Staff Report Exhibit D

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.

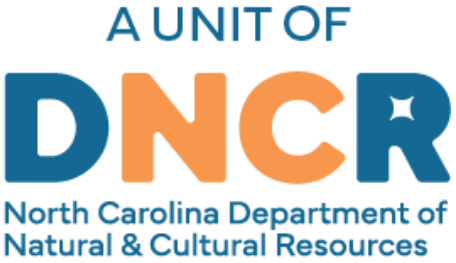
Please let me know if you have any questions.

Best,
Kristi

Kristi Brantley
CLG/Local Government Coordinator
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
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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

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