Staff Report Exhibit B

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 October 6, 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. While the trees carry significance, there are ongoing evaluations of the trees' health and safety; over time, the trees may have to be carefully removed. 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

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

be original to the house. Six wooden Doric columns serve as support for the porch roof. The porch itself 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.

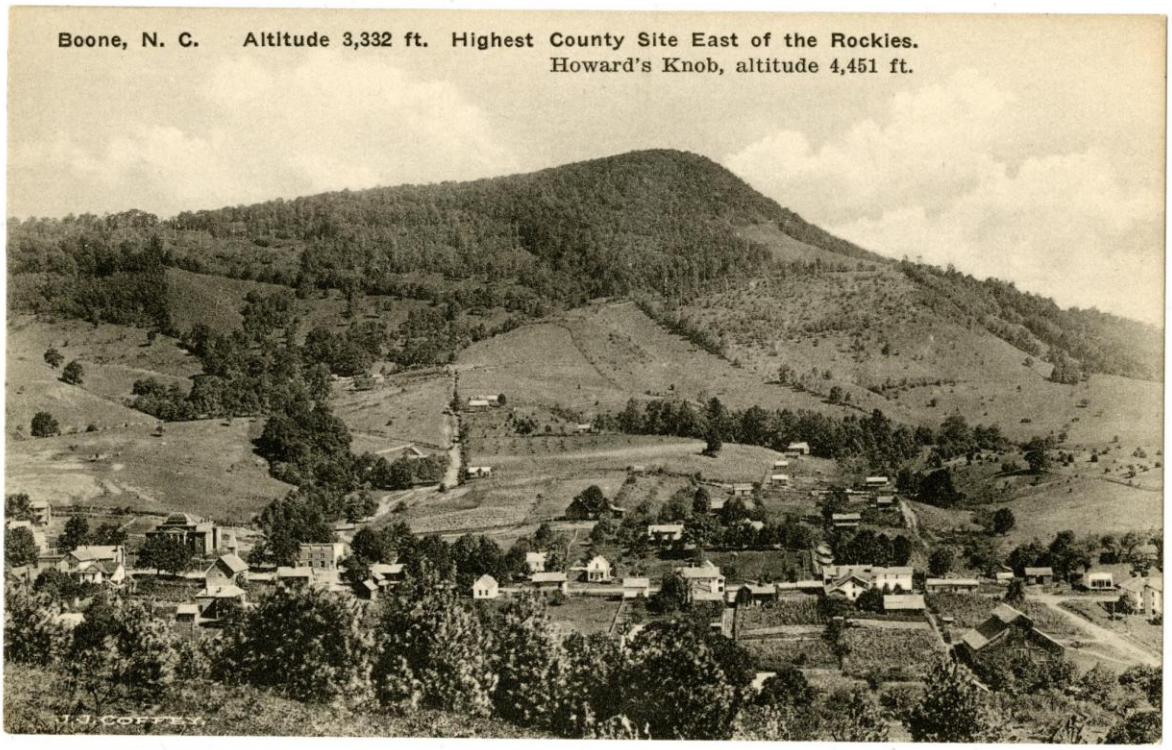
[4] Ibid.

[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."

This local historic landmark designation includes the two large, Civil War-era sugar maple trees because of their longevity; currently, cables support some of the larger branches. The remaining two trees have recently been evaluated to determine whether they are healthy and safe to remain on site; these evaluations will continue. If these trees must be removed for public health and safety, current local historic district standards, that would be applied to the property as a local historic landmark, require documentation from a licensed arborist to remove a dead or dangerous tree.

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.

VIII. Bibliography/Source Citations

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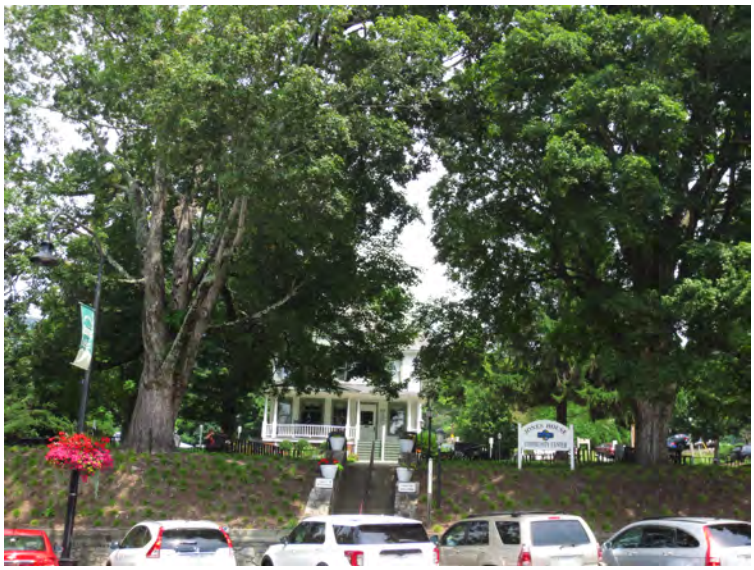
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IX. Photographs

