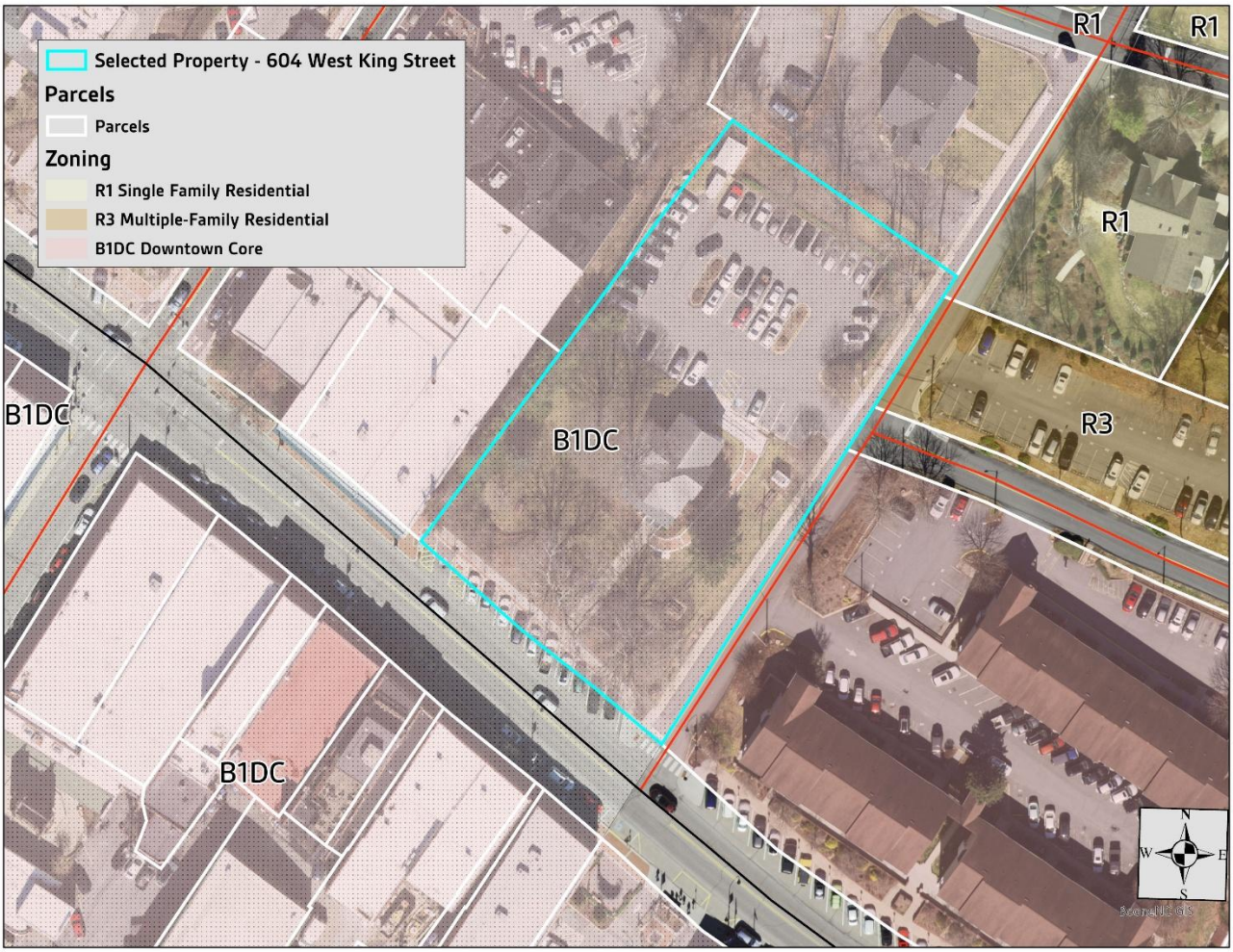
Staff Report
Public Hearing
November 23, 2026
Case A25-0498 – Jones House Local Historic Landmark Designation – 604 West King Street – General Use Zoning Map Amendment

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Request

The Town of Boone has filed a local historic landmark application to designate the property at 604 West King Street (Watauga County PIN 2900-89-5144-000), which is processed as a general use zoning map amendment to the Town's official zoning map (local historic landmark overlay). The subject property is outlined in blue on the map above.

