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (919) 814-6576
Cell: (919) 623-2412
kristi.brantley@dncr.nc.gov

109 East Jones Street | 4617 Mail Service Center | Raleigh, NC 27699-4617

North Carolina
State Historic Preservation Office

A UNIT OF
DNCR
North Carolina Department of
Natural & Cultural Resources

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

Jessica Mitchell - RE: [External] Re: HPO Comments - Jones House

From: "Nelson, Michael" <michael.nelson@dncr.nc.gov>
To: Jessica Mitchell <Jessica.Mitchell@boonenc.gov>, "Brantley, Kristi" <kri...
Date: 9/28/2026 11:16 AM
Subject: RE: [External] Re: HPO Comments - Jones House
Cc: Amy Snider <Amy.Snider@boonenc.gov>

Good morning, Jessica,

The statement of archaeological potential is OSA's recommendation that any future work planned at the property, that involves ground disturbing activities, should consider the potential for archaeological remains. It is based on our desktop review of the property, its history, topographical setting, proximity to other known sites, amount of visible known disturbances, etc. that assesses the likelihood that buried deposits either associated with the historic use (or in some cases predating the historic occupation) of the property may exist. It is not a recommendation that any archaeological work (i.e., survey) be completed as part of the designation, only that the property has the potential for intact cultural deposits based on OSA's review and that should be considered if there is any work planned in the future that could potentially disturb those potential deposits.

I am not very familiar with the actual designation reports but would assume there is a place to include OSA's statement, rather than it being a separate document.

Hope that helps answer your questions.

Thanks
Michael

Michael Nelson, MA, RPA
Assistant State Archaeologist
Division of Historical Resources,
North Carolina Office of State Archaeology
North Carolina Department of Natural and Cultural Resources

Office: 828-250-3123
michael.nelson@dncr.nc.gov
Western Office
176 Riceville Road
Asheville, NC 28805



Twitter | Facebook | Instagram | YouTube | LinkedIn

Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Jessica Mitchell <Jessica.Mitchell@boonenc.gov>
Sent: Monday, September 28, 2026 9:39 AM
To: Brantley, Kristi <kristi.brantley@dncr.nc.gov>
Cc: Amy Snider <Amy.Snider@boonenc.gov>; Nelson, Michael <michael.nelson@dncr.nc.gov>
Subject: RE: [External] Re: HPO Comments - Jones House

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Thanks, Kristi!

Hi, Michael, I would be interested in knowing more about your comment. Is this statement something that would be recommended to include in the designation report, or something to complete in the future if there is work done on the property?

Thanks your help!
Best,
Jessica

Jessica Mitchell

Advanced Planning Specialist

jessica.mitchell@boonenc.gov | Office 828.268.6960

Town of Boone Planning & Inspections | Boone Next: Our Town, Our Future

680 West King Street, Suite C, Boone, NC 28607 | View the Comprehensive Plan (adopted June 2025) here:
https://link.edgepilot.com/x/cN7lIEqdMvOque9bYaFzAq?u=http://www.boonenc.gov/ |
https://link.edgepilot.com/x/QnXw3ewbMakkg-giy816hg?u=http://www.boonenext.com/

Disclaimer: The information provided herein is only informal advice. This email is not a final decision, is not binding on the Town, and is not appealable. A binding decision or interpretation may only be provided in response to a proper written application. If you wish to obtain a final and binding decision or interpretation from the Town, you must specifically request such a decision or interpretation and submit the required written application and fee. Please contact the Planning and Inspections Department for more information.

"The Town of Boone is an equal opportunity provider and employer."

Email correspondence to and from this address is subject to public records requests pursuant to the North Carolina Public Records Law, resulting in monitoring and potential disclosure of this message to third parties.
>>> "Brantley, Kristi" <kristi.brantley@dncr.nc.gov> 9/28/2026 9:34 AM >>>
Good question! I would include Michael's comments in the report, along with the date he made the comments (or you received them.) I think that may be helpful for future HPCs.