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



4.
NC_WataugaCounty_JohnWatlerJonesHouse_0004.JPG



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NC_WataugaCounty_JohnWatlerJonesHouse_0005.JPG



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NC_WataugaCounty_JohnWatlerJonesHouse_0006.JPG



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NC_WataugaCounty_JohnWatlerJonesHouse_0007.JPG



8.
NC_WataugaCounty_JohnWatlerJonesHouse_0008.JPG



9.
NC_WataugaCounty_JohnWatlerJonesHouse_0009.JPG



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11.
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12.
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13.
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14.
NC_WataugaCounty_JohnWatlerJonesHouse_0014.JPG



15.
NC_WataugaCounty_JohnWatlerJonesHouse_0015.JPG



16.
NC_WataugaCounty_JohnWatlerJonesHouse_0016.JPG



17.
NC_WataugaCounty_JohnWatlerJonesHouse_0017.JPG



18.
NC_WataugaCounty_JohnWatlerJonesHouse_0018.JPG



19.
NC_WataugaCounty_JohnWatlerJonesHouse_0019.JPG



20.
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21.
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22.
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23.
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24.
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26.
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27.
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28.
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29.
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30.
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31.
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32.
NC_WataugaCounty_JohnWatlerJonesHouse_0032.JPG



33. NC_WataugaCounty_JohnWatlerJonesHouse_0033.JPG



34. NC_WataugaCounty_JohnWatlerJonesHouse_0034.JPG



35. NC_WataugaCounty_JohnWatlerJonesHouse_0035.JPG



36. NC_WataugaCounty_JohnWatlerJonesHouse_0036.JPG



37. NC_WataugaCounty_JohnWatlerJonesHouse_0037.JPG



38. NC_WataugaCounty_JohnWatlerJonesHouse_0038.JPG



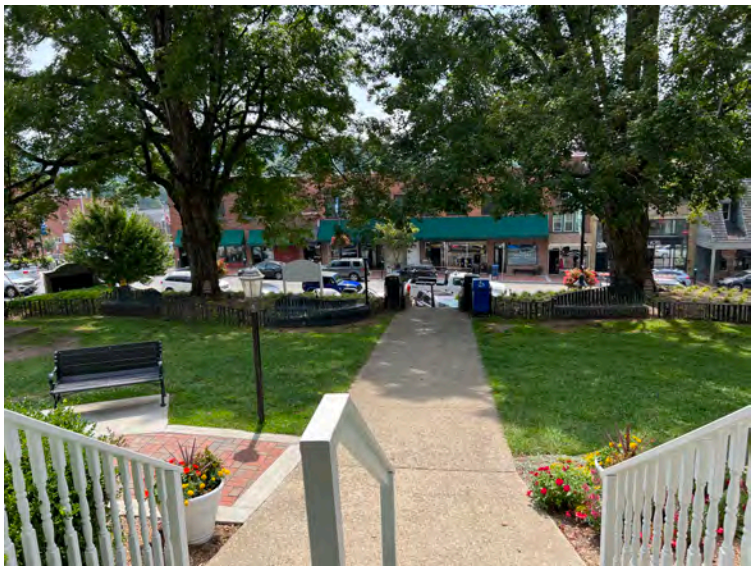
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40. NC_WataugaCounty_JohnWatlerJonesHouse_0040.JPG



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NC_WataugaCounty_JohnWatlerJonesHouse_0041.JPG



42.
NC_WataugaCounty_JohnWatlerJonesHouse_0042.JPG



43.
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44.
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45.
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46.
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47.
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51.
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52.
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53.
NC_WataugaCounty_JohnWatlerJonesHouse_0053.JPG



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56.
NC_WataugaCounty_JohnWatlerJonesHouse_0056.JPG



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NC_WataugaCounty_JohnWatlerJonesHouse_0057.JPG



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NC_WataugaCounty_JohnWatlerJonesHouse_0058.JPG



59.
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60.
NC_WataugaCounty_JohnWatlerJonesHouse_0060.JPG



61. NC_WataugaCounty_JohnWatlerJonesHouse_0061.JPG



62. NC_WataugaCounty_JohnWatlerJonesHouse_0062.JPG



63. NC_WataugaCounty_JohnWatlerJonesHouse_0063.JPG



64. NC_WataugaCounty_JohnWatlerJonesHouse_0064.JPG



65. NC_WataugaCounty_JohnWatlerJonesHouse_0065.JPG



66. NC_WataugaCounty_JohnWatlerJonesHouse_0066.JPG



67. NC_WataugaCounty_JohnWatlerJonesHouse_0067.JPG



68. NC_WataugaCounty_JohnWatlerJonesHouse_0068.JPG



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NC_WataugaCounty_JohnWatlerJonesHouse_0069.JPG