Case Exhibits

Staff has generated materials in addition to this Staff Report as itemized in the table below.

Exhibit #	Items
Staff Report Exhibit A	Ordinance #A25-0498 (Included in Staff Report)
Staff Report Exhibit B	Final Revised Jones House Local Historic Landmark Designation Report, dated October 6, 2026
Staff Report Exhibit C	Minutes from the August 11, 2026, HPC Advisory meeting for initial consideration of the designation report
Staff Report Exhibit D	NC State Historic Preservation Office (SHPO) Review Letter and Supporting Documents, dated September 28, 2026
Staff Report Exhibit E	Minutes from the October 6, 2026, HPC Advisory meeting for review of SHPO's comments and discussion of revisions to the designation report

History

October 21, 2021	The parcel (Watauga County PIN 2900-89-5144-000) was rezoned from B1 Central Business to B1 Downtown Core with the Unified Development Ordinance (UDO) text amendment for the B1 Downtown Expansion as part of Downtown Boone Local Historic District overlay.
August 11, 2026	The Town of Boone Historic Preservation Commission (HPC) reviewed a final draft on August 6, 2024, and recommended the local historic landmark designation report for the Jones House, pending the discussed revisions. Staff finalized the report, and on August 11, 2026, the HPC reviewed the revised report. (Staff Report Exhibit B, modified October 6, 2026) The HPC made a motion for the Town Council to recommend approval of the report for submission to the North Carolina State Historic Preservation Office (SHPO) for their review. (Staff Report Exhibit C)
August 26, 2026	Town Council approved of the HPC's request for consideration of the report and approval for Staff to send the report to SHPO.
August 28, 2026	Staff sent the designation report to the SHPO for comment pursuant to NC General Statute 160D-946.
September 28, 2026	Staff received official written comment from the SHPO on the local historic landmark designation report, including comments from the Office of State Archaeology. (Staff Report Exhibit D)
October 6, 2026	The HPC discussed the SHPO's review letter, revisions to the report, and made a motion to recommend designation of the Jones House as a local historic landmark and to begin the process for a public hearing. The HPC also discussed regulatory standards for this property, including for the standards to be the existing historic district (Downtown Boone Local Historic District) standards and, broadly, the Secretary of the Interior's Standards for Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (otherwise referred to as the Secretary of the Interior's Standards for Rehabilitation). This decision is until such time as Staff includes landmark properties within Appendix D revisions. The ordinance contains this language in regards to applicable standards to the property. (Staff Report Exhibit E).

Parcel Information

Parcel Specifics

Property Owner	Town of Boone
Address	604 West King St
Watauga County PIN(s)	2900-89-5144-000
Use	5.01 Government Cultural Facility
Use Definition	A building owned or operated by a government entity in which objects of interest or performances in the fine arts, humanities, or sciences are displayed, preserved or presented for exhibition or education of the general public.

Size	1.06 acres
Access	West King Street, Grand Boulevard
Steep or Very Steep Slope	Yes

Existing Zoning

Watauga County PIN(s)	2900-89-5144-000
Existing Zoning	B1 Downtown Core District (B1DC) B1 Downtown Core District: The Downtown Core District is the center of the downtown area and contains the greatest concentration of historic commercial buildings. This district establishes a continuous building facade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human scale design, and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale and mass. Downtown Boone Local Historic District (Overlay District – Defined in UDO Appendix D) Local historic district designation is a type of zoning that applies to a group of contiguous properties. As with historic landmarks, owners who wish to make certain kinds of changes to properties in historic districts must first have their plans reviewed and approved by the Commission. Historic District designation triggers an overlay district, meaning that the existing zoning laws in effect still apply to the district, but the additional regulations set forth by historic designation would also apply. Historic District (Overlay District) – UDO Article 14 UDO Subsection 14.43.01 – Historic districts are established as overlay districts intended to preserve historic landmarks and districts within the Town pursuant to Article 8 Historic Preservation.

