



**Town of Boone
Historic Preservation Commission
Advisory Meeting
3:00 PM, August 11, 2026
Town of Boone Planning & Inspections
680 West King Street, Suite C**

1. The public may attend the meeting in person at the Planning and Inspections Conference Room at 680 West King Street, Suite C, or online via WebEx, a video conferencing software. Public Comment: To give public comment, you should appear in person at the physical location of this meeting. Persons who attend the meeting remotely via WebEx may be permitted to speak during public comment but are not assured of that opportunity. WebEx Participation: To join online or by phone, email Planning and Inspections at planning@boonenc.gov or call 828-268-6960, and you will receive an email invitation. Requests must be submitted no later than one hour before the meeting begins.
2. Call to Order
3. Adoption of Agenda
4. Public Comment
5. Approval of Meeting Minutes
 - A. July 7, 2026, HPC Advisory Meeting Minutes
6. HPC Pre-Application Workshop/Advisory Art Review for Hellbender Mural Expansion at 140 S. Depot Street
 - A. Exhibit 1 - Description of Work - Hellbender Mural Expansion
 - B. Exhibit 2 - Architectural Survey Documentation - Hellbender Mural Expansion
 - C. Exhibit 3 - Existing Conditions Photos - Hellbender Mural Expansion
 - D. Exhibit 4 - Historic Photos - Hellbender Mural Expansion
 - E. Exhibit 5 - Mural Rendering - Hellbender Mural Expansion
7. Items for Discussion
 - A. Clawson Burnley Interpretative Panel - Project Discussion
 - B. Jones House Local Historic Landmark Designation Report — Final Revised Report, July 2026 (For Review by HPC - Staff has modified since last presented in August 2024)
8. Other Matters
9. Adjournment

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
ADVISORY MEETING MINUTES
July 7, 2026, 3:00 pm
Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members Present: Vardell Smyth-Chair, Bennie Gaetano, and Melody Oxendine (via WebEx)

Town Staff Present: Jessica Mitchell-Advanced Planning Specialist, Virginia Roseman-Council Member Liaison, and David Pedersen-Board Clerk

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 2:59 pm.

Adoption of Agenda

Commission Member Gaetano made a motion, seconded by Chair Smyth, 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 June 2, 2026, Historic Preservation Commission advisory meeting minutes.

Vote: Aye – 3
Nay – 0

The motion passed.

Public Comment

There was no public comment.

Clawson Burnley Park Interpretive Panel – Project Discussion

Ms. Mitchell opened this topic by directing the HPC to packet page 5, where the Watauga County Historical Society biographies were located. She noted that the HPC had seen these at the June 2, 2026, HPC Advisory meeting, but they were included again for reference.

Ms. Mitchell asked the HPC how they would like to approach working on drafting the panel, providing potential options of independent work outside of meetings, or potential use of meeting time for collaborative work. The HPC decided on independent work outside of HPC meetings using a collaborative cloud-based platform shared with Staff, noting that project updates would take place in meetings. Chair Smyth noted that due to schedule restraints, he would likely begin in early August, with Commission Member Gaetano stating that they also may be able to begin around that time or slightly earlier.

Council Member Liaison Roseman arrived at 3:03 pm.

Ms. Mitchell briefly updated Council Member Liaison Roseman on the discussion so far.

Other Matters

Ms. Mitchell briefly discussed the topic of membership with the HPC, noting that it would be Commission Member Oxendine's last meeting, thanking her for her time and effort. She stated that this left the HPC with

two members, leaving two full-term board member slots and one student member slot available. Ms. Mitchell also stated that two members is the minimum for quorum for holding advisory meetings, but Quasi-Judicial HPC meetings could not hear cases until at least a third member was appointed. She told the HPC that applicants with potential COA cases were being informed of this as well.

Ms. Mitchell stated that she would connect with Laney Wise (Communications for the Town of Boone) about further advertising of HPC board positions.

Chair Smyth inquired about potential members from the Appalachian State University Department of History, and Commission Member Gaetano said they would inquire with contacts there. Chair Smyth also inquired about possible members from the Watauga County Historical Society. Ms. Mitchell replied that she would inquire with them. Council Member Liaison Roseman noting that the requirement that members live in the Town of Boone makes the search more difficult.

Chair Smyth inquired about official requirements for membership on the HPC, and how flexible the verbiage was for applicant requirements. Ms. Mitchell went over some of the language in Article 2.04 of the Town of Boone Unified Development Ordinance, that is also from NC General Statutes, Chapter 160D. She noted that on the application, it is an open-ended question for the qualifications section, where applicants can list related experiences to those specific fields listed and Council will take that into consideration.

Ms. Mitchell spoke about upcoming meeting scheduling, providing a suggestion that the August 4, 2026 meeting be canceled and moved to August 11, 2026, in lieu of a Quasi-Judicial Meeting. This would provide extra time for HPC members who are returning from travel at the beginning of the month. She stated that August 11 would additionally provide a chance for a future mural applicant to have a pre-application workshop with the HPC. There was consensus from the HPC to modify the meeting dates.

Ms. Mitchell referenced Article 2 of the UDO, providing information and the application forms for the positions of Chair and Vice-Chair. She stated that if the HPC would rather wait for new members, that was an option. The HPC decided to wait for new members before pursuing further action related to Chair and Vice-Chair applications.

Ms. Mitchell reiterated to the HPC that there would be no Quasi-Judicial HPC Meeting in July or August, and noted that cancellation of a future HPC Advisory meeting may be an option if the members need time to work on the panel draft.

She provided a brief update on the fabrication of the Watauga Kraut Factory marker, noting that Sewah Studios had originally quoted a 6-month timeframe for fabrication, but had recently stated it likely would be sooner, so she would keep the HPC informed.

Adjournment

Commission Member Gaetano made a motion, seconded by Chair Smyth, to adjourn the meeting at 3:21 pm.

Vote: Aye – 3
Nay – 0

The motion passed.

Vardell Smyth-Chair

David Pedersen, Board Clerk

Mural Proposal

Hellbender Endangered Species

140 S. Depot Street/Farmers Ski Shop INC

The Downtown Boone Development Association (DBDA) would like to request advisement from the Historic Preservation Commission on a proposed expansion of the current Hellbender mural for the side of the wall of 140 S. Depot Street, Boone, NC 28607.

Property Information

Address:

140 S. Depot Street, Boone, NC 28607

Zoning District:

Central Business

Jurisdiction:

Municipal Service District

Parcel Number:

2900890070000

Applicants Names(s):

Robin Greene in partnership with the DBDA.

Property Owner(s) Name:

Farmers Ski Shop INC

Representative- Robin Green

Contact Information:

Robin Green – greenerobi@gmail.com 828-406-9294

Landmark District Information:

Downtown Boone Historic District

History of the Building:

In 1920, the building was completed and initially housed the Watauga Motor Company until it later became the “city hall” for the Town of Boone and has been home to a variety of different businesses throughout the years, most notably the Farmer’s Ski Shop. The building currently

houses Boone Fly Shop on the top floor along with Magic Cycles and Highlife Smoke Shop on the bottom floor.

Letter of Approval from Building Owners:

Robin Greene, as representative of Farmers Ski Shop INC, verify permission to apply the Hellbender mural to the property located at 140 S. Depot Street, Boone, NC.

Project Details:

Costs:

\$10,500

Project Type:

Public Art/ Wall Mural

Artist Information:

Ralph Josh Johnson with Johnson Art and Design

Paint Process/Materials:

The proposed mural will be done in acrylic spray paint and latex exterior paint.

Project Importance

The proposed expansion of the Hellbender mural builds upon the success of the original installation by creating a more cohesive and immersive work of public art in downtown Boone. The mural celebrates the Eastern Hellbender, an iconic species of the Appalachian region, while highlighting the important conservation, research, and habitat restoration efforts taking place throughout the High Country.

As home to nationally recognized Hellbender research through Appalachian State University and significant watershed conservation initiatives, Boone is uniquely positioned to tell this story through public art. Expanding the mural will further promote awareness of the region's natural heritage while enhancing the visual character of a highly visible downtown space.