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71.
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72.
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73. NC_WataugaCounty_JohnWatlerJonesHouse_0073.JPG



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75. NC_WataugaCounty_JohnWatlerJonesHouse_0075.JPG



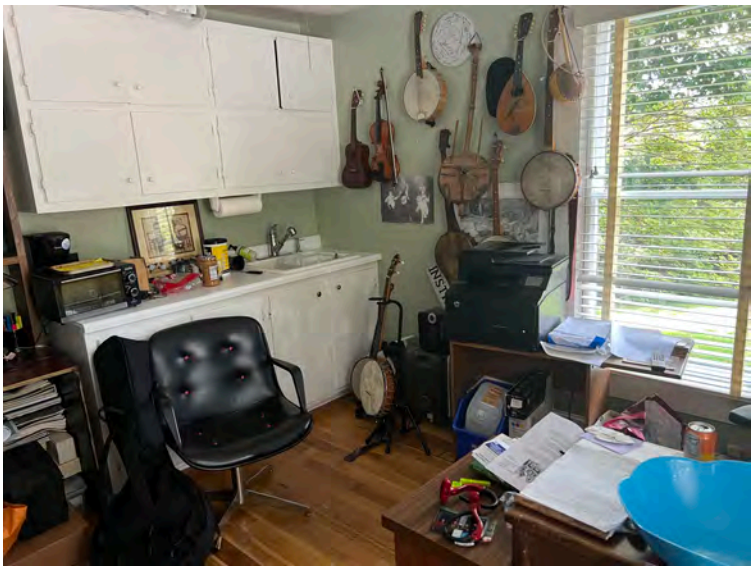
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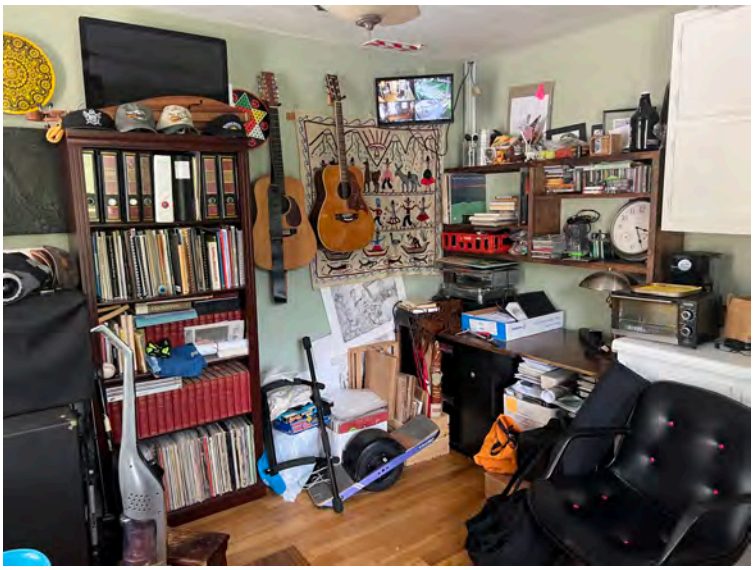
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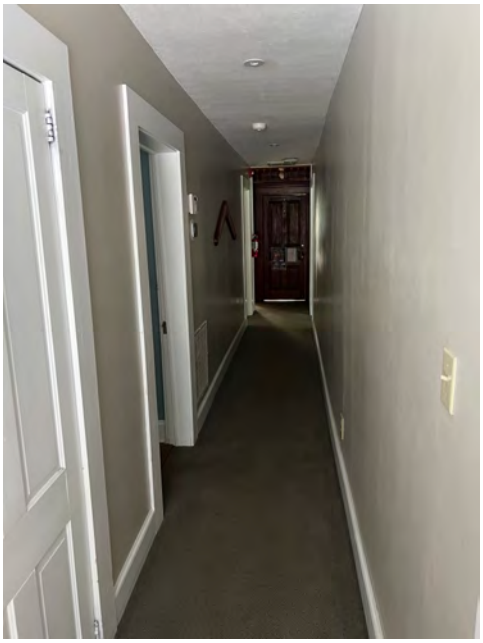