Requested Zoning

Zoning Overlay Description	Overlay District – UDO Article 14 UDO Subsection 14.01.02 – Overlay districts are those districts that overlap one or more general use districts and contain standards in addition to the underlying general use or conditional district zoning standards. Where requirements conflict, overlay district standards supersede general use district standards. Historic Landmark – UDO Article 34 A building, structure, site, area, or object deemed to be of special significance in terms of its history, prehistory, architecture, or culture and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

Existing Site Characteristics

The property for designation is on one parcel, where the site fronts West King Street to the south and Grand Boulevard to the east. Adjoining properties face the property to the north and west. A portion of the property in the northwest corner has a few areas of steep slope (30-50%) that border adjoining properties (see corresponding elevation contour map below).

The elevation at the stair entrance off West King Street is approximately 3,246'. From that point, the property is pedestrian access only, with the parking lot at the northern portion of the property. The site rises roughly 28' in elevation from West King Street to the front yard of the property. The highest point of the property is the northeast portion near Grand Boulevard. Property photos and an elevation contour map are provided to support this information.

Photo 1



Photo 2

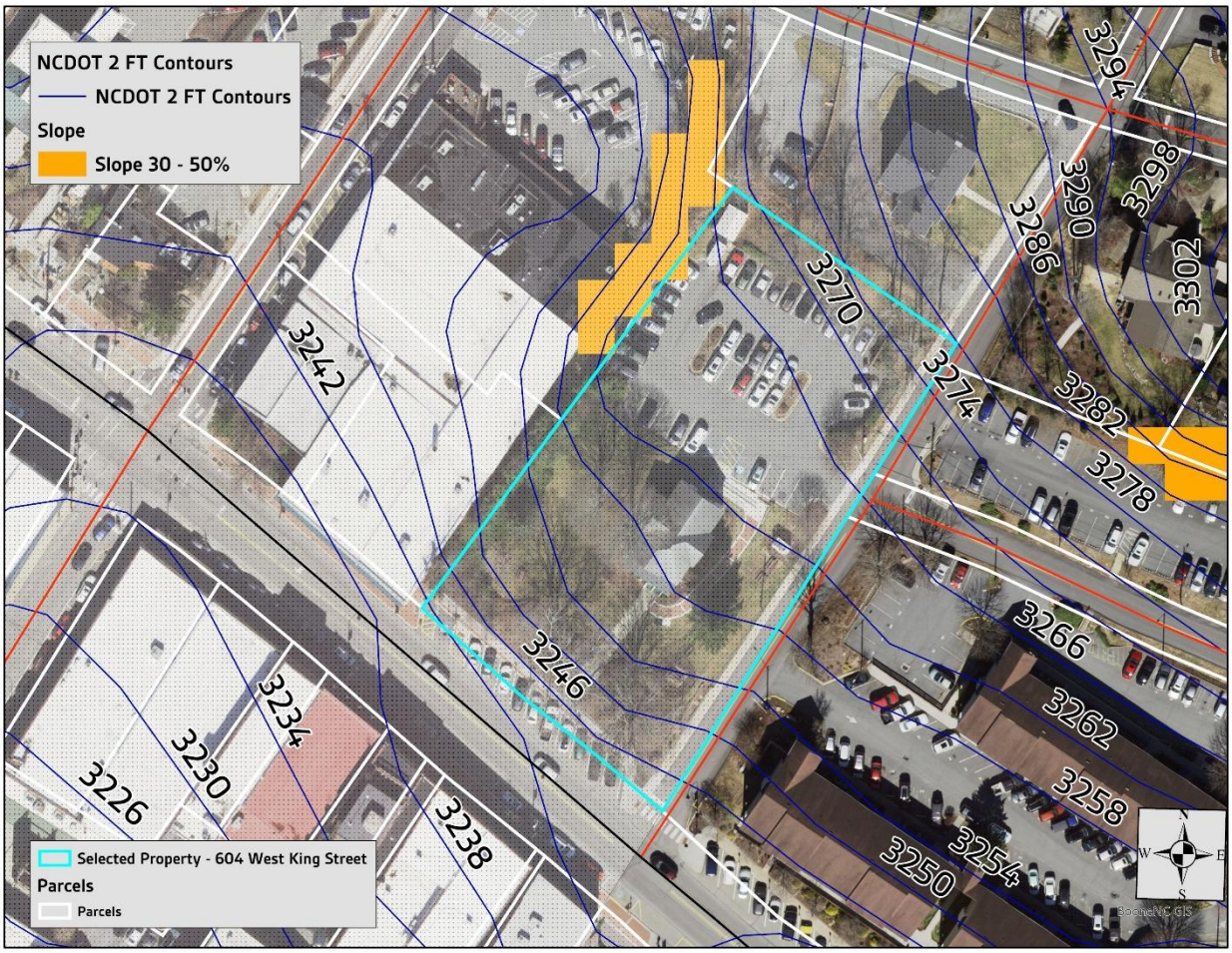


Photo 3



Photo 4





Zoning and Use of Adjacent Properties

	District	Use
North	B1DC Downtown Core	Government facility for tourism-related marketing and infrastructure development
East	B1DC Downtown Core, R3 Multiple-Family Residential, R1 Single Family Residential	Multi-family (condominiums), parking lot, single-family residential home
South	B1DC Downtown Core	Commercial businesses
West	B1DC Downtown Core	Commercial businesses

North:



South:



East:



West:



Planning Staff Analysis

The Town of Boone is requesting approval for Local Historic Landmark designation for the property. Pursuant to UDO Subsection 8.02.01 the Council may adopt, amend or repeal Ordinances designating one or more historic landmarks. No property shall be recommended for designation as a historic landmark unless it is deemed and found by the Historic Preservation Commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