The project will also help address recurring graffiti on the adjacent wall by transforming an underutilized surface into a valued community asset. Public art has proven to be an effective tool for discouraging vandalism while creating more welcoming and engaging public spaces.

By extending the existing mural, the project continues a successful collaboration between local artists, conservation organizations, and community partners while contributing to the vibrancy, identity, and sense of place that make downtown Boone unique.

Downtown Boone Survey Report

first floor, while the second floor offers two boarded-over window bays. The bay on the right (south) side of the second floor also has a rough shed roof awning with asphalt shingles. The material under the gable appears to be roughly attached plywood sheets that are in deplorable condition.

WT0605 Watauga Motor Company Building (1920)
140 South Depot Street

This large, gable-roofed, brick building is one of the first brick buildings constructed in Boone using bricks imported via the East Tennessee and Western North Carolina Railroad, which began freight runs in December 1918. In April 1919, the local paper carried the news that "the brick are coming in and being unloaded for the Watauga Motor Co's new garage," which was to be built by the McGhee Brothers (*Watauga Democrat*, April 3, 1919). W. E. "Ed" Shipley, the owner (who may have been in business with J. B. Taylor), appears to have struggled to complete the building, however. In June 1919, he asked for changes to the building, which had been designed by Ford Motor Company's architects to meet their standards (*Watauga Democrat*, June 12, 1919), prompting references to the building for years thereafter as the "Ford Building." Walter Shore of Elk Park completed the carpentry work in the building (*Watauga Democrat*, July 3, 1919). After another year of delay, the Watauga Motor Company finally opened its repair department, even though the building was still not complete (*Watauga Democrat*, June 24, 1920). The stay was apparently brief. By April 1921, Shipley had sold the building to F. C. Ward (Deed Book 27, Page 230), and by the end of the year, Watauga Motor Company appears to have left the site. By early 1924, Teague Brothers Garage may have been operating out of the space (*Watauga Democrat*, April 3, 1924), but this too seems to have been short-lived. The building was again sold in 1924 to former Sheriff W. P. Moody and A. P. Moody, but their ownership ended in 1925, when the property was sold at auction to the People's Bank and Trust Company (Deed Book 36, Page 626, and *Watauga Democrat*, August 20, 1925).

It's not clear what operated there in the next few years, but in 1928, W. R. Winkler moved his garage operation to the old Ford building in the wake of his operation on King Street being demolished for construction of the H. W. Horton Building (WT0593) (*Watauga Democrat*, October 25, 1928). Contrary to previous survey reports, Winkler's stay was short-lived as well; less than a year later, Winkler sold his garage operation to J. D. Horton, (*Watauga Democrat*, July 4, 1929). That same year, notice appeared that the American Legion would be holding a special meeting "at their regular meeting place over the Winkler Garage" (*Watauga Democrat*, October 17, 1929), thus indicating that the second floor was being used for community meetings. During this same general period, the building appears to have been used for town government meetings while efforts were underway to build a new town hall on King Street near Water Street in 1928. Horton's operation, meanwhile, remained in the building until 1931, when it moved to West Boone (*Watauga Democrat*, June 18, 1931). Later that year, at least a portion of the second floor was apparently being used for apartments (*Watauga Democrat*, October 1, 1931).

In 1932, the People's Industrial Bank sold the property to the Town of Boone (Deed Book 40, Page 627), some time after which the Town of Boone began using the property as a formal city hall. The earliest formal reference to the building as "city hall" in local papers occurred in April 1935, when news was announced that the Daniel Boone Motor Company would be moving into the first floor of the building (*Watauga Democrat*, April 4, 1935). Boone Motor Sales, the successor to Daniel Boone Motor Company, vacated the property to move to the Sebastian Building (WT0878) in December 1936 (*Watauga Democrat*, December 10, 1936). The building continued to operate as Boone's city hall until 1962, when it was abandoned for the old Sinclair gas station property located where WT0862 is today (*Watauga Democrat*, March 1, 1962). The Town of Boone sold the property to the Farmer's Hardware and Supply Company in 1967 (Deed Book 100, Page 264), after which it served as a storage facility and a lawnmower and chainsaw repair shop. In 1977, Farmer's Ski Shop opened in the building (*Watauga Democrat*, January 13, 1977). At the time of the survey, Magic Cycles occupied the first floor, while the Farmer's Hardware Ski Shop was in the second floor space.

Several early images of the building survive, and they show the building occupying a substantially smaller footprint than its present iteration. A circa 1938/39 image (Cy Crumley Scrapbook) taken from the southwest shows a two-story brick building with a gabled roof and a jerkinhead clip in the gable at the west end of the building. The east end was not clipped, instead offering a prominent, stepped parapet on its east elevation. The west elevation was perhaps most noteworthy for the long ramp extending from a large loading door at the center of the second floor out to the alley running from the old post office to the ice house. Flanking this loading door were two long window piercings, which were mirrored by similar openings on the first floor. The south elevation, meanwhile, offered five irregularly spaced window openings along the second floor (four of them oriented from center toward the west elevation), while the first floor had four piercings, three of them clustered near the center of the south elevation (the easternmost possibly a door) and a fourth located near the southwest corner. A circa 1950 image from the south by Palmer Blair (Pal-Bla-04-104) and a circa 1952 parade image from the southeast (His-Boo-1.54.2) offer a little bit more detail. At that point, the west ramp to the alley was still intact, while the five windows of the second floor, south elevation all appeared to have been two-over-two, double-hung sash, wooden windows. The south elevation first floor piercings also appear to have been two-over-two, double-hung sash, wooden windows, with the exception of the easternmost piercing, which still appeared to be a doorway. The east elevation, meanwhile, offered three symmetrically spaced, two-over-two, double-hung sash window piercings on the second floor. Reading left to right (south to north), the first floor had a wooden, paneled door with a large transom, followed by a large shop window with a prominent, single-panel clerestory window, followed thereafter by another doorway set in an unusual, arched opening with a four-light transom, followed by another large shop window with a two-light clerestory window, followed to the north by a large garage bay in a wood frame. The first floor openings were capped with a spanning, soldier course lintel, and the second floor brick was set back slightly, creating the appearance of a panel inset with pilasters at the south and north ends. The entire building was clad in six-course common bond brick.

This same general appearance remained until sometime between 1972 and 1984, when a large, two-story addition was built on the west side of the building and a wooden awning installed on the east elevation over the first floor. These changes may have occurred as a result of renovations by Farmer's Ski Shop in 1977, when architectural remnants from other buildings were added to this site. These included several doors salvaged from a 1780s house in Troy, North Carolina, and a stained glass window with a mountain scene. The carved doors that now serve as the main entrance to the second-floor shop are from the Troy house (*Watauga Democrat*, January 13, 1977).

Today, the east elevation retains the original piercings, but the original windows have been replaced with metal-framed plate glass and the original doors replaced by metal-frame alternatives. A garage door is still present in the bay at the north end of the first floor of the east elevation, but it is clearly a modern replacement. Along the sidewalk on Depot Street, a stone retaining wall capped with stone slabs serves as the support for an asphalt-shingled irregularly cut, wooden awning resting on posts. Perhaps the most intriguing detail that survives from the original east elevation is the floating pilasters with stepped bases that are used to demarcate each of the steps in the prominent east parapet. The brick of the entire building has also been painted, although the second floor windows of the east elevation (which have soldier course lintels and brick, double-tier sills) appear to have had flanking shutters at some point whose absence today has left its mark on the painted brick. Coping on the east elevation parapet appears to be of metal.