I've copied Michael in case he has anything to add.

Best,
Kristi

Kristi Brantley
CLG/Local Government Coordinator
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (919) 814-6576
Cell: (919) 623-2412
kristi.brantley@dncr.nc.gov

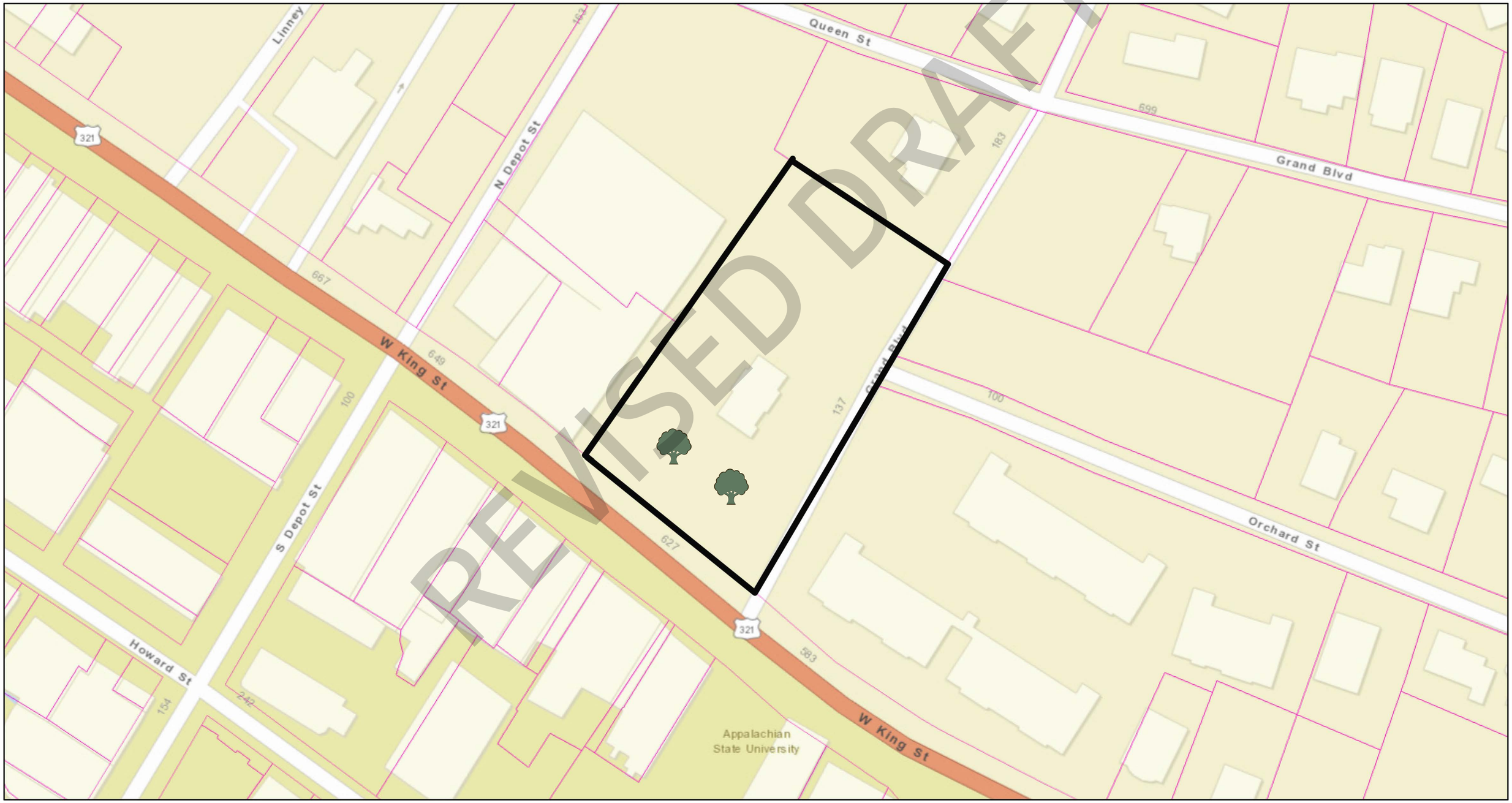
109 East Jones Street | 4617 Mail Service Center | Raleigh, NC 27699-4617