Each property designated as a landmark shall be identified in the Ordinance, along with the name or names of the owner or owners of the property, those elements of the property that are integral to its historical, architectural, or prehistorical value, including the land area of the property so designated, and any other information the Council deems necessary. For each building, structure, site, area, or object so designated as a historic landmark, the Ordinance shall require that the waiting period set forth in this Article be observed prior to its demolition. For each designated landmark, the Council may also provide for a suitable sign on the property indicating that the property has been so designated, and if the owner consents, the sign shall be placed upon the property. Otherwise, the sign shall be placed on a nearby public right-of-way.

Designation of historic landmarks is also regulated by NC General Statutes 160D, Part 4 Historic Preservation. Specifically, 160D-946 sets forth the process for landmark designation as follows:

Requirement	Jones House Compliance
The Department of Cultural Resources, acting through the State Historic Preservation Officer, shall, upon request of the department or at the initiative of the preservation commission, be given an opportunity to review and comment upon the substance and effect of the designation of any landmark pursuant to this Part. Any comments shall be provided in writing. If the Department does not submit its comments or recommendation in connection with any designation within 30 days following receipt by the Department of the investigation and report of the preservation commission, the commission and any governing board shall be relieved of any responsibility to consider such comments.	1. HPC reviewed and recommended approval of the request for local historic landmark designation on August 11, 2026. (See Staff Report Exhibit C) 2. Planning Staff sent the report to NC State Historic Preservation Office on August 28, 2026, for review and comment following Town Council approval on August 26, 2026. 3. Planning Staff received official comment from NC State Historic Preservation Office on September 28, 2026. (See Staff Report Exhibit D) 4. HPC reviewed comments from SHPO on October 6, 2026, and revised the report for minor clarifications. (See Staff Report Exhibit C and E)
The preservation commission and the governing board shall hold a joint legislative hearing or separate legislative hearings on the proposed regulation. Notice of the hearing shall be made as provided by G.S. 160D-601. [requirements for Public Hearing to amend Zoning Ordinance or Zoning Map].	Public Hearing with the Historic Preservation Commission, the Planning Commission, and Town Council scheduled for November 23, 2026. PC expected to make a recommendation on November 23, 2026, or a further date specified as decided at the hearing. HPC expected to make a recommendation on December 1, 2026.
Following the hearings, the governing board may adopt the regulation as proposed, adopt the regulation with any amendments it deems necessary, or reject the proposed regulation.	For Council consideration at the December 9, 2026, Town Council meeting.