The original piercings of the second floor of the south elevation of the original building are still evident, although all of them have been filled in with brick. A new window piercing has been cut in the brick between the second and third piercings from the west on the second floor, within which is set the aforementioned, stained glass, mountain scene window. The original openings of the first floor of the south elevation are also evident, but these, too, have been bricked in and replaced with new openings. At the west end is a wooden-framed doorway with a large transom, to the east of which is a wooden-framed, plate glass window. This pattern is repeated near the east end of the original south elevation. The roof of the original building is clad in asphalt shingle and has been punctured on its south face by three skylights. A small, interior, furnace stack is also evident near the southwest corner of the original building. Curiously, the jerkinhead at the west end of the roof still survives, although it is partially obscured by the manner in which it ties into the gabled roof of the west addition. The west elevation of the original building is now obscured by the west addition. The north elevation of the original building reveals several piercings that have been bricked in. Toward the west end of the original building is a large, seven-light, projecting bay window that appears to be clad in metal. Just to the east of this is an elaborate, wooden porch, with a short run of stairs coming up from the parking lot on the north side of the building and another, much longer run descending to Depot Street. Accessible from this porch are two sets of elegant, wooden, doors that were sourced from the 1780s home in Troy and do not match this building architecturally. The center set is arched in its frame and hosts double doors with arched lights and eyebrow lights. The east door is a single doorway with arched lights.

The west addition appears to be of running bond brick and is painted on its south and west elevations with an elaborate, somewhat psychedelic mural design, although both elevations have been marred by additional graffiti spray-painted over the murals. No piercings are present on the south or west elevations of the addition. The roof of the addition has a clipped gable at its west end and offers prominent eaves with boxed soffits. The roof is clad in asphalt shingles. A series of six skylights is evident on the south face of the addition's roof. The north elevation of the west addition is also painted and featureless, save for a large, double-door opening inset with paneled doors sourced from elsewhere.

WT0607 Watauga County Office Building (1939)
331 Queen Street (listed as 842 West King Street)

Past surveys have indicated that this Works Progress Administration-funded building was completed in 1938, but in actuality, this work was completed in 1939. Originally built to house county offices that had outgrown the nearby courthouse, this one-story with basement building was funded at just under \$25,000 in May 1938 (*Watauga Democrat*, May 19, 1938). Past surveys have speculated that local stonemasons Leslie (1900-1957), Clarence (1903-1981), and Earl Lyons (1912-1984)—who completed the stone work on the Boone Post Office (WT0049)—may have completed the stone work here as well, although no direct evidence of that has been found. Designed to front the old 1905 Courthouse to the west, the main entrance was on the second story level on the west elevation. The east elevation, facing Water Street, was intended as the rear of the building, with the first floor area housing a school bus garage. Early offices in the building included the board of education, the county farm agent, the home demonstration agent, the WPA, and the welfare department. The building also featured a large assembly room capable of seating up to 150 people (*Watauga Democrat*, March 9, 1939). In 1946, the Watauga County Public Library occupied the building's lower floor (*Watauga Democrat*, October 10, 1946). At the time of the survey, various county offices continued to occupy the building.

Today, the west elevation (second level) is largely unchanged from its original appearance, with two key exceptions. First, the original sets of three-sided staircases that served the west entrances have been replaced with sloping concrete ramps and stairs that aid ADA access in combination with one another. Iron handrails—also required by ADA—also line the edge of these ramps near the entrances. These features were present by the time of the 1988 survey and were completed at an unknown date. Second, the five original, six-over-six, double-hung sash, double window sets that lined the west elevation at regular intervals have been replaced with double sets of one-over-one, double-hung sash, vinyl replacement windows. In addition, as reported in the 1988 survey, the original entrance configurations for both west entrances have been converted to single door, aluminum frame entrances with prominent sidelights. Original six-light, wooden transoms still survive over these two entrances. Otherwise, the original cut stone walls, concrete sills, and projecting entry gables with boxed eaves and returns still survive, although the latter are now clad in vinyl. Similarly, the prominent, boxed eaves around the entire building have been clad in vinyl. The roof remains hipped with a flat ridgeline and clad in asphalt shingles, although various HVAC units now stand on the flat portion, unscreened from view. Near the southwest

Existing Conditions 140 S. Depot Street





Palmer Blair, "Aerial View of Boone from the East, 1950," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/6032>.



Palmer Blair, "Aerial Shot of Campus, 27," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/3008>.



Palmer Blair

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Crayte Teague, "King Street Looking Southeast," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/31105>.



Palmer Blair, "Aerial Print of Downtown Boone," Digital Watauga, accessed March 15, 2024, <https://digitalwatauga.org/items/show/3809>.



Image courtesy: Unknown, "Group of Boone Men, Circa 1960," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/1990>.



Palmer Blair, "Corneila Smithman at Cash Register," Digital Watauga, accessed March 15, 2024, <https://digitalwatauga.org/items/show/22065>.



Palmer Blair, "John's Cab Driver Leaning Against Car," Digital Watauga, accessed March 15, 2024, <https://digitalwatauga.org/items/show/22247>.



Unknown, "Boone Honda on Depot Street, 1990s," Digital Watauga, accessed March 15, 2024, <https://digitalwatauga.org/items/show/7100>.



Unknown, "Depot Street Building, Circa 1914," Digital Watauga, accessed March 15, 2024, <https://digitalwatauga.org/items/show/2931>.



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 July 10, 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 east 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 complicated by 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.
The John Walter Jones House --Local Landmark Designation Report, Ziegler

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.

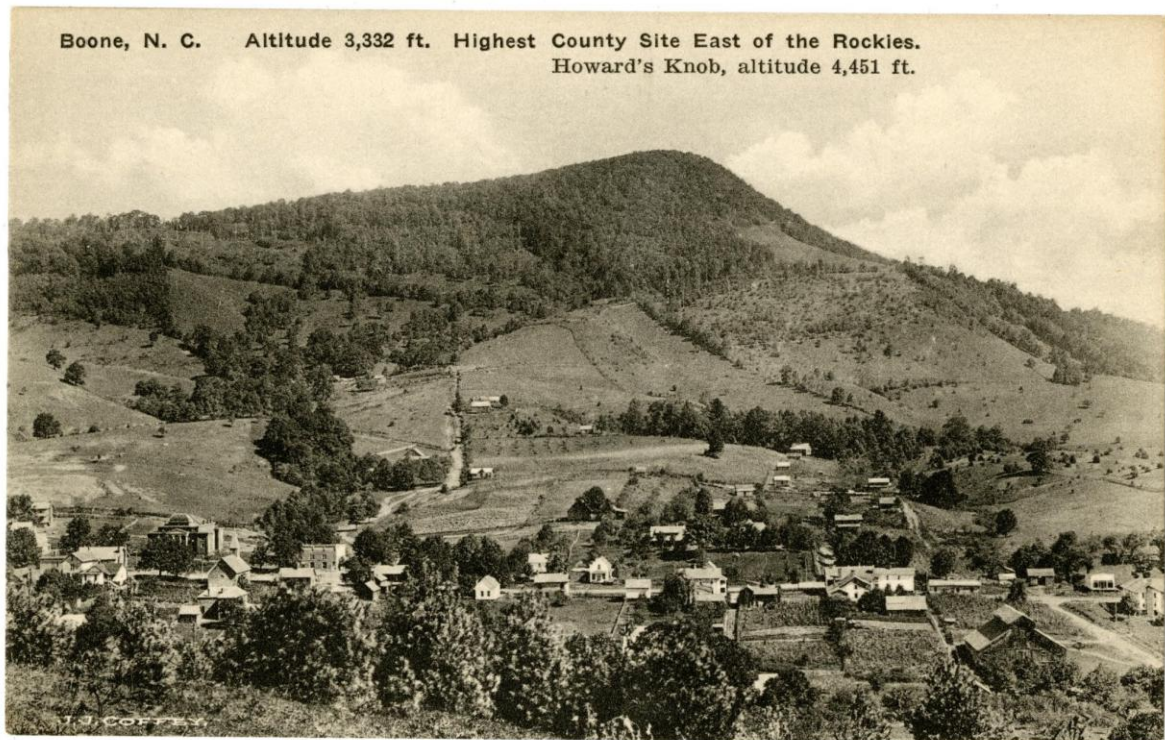
⁴ Ibid.

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 House²⁰, 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.

V. 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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VII. Photographs

Riley Ziegler took the attached photos while surveying the property in August 2023.