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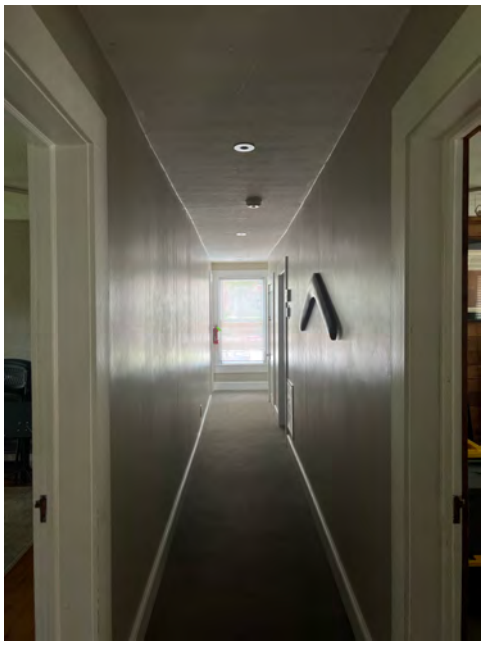
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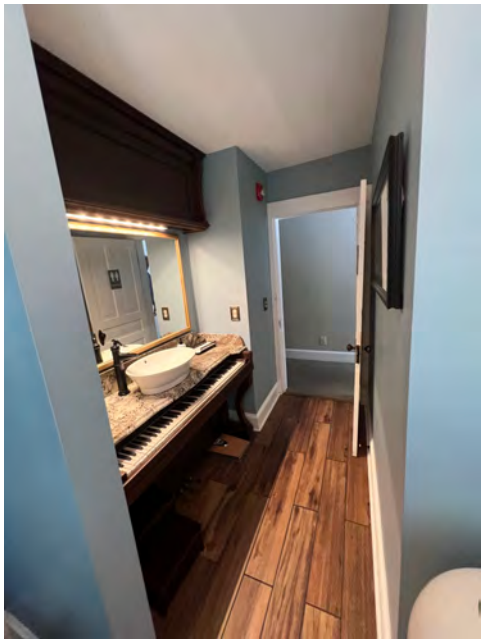
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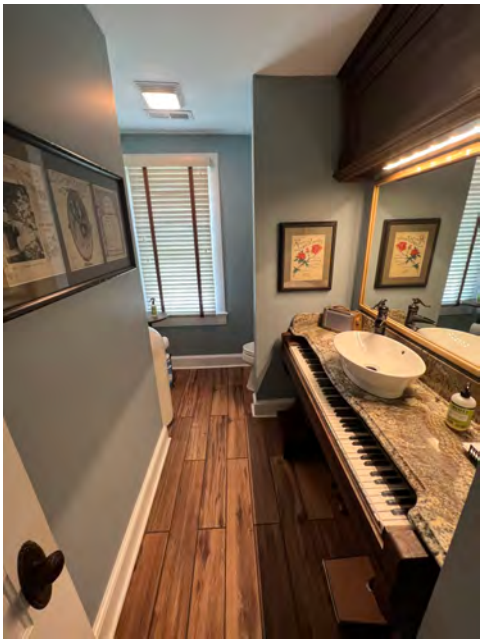
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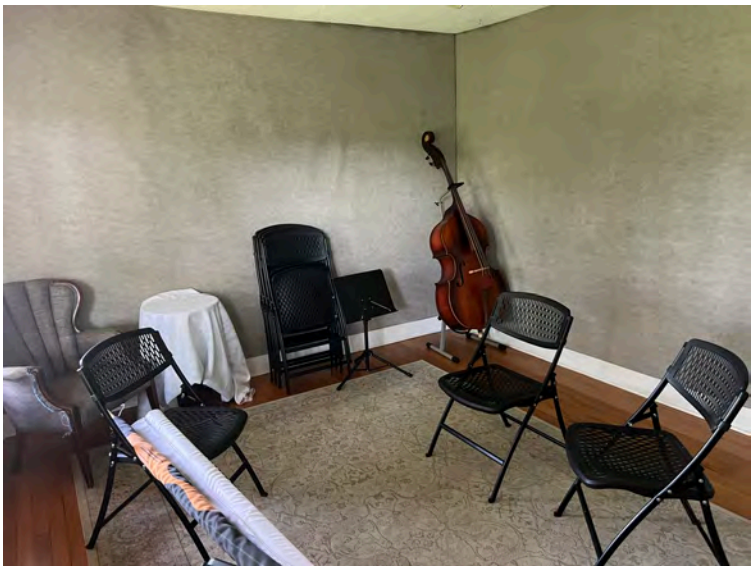
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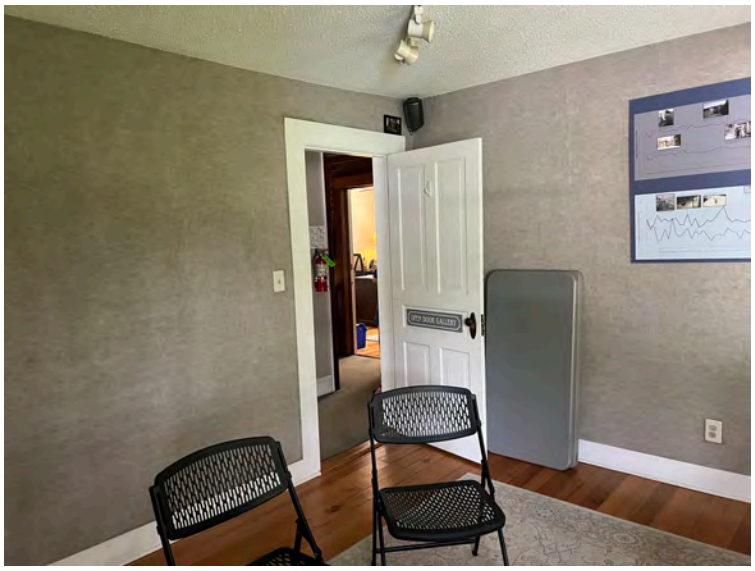
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87. NC_WataugaCounty_JohnWatlerJonesHouse_0087.JPG