Certificate of Appropriateness

From and after the designation of a landmark, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on such landmark or within such district until after an application for a Statement of Conformity (SOC) for minor work or a Certificate of Appropriateness (COA) for major work has been approved as detailed in UDO Article 8 Historic Preservation Procedures and Appendix D Downtown Boone Local Historic District Design Standards and Handbook.

Conformity to Adopted Plans

Boone Next: Our Town, Our Future

Community Vision	Land Use and Development Vision
We will be a prosperous, livable, people-oriented mountain community modeling resilient growth that promotes and protects our natural resources with diverse housing options and dynamic economic opportunities. We will celebrate and build upon our community's historic foundation to leave a sustainable and equitable town for future generations.	Grounded in its historic character, Boone will be a distinct pedestrian-oriented town that is affordable, livable, human-scale, and connected through a network of walkable, mixed-use corridors and activity centers.

Planning Principles: The Boone Next Planning Principles are intended, as a collective, to provide a core vision to guide planning, zoning, and development decisions. These principles should be carefully considered with respect to all zoning map amendments, ordinance text amendments, and other development decisions as well as other town planning and policy initiatives.

Planning Principle 6
Continue supporting Downtown Boone's vibrant mix of businesses, residences, retail, restaurant, entertainment, and civic uses, while preserving its cherished distinctive human-scale character. As the historic and civic heart of Boone, Downtown will be a focus and model for thoughtful design efforts aimed at strengthening community and placemaking. ○ New development in Downtown Edge areas will be compatible with downtown's historic human-scale feel and help strengthen the town's gateways into downtown. ○ New buildings should frame streets with well-designed permeable edges, develop new civic spaces, and create "outdoor rooms" where possible – places that are comfortable, interesting, and inviting to people for leisure and gathering. ○ New outdoor parks and plazas can contribute to placemaking and economic development.
Planning Principle 11
Continue to preserve and enhance Boone's historic buildings and places. Historic preservation is fundamental to maintaining our cherished small town character, contributing to residents' quality of life, and remembering our history. ○ Build upon downtown's status as Boone's social and civic center and create additional compelling public spaces to foster interaction among residents. ○ Preserve and encourage stewardship of historic buildings. ○ Encourage development of vacant spaces to meet the needs and desires of a diverse community.

Growth Management Tiers Map: The Growth Management Tiers Map is a policy tool intended to help Boone manage the growth of its corporate limits. The map identifies areas inside and outside the corporate limits that are likely to face development pressures, and it identifies those areas that are most appropriate for the town to consider serving by means of annexation within the next 10 to 15 years. The Growth Management Tiers Map is supplemented by and should be applied in concert with the Future Land Use Map, where applicable. The overall purposes of the map are to:

- Promote better interjurisdictional and long-range planning between and among the town, Watauga County, and utility providers.
- Encourage long-term fiscally and environmentally sustainable growth by carefully managing the extension of taxpayer-funded town services

- Encourage infill development
- Inform developers, landowners, farmers, and residents with respect to the town's priorities and approach to the growth of its corporate limits
- Provide policy guidance to town decision-makers regarding annexations, town service provision, fees and incentives, and locations for capital improvements

This property is located within the Priority Growth area.