North Carolina
State Historic Preservation Office

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DNCR
North Carolina Department of
Natural & Cultural Resources

From: Jessica Mitchell <Jessica.Mitchell@boonenc.gov>
Sent: Monday, September 28, 2026 9:21 AM
To: Brantley, Kristi <kristi.brantley@dncr.nc.gov>

Local Historic Landmark Boundary Map & Site Plan



5/27/2024, 5:37:10 PM

Parcels

Local Historic Landmark Boundary

Approximate location of two sugar maple trees (see report for details)

WT0008 John Walter Jones House
604 West King Street
Boone, Watauga County, NC

Map created by Eric Plaag
Carolina Historical Consulting, LLC
May 27, 2024
Revised Map by Town of Boone
Planning & Inspections Staff
September 2026

N

1:1,128

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NC Center for Geographic Information and Analysis (NCCGIA), NC County Governments, US EPA

North Carolina State Historic Preservation Office

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | NCCGIA, NCDOT, NC Geologic Survey; USGS, NPS, US ACE (Wilmington), US DOI, NRCS | NCCGIA, NC 911 Board | NC Center for Geographic Information and Analysis (NCCGIA), NC County Governments, US EPA | Esri, HERE |

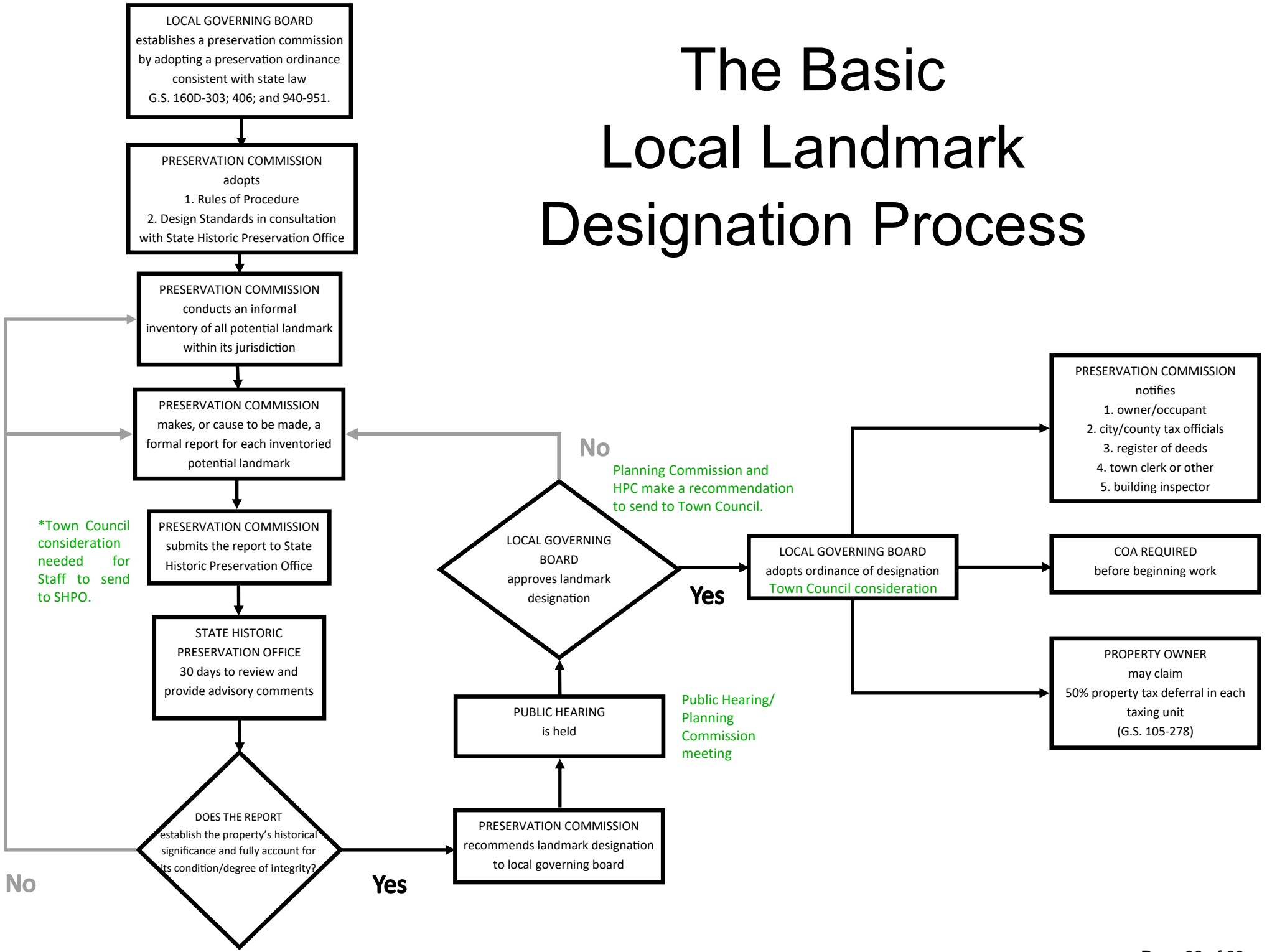
VII. Property Included in the Local Landmark Designation