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NC_WataugaCounty_JohnWatlerJonesHouse_0002.J
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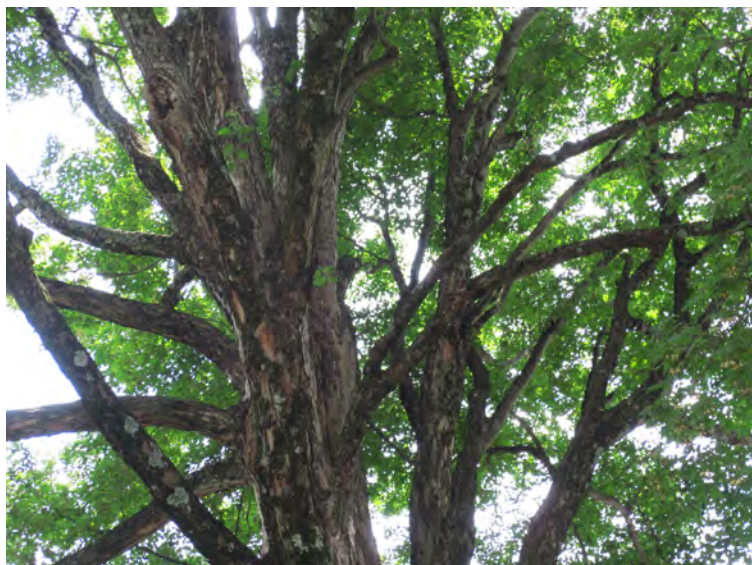
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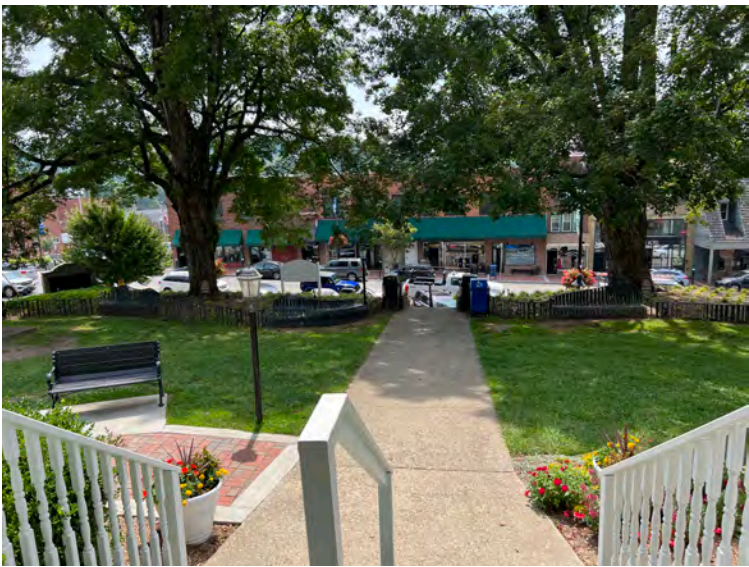
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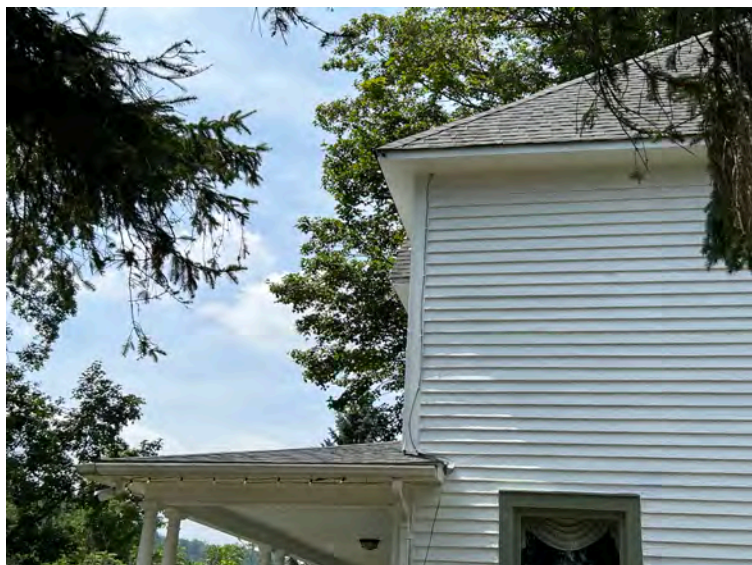
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65.
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66.
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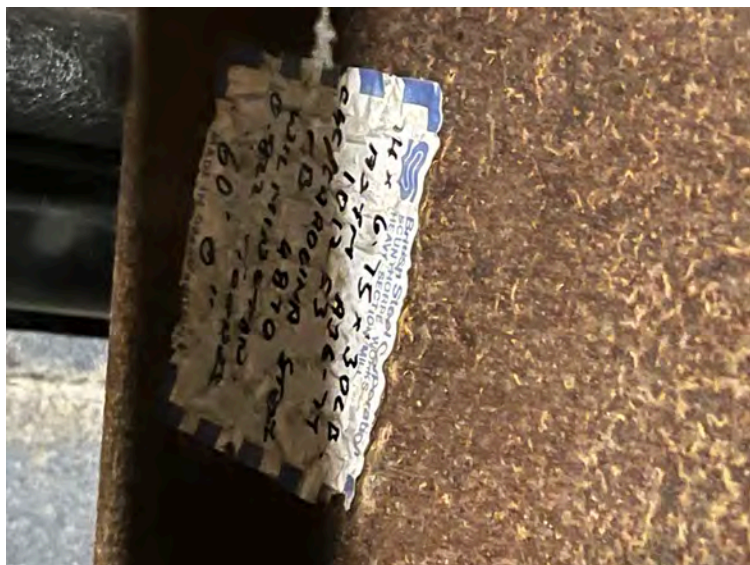
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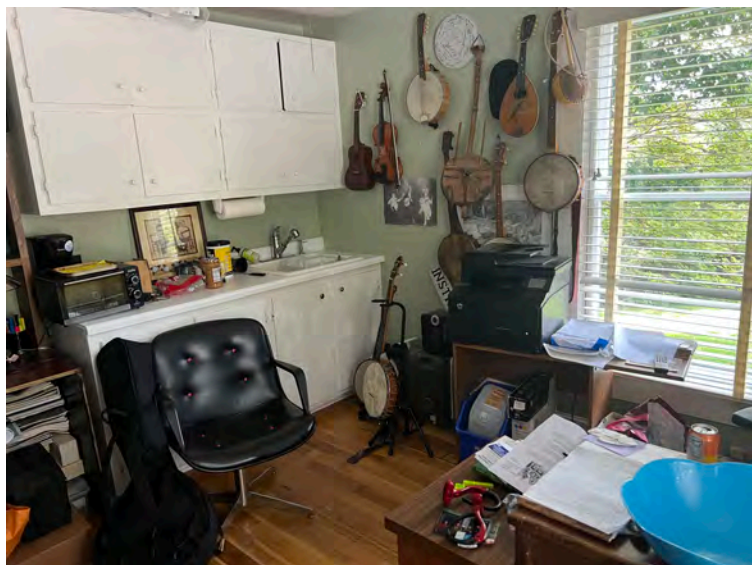
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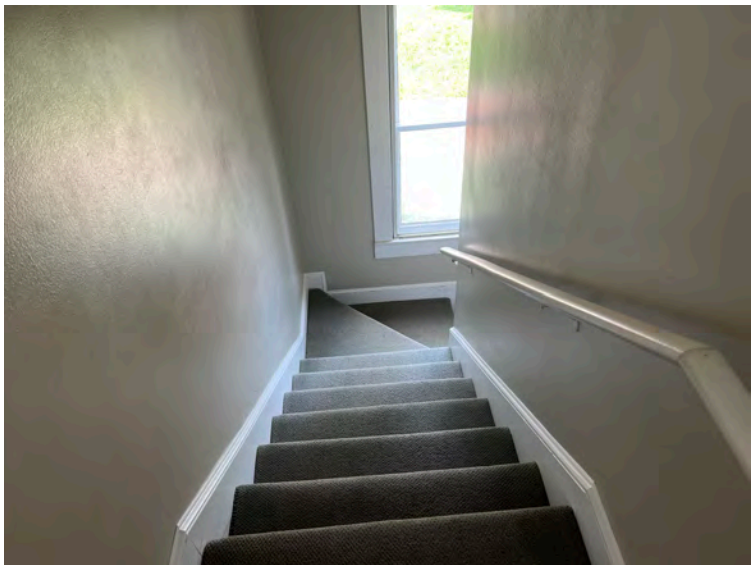