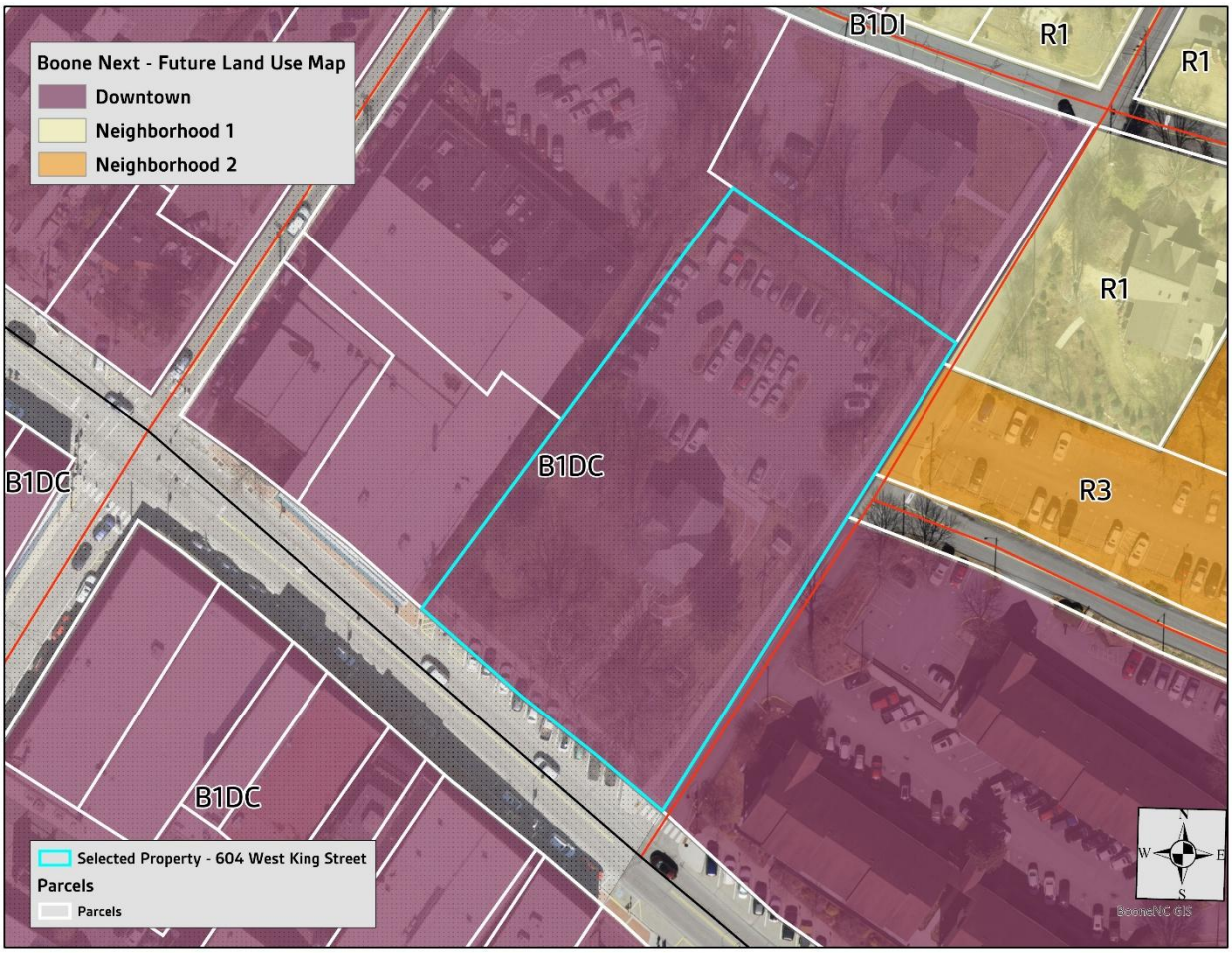
Priority Growth Area is land where growth is most encouraged; designated as Downtown, Downtown Edge, and Walkable Mixed Use on the Future Land Use Map.