The property to be designated includes the parcel containing the John Walter Jones House, which incorporates one acre of land divided from King Street by a retaining wall and the Queen Anne-style house residing there. The house has undergone minimal exterior alterations in the years since it was sold to the Town of Boone and overall maintains its historic integrity.

Staff received comments upon review by the North Carolina State Historic Preservation Office and the North Carolina Office of State Archaeology on September 28, 2026, noting that while there are no records of archaeological discoveries on the site, the site has the potential for finding remnants. The Office of State Archaeology (OSA) recommends a statement of archaeological potential for any future work on the property and that any future work should consider the potential for discovering archaeological remains when such work involves ground-disturbing activities. With the property being used as a residence for such a long period of time, workers should anticipate that intact cultural deposits from the construction and use of the property during the formative years of Boone's early development still remain on site. Such discoveries can include, but are not limited to, distinct landscape features such as fence lines, pathways, and other decorative features.

DRAFT

The Basic Local Landmark Designation Process



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 ◆ Email: planning@boonenc.gov ◆ www.boonenc.gov

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

Name (Print):
C. Vardell Smyth

Date Appointed:
09-13-2023

Date Term Expires:
06-30-2028

Number of Terms Served:
2

Position Sought: 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 current 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 for the Historic Preservation Commission?
      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 plays an important and beneficial role in the community, and I am content to continue to serve as the Chairperson.

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 ◆ Email: planning@boonenc.gov ◆ www.boonenc.gov

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

Name (Print): Bennie Gaetano

Date Appointed: (second term) 6/10/2026

Date Term Expires: 6/30/2029

Number of Terms Served: 1

Position Sought: ☐ 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 current 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 for the Historic Preservation Commission?
   ☒ **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:**

The Historic Preservation Commission has supplemented my education and given me the opportunity to put my learning in practice. As vice chair, I want to further my experience working in local government. As the second longest running member on the board currently, I feel like I have the experience necessary for the vice-chair position.

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
September 4, 2026	26-0632	Off the Rack - Gutter - Statement of Conformity	Zoning	Statement of Conformity	681 W KING ST	Approved	Amy Snider

1 Permits