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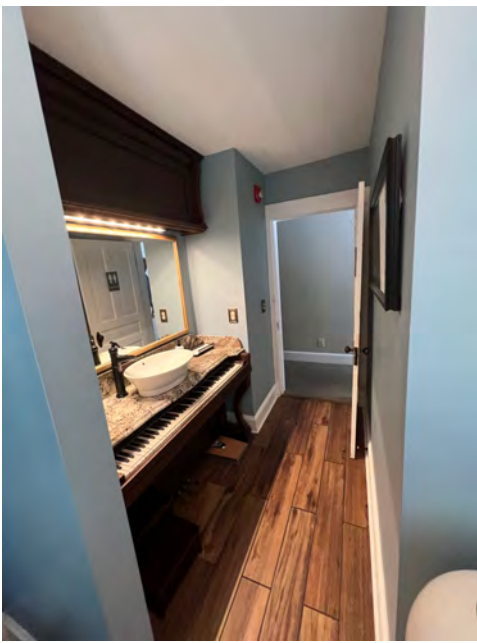
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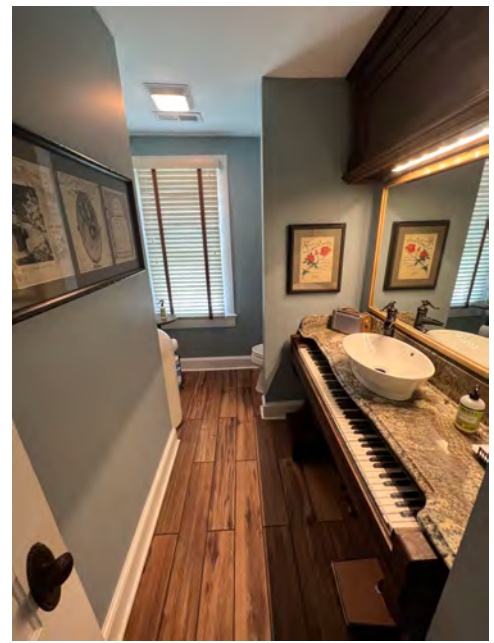
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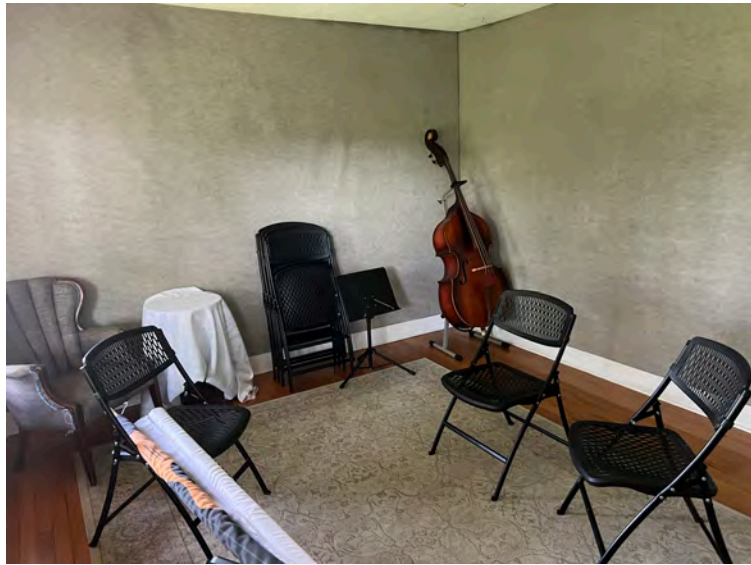
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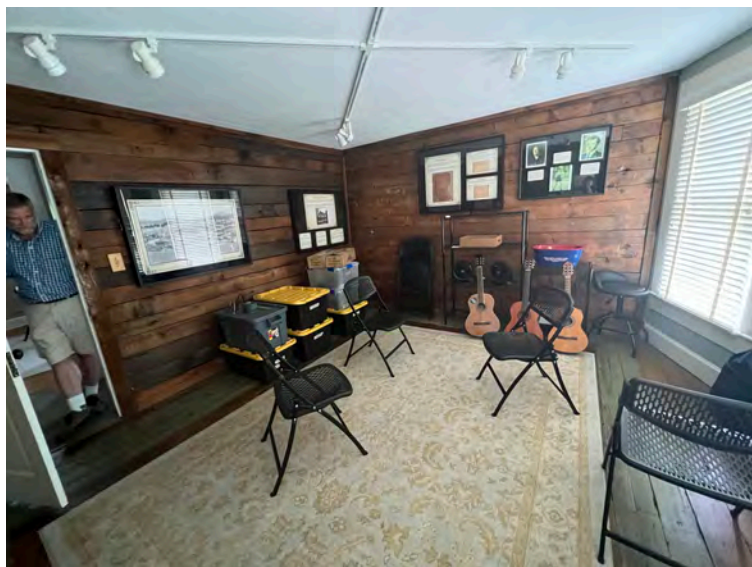
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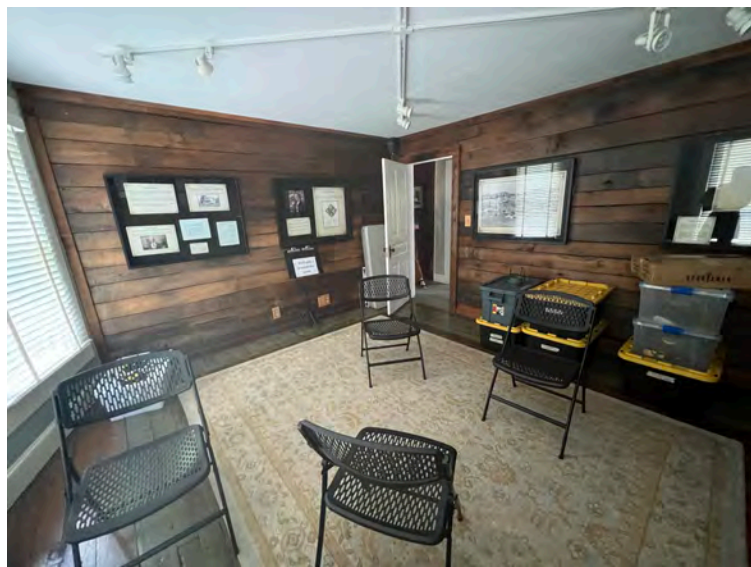
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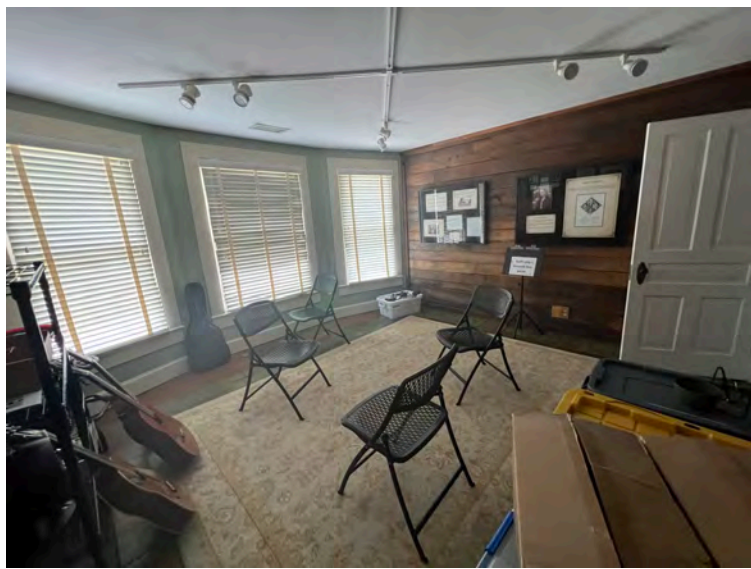
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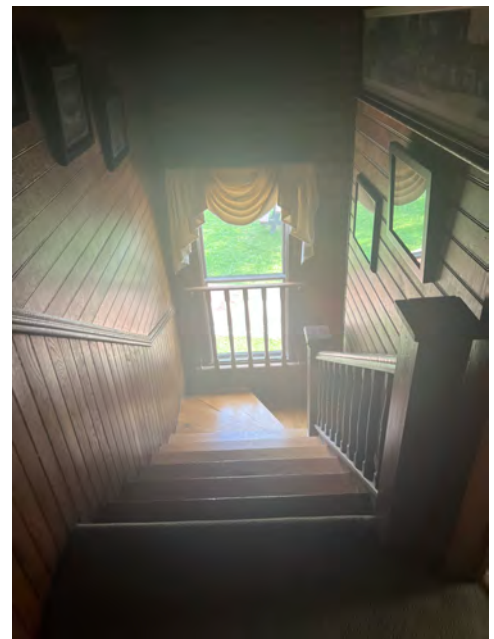
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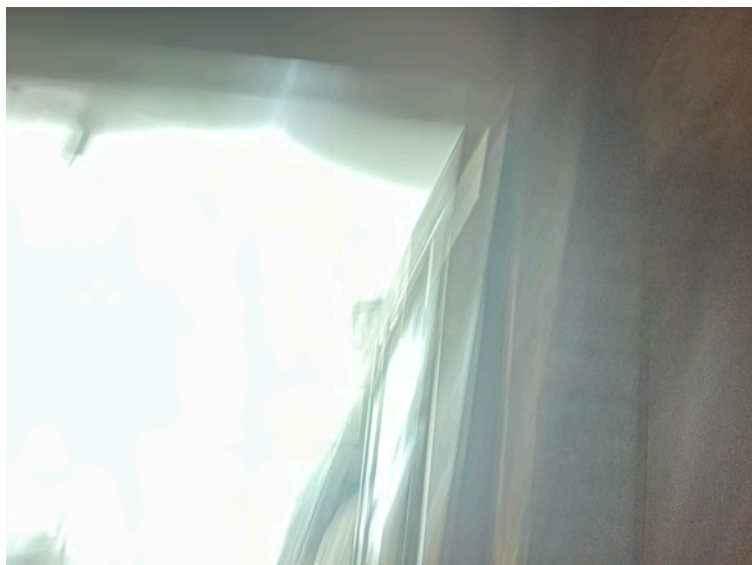