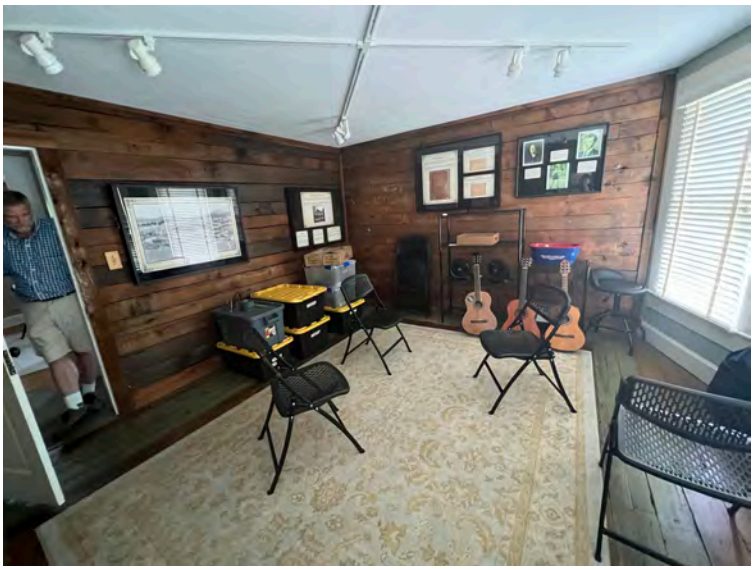
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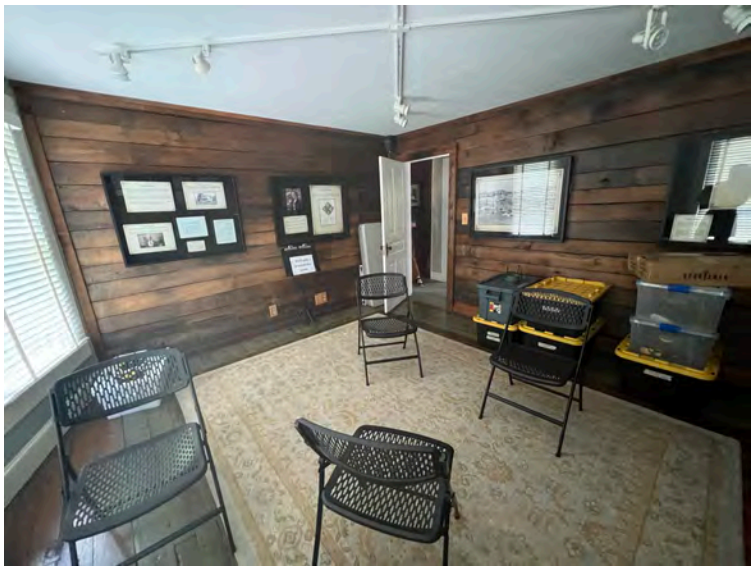
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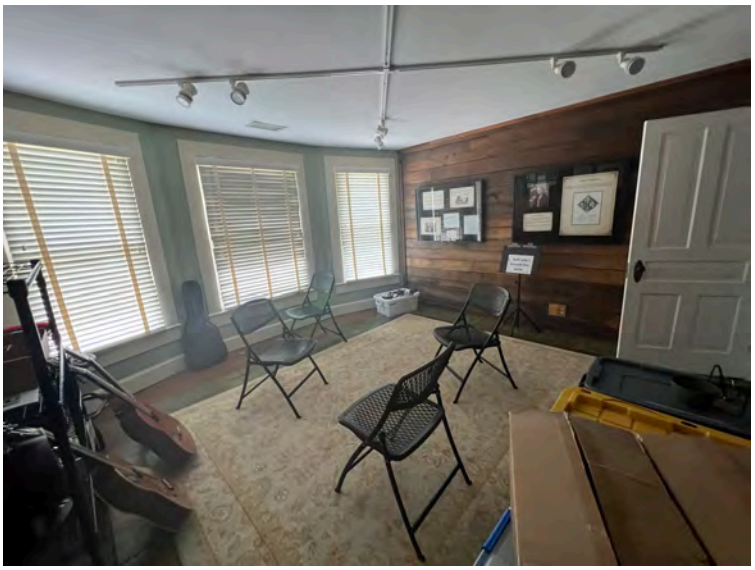
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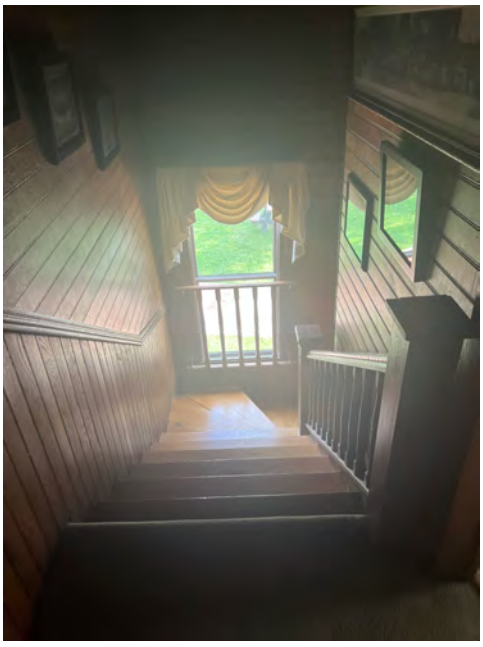