Future Land Use Map

The Future Land Use Map is a critical tool intended to give shape to and help implement Boone's vision for the next 15-20 years. The map and associated land use types provide a framework for development and other land use-related decisions, including decisions on public infrastructure and transportation.

In legislative decision making cases, Council and the Planning Commission will review Boone Next and the Future Land Use Map to ensure that the request:

- is consistent with the goals and policies set forth in this plan; and
- is consistent with the land use type as shown on the Future Land Use Map;
- and if not ensure that the requested change of zoning will not negatively impact the intent of the mapped land use type; and
- is supported by existing or planned infrastructure.



The property included in the request is mapped in the Downtown land use type. Please see below for more details on this land use type.

Description	Objectives	Primary Uses
Downtown Boone is the historic and cultural heart of Boone. Development features a blend of historic buildings, some dating back to the early 1900's or earlier, alongside more recent construction. This area supports a mix of retail, restaurants, business and professional offices, and residential uses. Buildings are up to three stories, limited in width, located close to the sidewalk, and include ample transparent windows and doors along first floors that make them architecturally interesting while	• Retain historic character through continued preservation • Ensure new infill development is architecturally sympathetic to historic buildings and incorporates high quality architectural design and materials • Enhance streetscapes with street trees, wider sidewalks, pedestrian amenities, safer intersection crossings, and burying utilities where feasible	• Vertical mixed-use with ground floor commercial and upper story residential and/or appropriate commercial uses • Limited light industrial/manufacturing uses with minimal external impacts

activating the sidewalk by creating a safe, interesting, and inviting atmosphere. Driveways and surface parking are limited in this land use type. Where appropriate, wider sidewalks and street trees adjacent to the curb enhance the pedestrian experience and promote a sense of place.		

Goals & Policies

Goal 1.3 A PRESERVED HERITAGE
Boone's unique architectural and cultural history is celebrated. The town preserves historic buildings and encourages the design of new buildings and places that complement its architectural heritage.

Policy 1.3.1: Support Preservation of Historic Properties and Districts
Support identification, stewardship, and preservation of historic and culturally valuable properties and Boone's historic districts, including features of both the private and the public realm.

Policy 1.3.3: Reference Historic Patterns in New Development
Design of new development should reference existing historic context and patterns while recognizing the importance of neighborhoods that feature a variety of building types.

Policy 1.3.4: Encourage Reuse and Rehabilitation
Support and encourage adaptive reuse and rehabilitation of existing homes and buildings. Where appropriate, minimum building code standards should be applied in a manner compatible with historic preservation efforts.

Policy 1.3.5: Promote Connectivity Between Centers
Connect existing areas of historic downtown and adjacent areas through enhanced streetscapes. Prioritize connections to downtown and other key activity centers, particularly those undergoing redevelopment into more walkable and transit-oriented types of places.

Certificate of Mailing

I, Brenda Henson, certify that individual notices meeting the requirements of Article 9 of the Town of Boone UDO were placed in the mail (first class) on October 30, 2026.

/s/ Brenda Henson

Brenda Henson, Administrative Coordinator

Certification of Posting

I, Darrell Pulliam, certify that the subject property was posted as required in Article 9, Subsection 9.03.03(B)(2) of the Town of Boone UDO on October 30, 2026.

/s/ Darrell Pulliam

Darrell Pulliam, Building Code Official

Planning Board Report/Recommendations

Per NCGS 160D-604(b), subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Commission for review and comment. If no written report is received from the Planning Commission within 30 days of referral of the amendment to that board, the Town Council may act on the amendment without the Planning Commission report. The Town Council is not bound by the recommendations, if any, of the Planning Commission. Per NCGS 160D-604(d), when conducting a review of proposed zoning text or map, the Planning Commission shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Planning Commission shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Commission, but a comment by the Planning Commission that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