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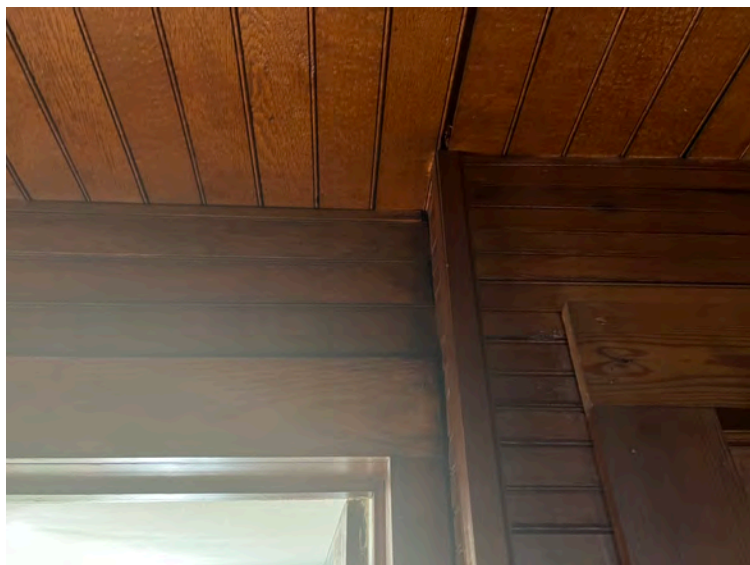
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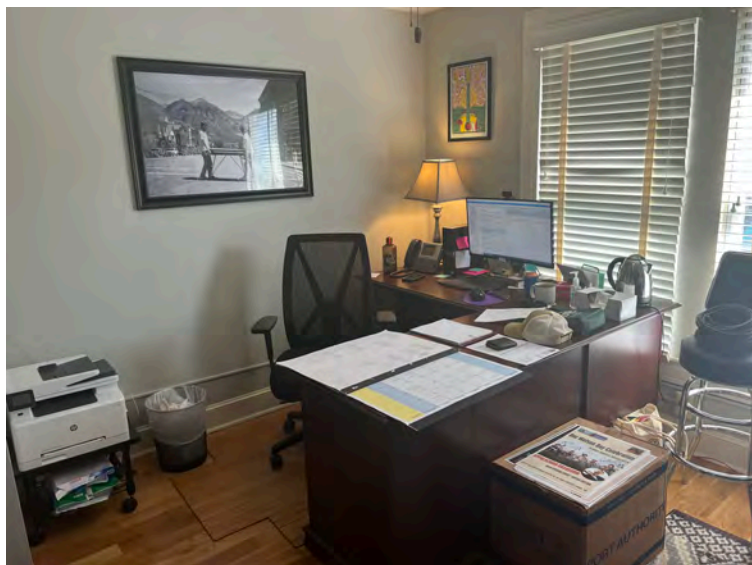
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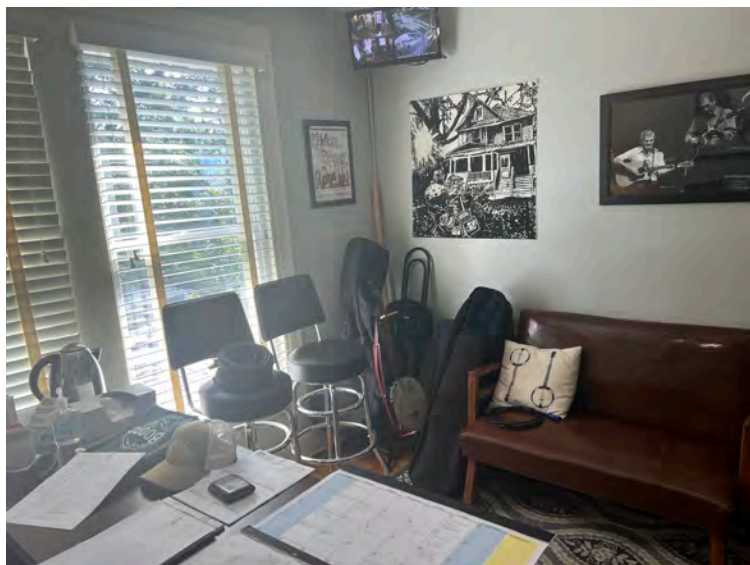
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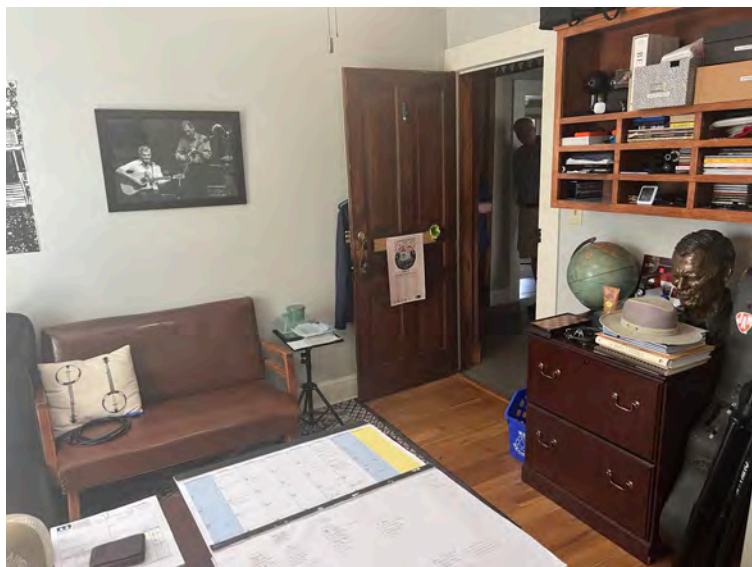
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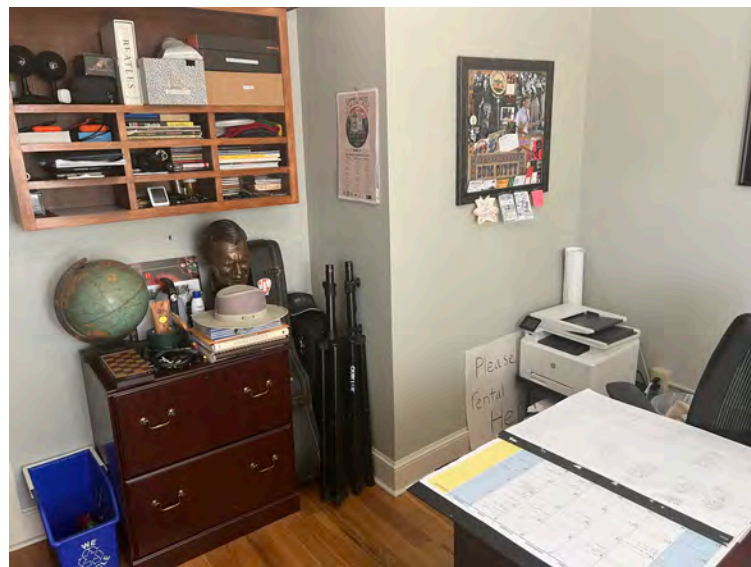
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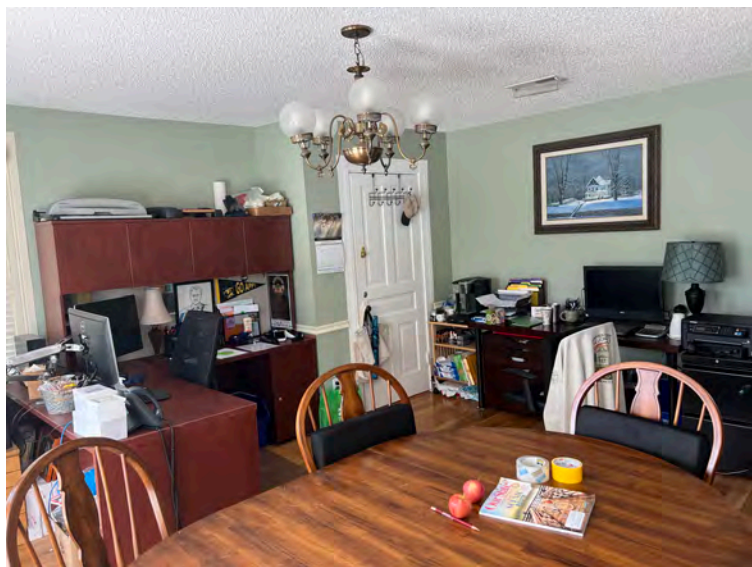
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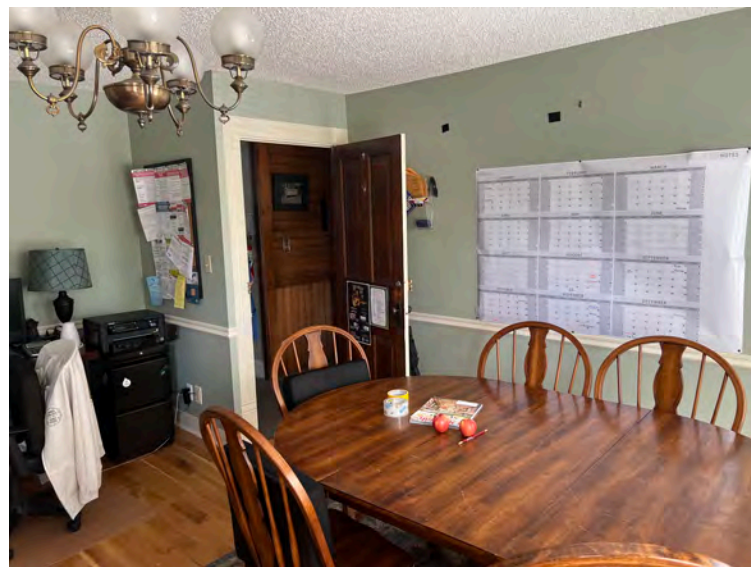
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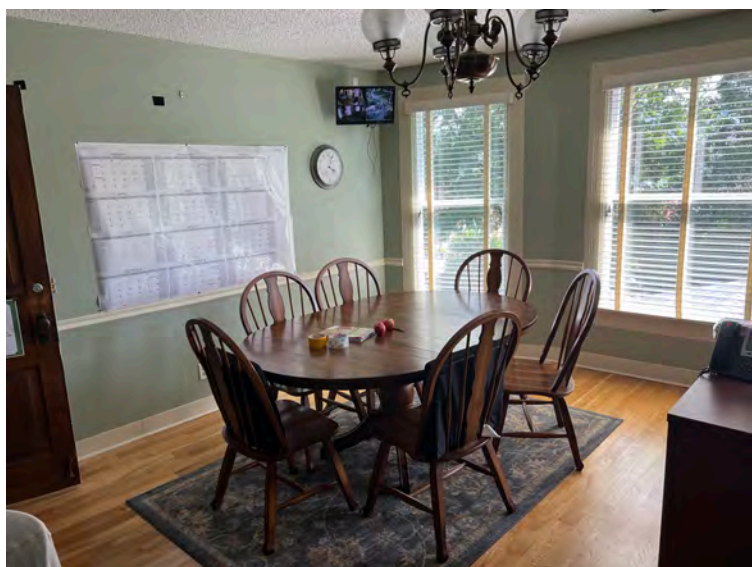