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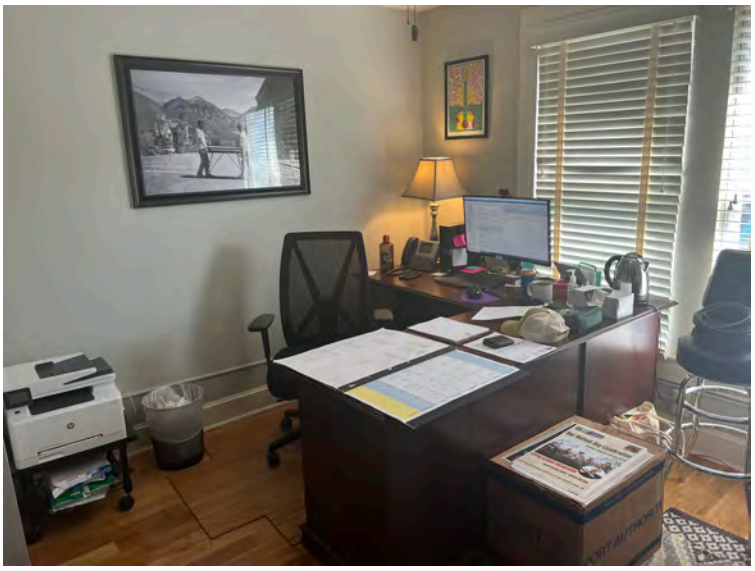
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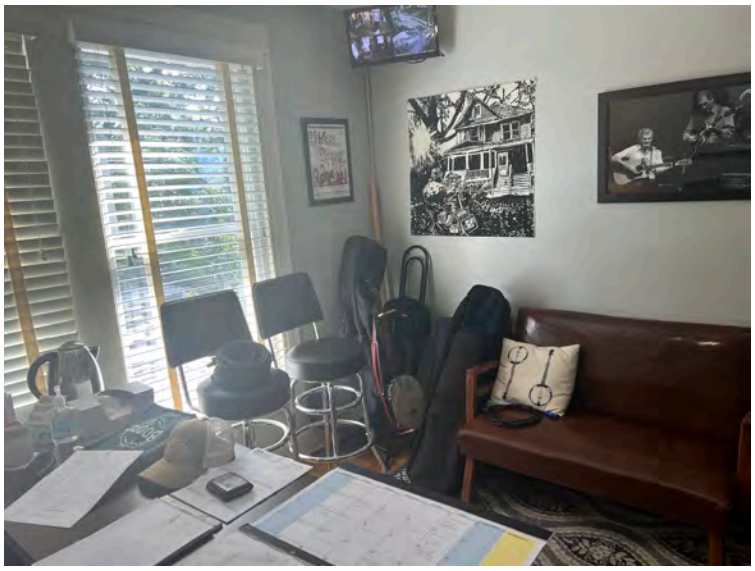
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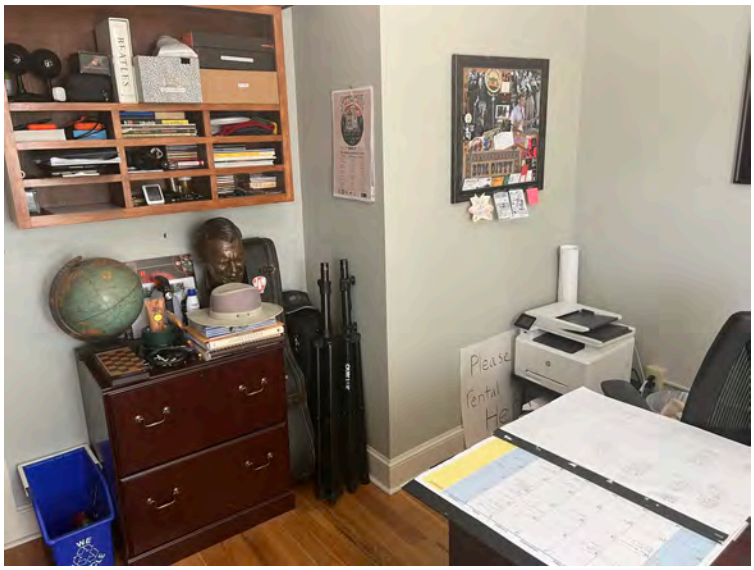
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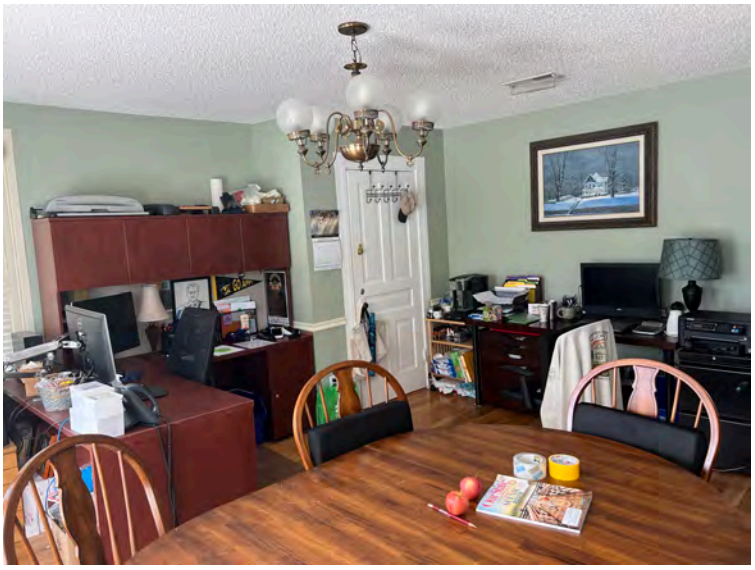