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

Note 1

_____

_____

_____

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

Vote 2: The Planning Commission recommends ☐approval OR ☐denial of Ordinance #A25-0498 within Exhibit A and ☐approval OR ☐denial is reasonable and in the public interest because:

Note 2

_____

_____

_____

***Note 2**: briefly explain why, factors may include the benefits and detriments to the landowners, the neighbors, and the surrounding community; why the action taken is in the public interest; and any changed conditions warranting the amendment.*

Town Council Action Required – November 23, 2026

No Council action is anticipated at this November 23, 2026, Public Hearing. Final consideration would occur at the December 9, 2026, Town Council meeting upon receipt of the Planning Commission's and Historic Preservation Commission's recommendations.

Staff Report Exhibit A: Ordinance #A25-0498

ORDINANCE # A25-0498

AN ORDINANCE TO DESIGNATE THE JONES HOUSE AS A LOCAL HISTORIC LANDMARK PROPERTY

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

WHEREAS, the Planning Commission has received the request to amend the Official Zoning Map of the Town of Boone, North Carolina to designate the parcel identified below as a Local Historic Landmark:

Address:	604 West King Street
Watauga County PIN:	2900-89-5144-000
Property Owner:	Town of Boone

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

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

WHEREAS, the HPC issued a Landmark Historic Landmark Designation Report on August 11, 2026, revised October 6, 2026, recommending designation of the Property as a historic landmark; and

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

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

WHEREAS, the SHPO has reviewed the Landmark Designation Report and issued a letter of comment dated September 26, 2026, in which it noted that the Property is of special local significance for its architecture that has remained largely unchanged and as one of the oldest Queen-Anne influenced properties in the Town of Boone, and the Jones House is locally significant for its association with Dr. John Walter Jones; and

WHEREAS, the Boone Historic Preservation Commission held a duly-noticed public hearing on November 23, 2026, with respect to this ordinance and designation of the Property as a historic landmark as contemplated herein, and following said hearing voted to confirm its recommendation that the Town Council designate the Property as a historic landmark; and

WHEREAS, the Boone Town Council held a duly-noticed public hearing November 23, 2026, with respect to this ordinance and designation of the Property as a historic landmark as contemplated herein; and

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

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

WHEREAS, the Boone Town Council finds that the Property is of special historical, architectural, and cultural significance, and possesses integrity of design, setting, workmanship, materials, feeling and/or

association, as described by the Brief Statement of Significance in the Local Historic Landmark Designation Report as:

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; and

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

WHEREAS, the Boone Town Council is authorized to enact this Ordinance pursuant to its zoning authority under G.S. Chapter 160D, Article 6;

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

SECTION 1. The Boone Town Council hereby designates the property at 604 West King Street, Watauga County PIN: 2900-89-5144-000 (Case A25-0498), known as "Jones House" as a Local Historic Landmark.

SECTION 2. A sign designating the Jones House may be placed on the property or in a nearby right of way designating the properties and Local Landmark Designations.

SECTION 3. The review process provided by Article 8 and Appendix D of the Town's Unified Development Ordinance ("UDO") shall be observed prior to demolition, alteration, rehabilitation, restoration, or removal of any exterior elements of the designated Property. As the period of significance of the Jones House is from 1908 to 1925 for its Association with Significant Person(s) and Architectural Significance and the period of significance for the historic district is 1918 to 1964, the guiding standards for the property, at the time of adoption, will be the existing district standards, UDO Appendix D, and broadly, the Secretary of the Interior's Standards for Rehabilitation & Guidelines For Rehabilitating Historic Buildings, until such time as the Boone Historic Preservation Commission writes standards for the individual landmark and those standards are officially approved.

SECTION 4. In the event relocation, demolition or destruction of the Property is authorized as provided by law, such action may be delayed up to 365 days as provided by Article 8 and Appendix D of the UDO and NC General Statutes 160A-400.14.

SECTION 5. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this the ___th day of _____, 2026.

The Honorable Dalton George, Mayor

Attest:

Nicole Harmon-Church, Town Clerk