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105.
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106.
NC_WataugaCounty_JohnWatlerJonesHouse_0106.J
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107.
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108.
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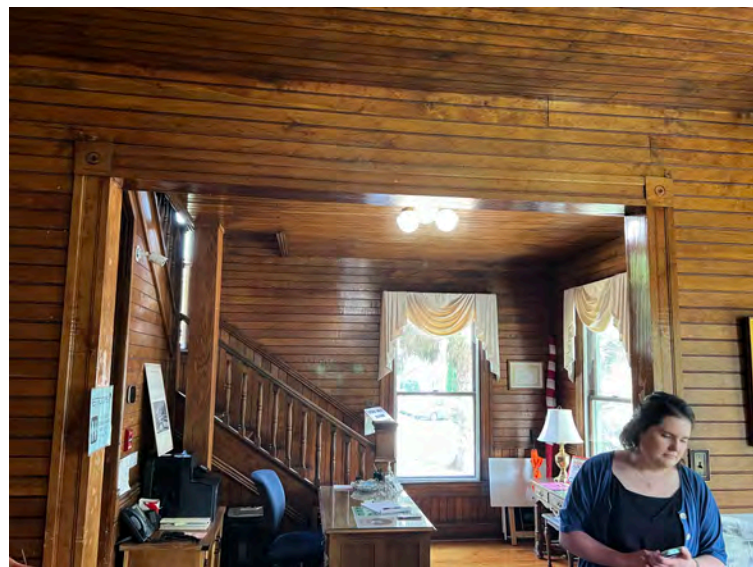
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114.
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115.
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116.
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117.
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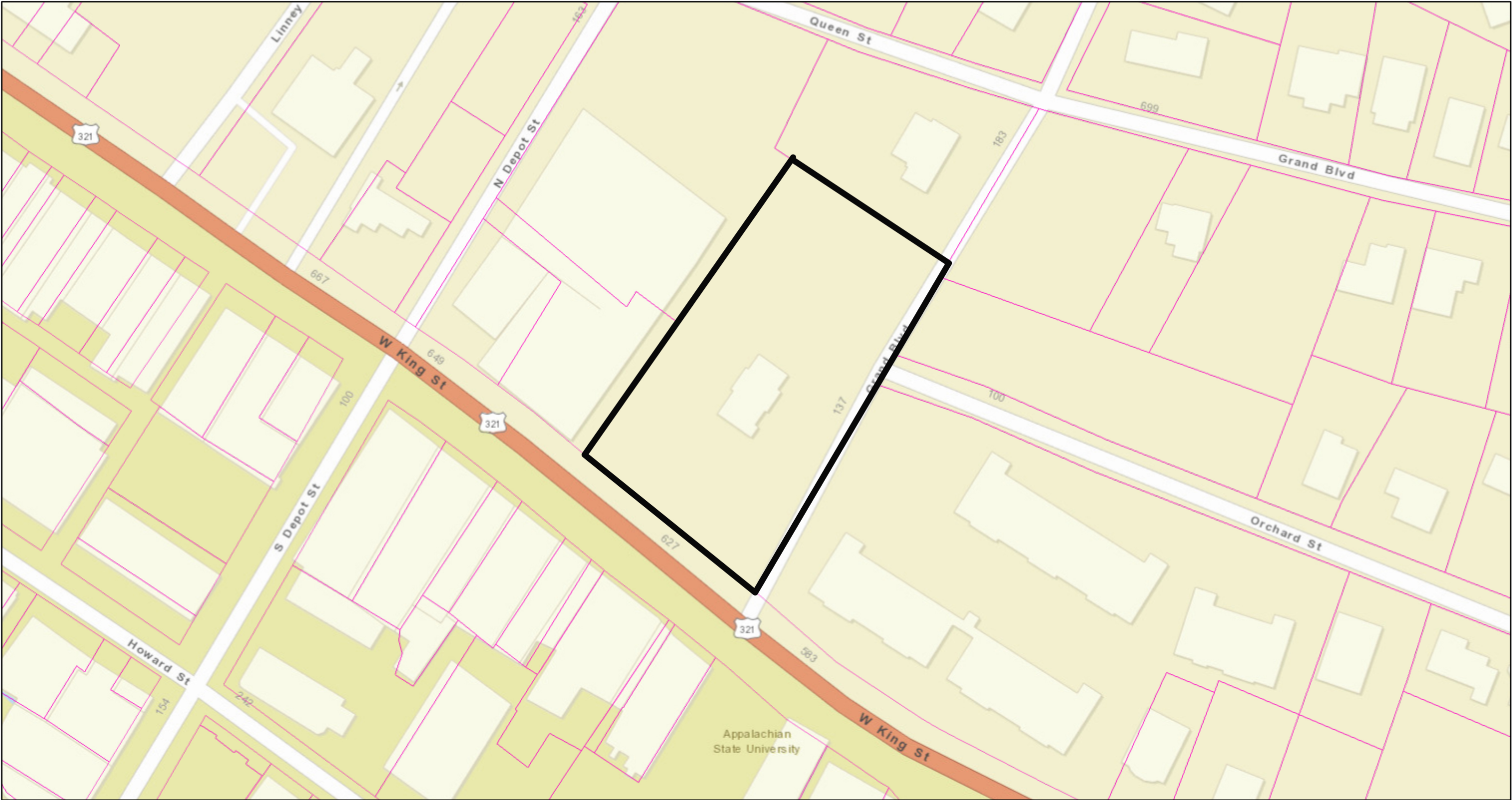