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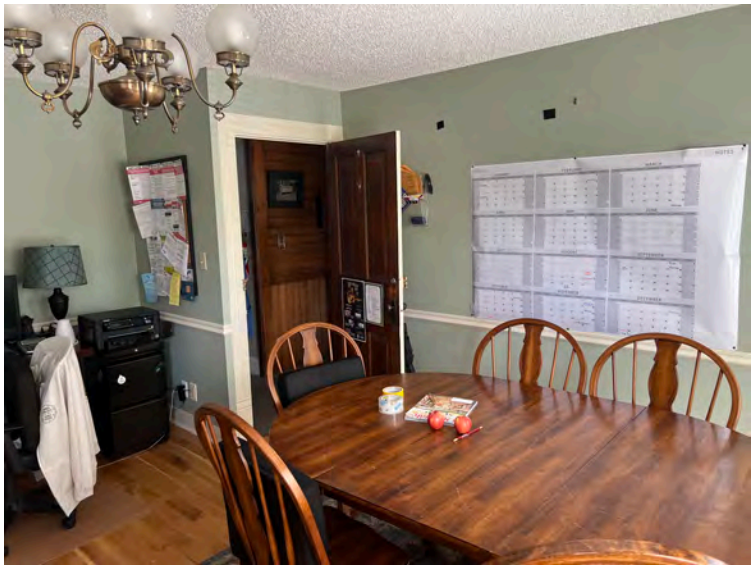
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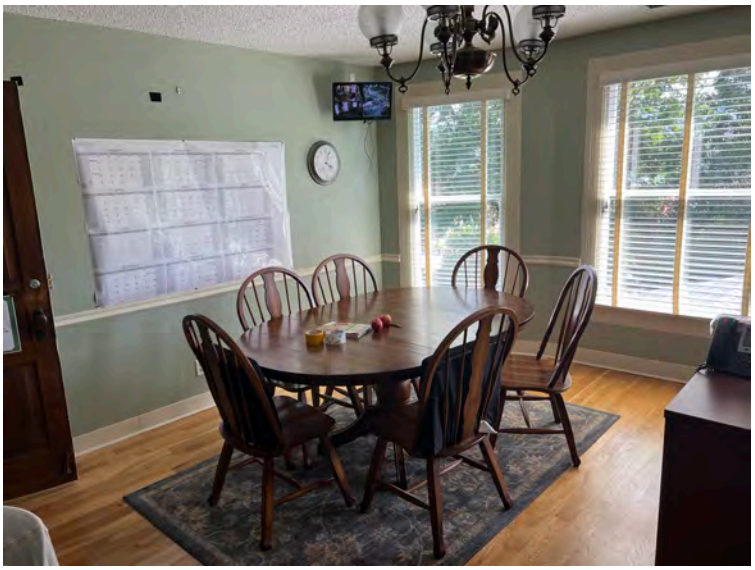
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104.
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105. NC_WataugaCounty_JohnWatlerJonesHouse_0105.JPG