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121.
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Local Historic Landmark Boundary Map & Site Plan

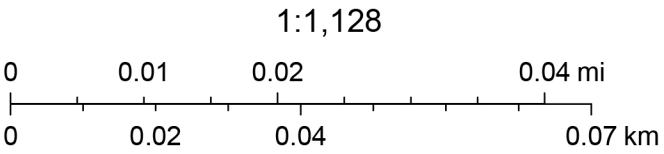


5/27/2024, 5:37:10 PM

- 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



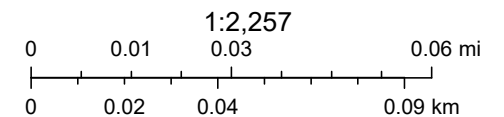
State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NC Center for Geographic Information and Analysis (NCCGIA), NC County Governments, US EPA

Local Historic Landmark Designation for WT0008 John Walter Jones House



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

- Local districts & boundaries
- ★ Local HD Center Point
- Local individual resources & centerpoints
- Local Landmark



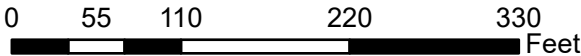
State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

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

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



July 10, 2026

Profile

Parcel:	2900895144000	Land Use Code:	E01
Map #:	2900-89-5144-000	LUC Description:	GOVERNMENT (278.1)
PIN:		Municipality:	290089 290089
Tax Year:	2026	Neighborhood:	05C6 - DOWNTOWN BOONE BUSINESS
Address:	604 W KING ST	Jurisdiction:	MS1 - MUNICIPAL SERVICE
Owner Details:	BOONE TOWN OF	Zoning:	D081
Mailing Address:	567 W KING ST	Land Acres:	1.076
	BOONE NC 28607	Topography:	1 - 1
Description:	JONES HOUSE	Utilities	-
			-

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

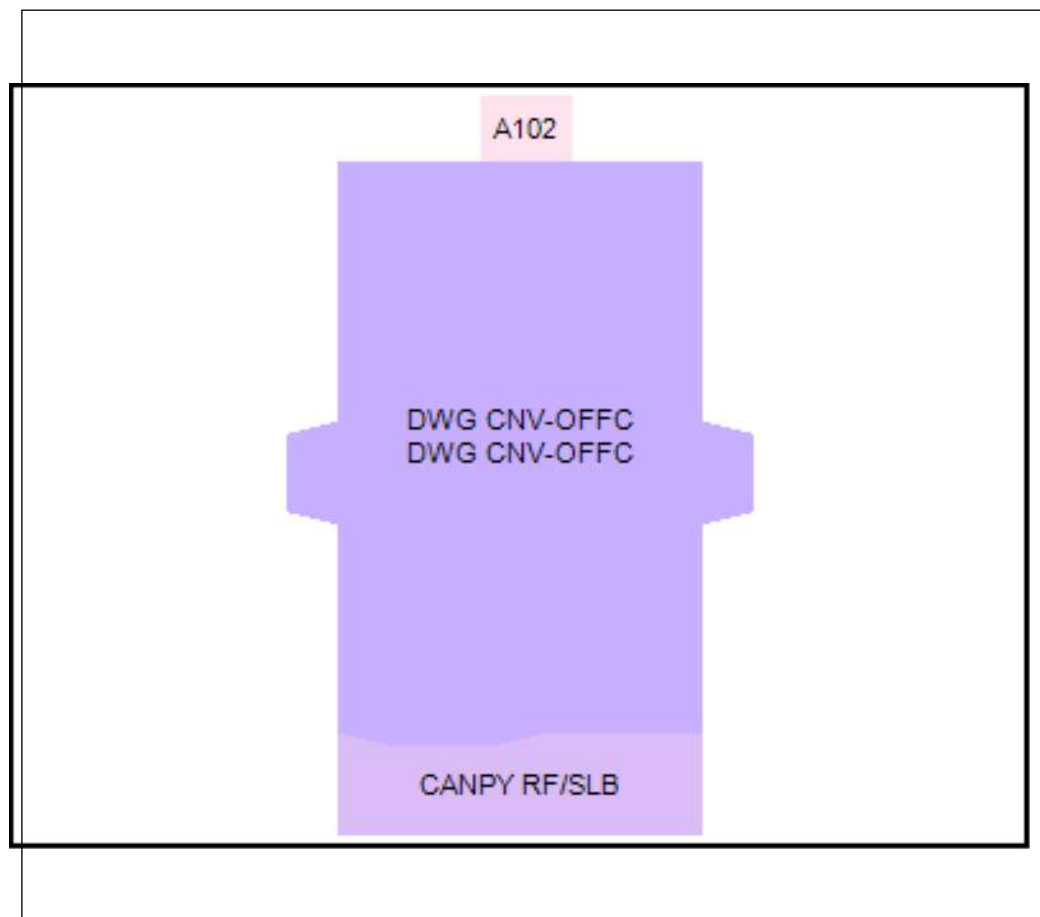
Classification	Acres	Value (Soil Value)
		0
	1.076	1426500

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