106. NC_WataugaCounty_JohnWatlerJonesHouse_0106.JPG



107. NC_WataugaCounty_JohnWatlerJonesHouse_0107.JPG



108. NC_WataugaCounty_JohnWatlerJonesHouse_0108.JPG



109.
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111.
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112.
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113.
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114.
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115.
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116.
NC_WataugaCounty_JohnWatlerJonesHouse_0116.JPG



117.
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118.
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119.
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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

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 |

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

CORPORATE SEAL OF WATAUGA COUNTY NORTH CAROLINA

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:	B0B1
	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

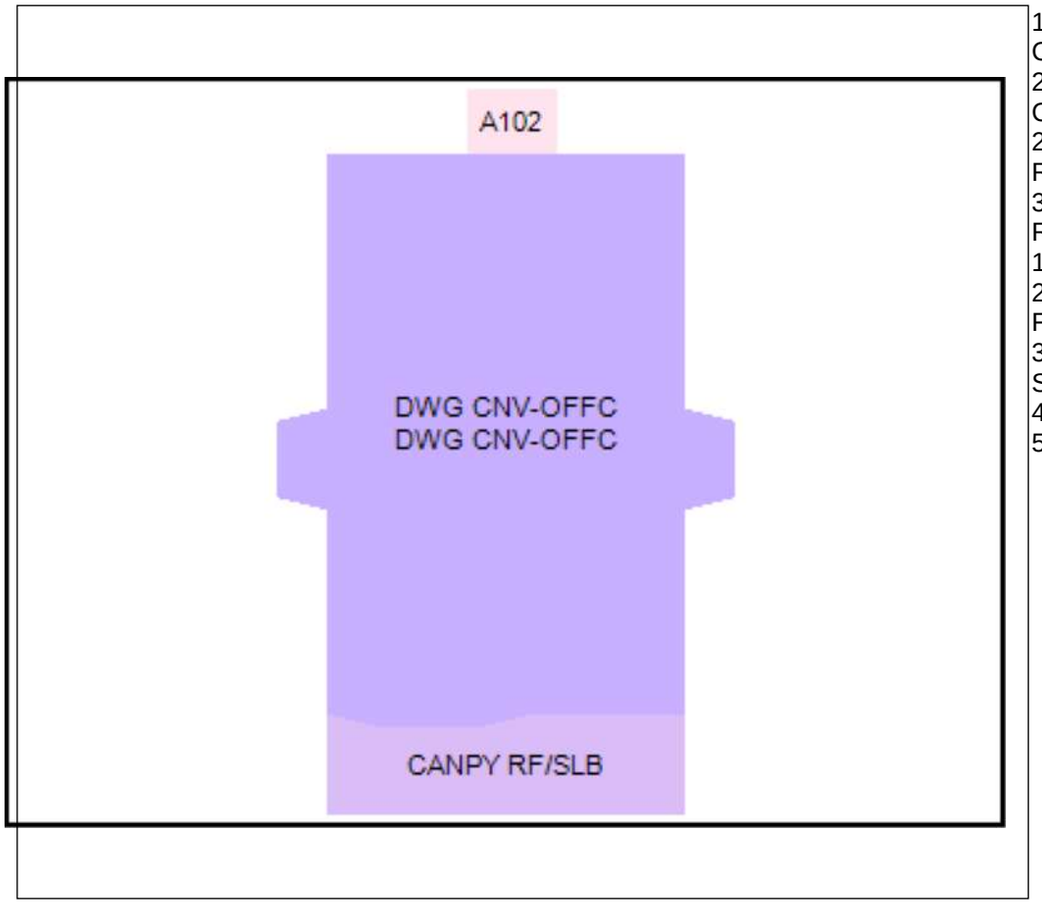
Other Items

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