

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received SEP 28 1987

date entered NOV -6 1987
NOV 20 1987**1. Name**

historic Historic and Architectural Resources of Morganton

and/or common

2. LocationCity limits of Morganton, N.C., and
street & number Quaker Meadows Cemetery

NA not for publication

city, town Morganton NA vicinity of

state North Carolina

code 037

county Burke

code 023

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	NA in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input checked="" type="checkbox"/> Multiple Resource	NA being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: cemetery

4. Owner of Property

name Multiple Ownership (see individual property forms)

street & number NA

city, town NA

NA vicinity of

state NA

5. Location of Legal Description

courthouse, registry of deeds, etc. Burke County Courthouse

street & number South Green Street

city, town Morganton

state North Carolina 28655

6. Representation in Existing Surveystitle Burke County Inventory of
Historic Propertieshas this property been determined eligible? ☐ yes ☒ no

date 1984-85

☐ federal ☒ state ☐ county ☐ localdepository for survey records Western Office
N.C. Division of Archives and History

city, town Asheville

state North Carolina 28805

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date <u>see AAHD, BHHD, WVHD</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Morganton Multiple Resource Area nomination consists of nine historic districts (including approximately 447 contributing resources*) and five individual properties. Together with the eleven properties within the city limits already listed on the National Register, they illustrate the settlement and development of Morganton and its immediate surroundings between ca. 1767 and ca. 1940. Most of the properties included are residences and commercial properties constructed between ca. 1885 and ca. 1940, but the nomination also contains churches, educational buildings, industrial buildings, cemeteries, a mental hospital complex and a railroad bridge. The archaeological resources of Morganton are not included in this MRN.

Morganton is located in the gently rolling foothill region of the Blue Ridge Mountains. With a population of 14,766 (July 1983), the town is the largest in Burke County and serves as the county seat. Highways 64, 70, 18, 181, and 126 pass through town as does Interstate 40 and there is rail service by the Southern Railroad.

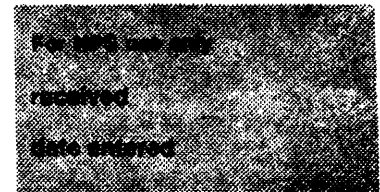
The town is home to a number of state institutions including Broughton Hospital, the North Carolina School for the Deaf, Western Correctional Center, Western Carolina Center, and Western Piedmont Community College. Today the state is the largest single employer in the town. A pattern of strong industrial growth begun in the early twentieth century has continued to the present. Among the largest manufacturing concerns in Morganton are Drexel Heritage and Henredon furniture plants, and the Great Lakes Carbon Corporation. There are numerous smaller industrial plants as well.

Morganton was established in 1784 as the county seat of Burke County and the court town for Morgan Judicial District. The act establishing the town specified that it be located as near the center of Burke County as possible. Burke County at that time took in all of present-day Burke, Yancey, Mitchell, Madison, and Catawba counties and portions of present-day Swain, Haywood, Buncombe, Avery, Watauga, Caldwell, Alexander, McDowell, Rutherford, Cleveland, and Lincoln counties.

Morganton began as a planned town. Commissioners were given specific instructions for the layout of the town and imposed a grid of streets and lots on a parcel of undeveloped land in the wilds of the west. The two streets called for in the act, Green Street and Sterling, today retain their original width of 94 feet and 99 feet respectively. The act also called for four lots to be reserved for public buildings and water access. The present public square, which has been the site of the county courthouse from ca. 1788 until 1976, is intact and still the visual center of the community, particularly since the restoration of the 1837 Old Burke County Courthouse as a museum and auditorium. Construction in the town was regulated, requiring log, frame, or brick buildings at least sixteen feet square be built within three years of the purchase of a lot. By 1802, Andre Michaux noted the presence of about fifty houses, many of which, especially those on the public square, did double duty as commercial establishments. That an 1816 source describes all but two of the buildings as log is not surprising; the wilderness village was likely not equipped to produce materials for sophisticated frame or brick construction on a large scale.²

(See continuation sheet)

*See Cover Form Item 7, page 5 for a resources count summary for this nomination.

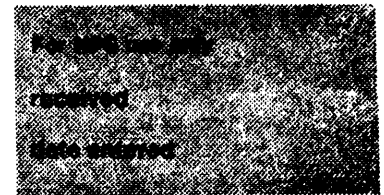
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An 1806 plat of Morganton shows that the town had grown beyond the original boundaries set in 1782-84, but had retained its grid plan and lot sizes of 198' x 189' and 99' x 198'. Other streets, which included Water (now Bouchelle), Union, McDowell, Concord, King, and Queen streets, were forty-nine and one-half feet wide, half as wide as the two main streets. For the most part, that grid is still in place. The only two major changes are in the eastern corner where the construction of the Drexel Heritage plant cut out portions of McDowell and Bouchelle streets and Valdese Avenue was cut in as an extension of McDowell; and on Queen Street where all but one short block was sacrificed to parking and additional commercial space. Apparently the northern corner where Avery Avenue now runs was never completed.³

Although it is known that the vast majority of Morganton's earliest residential development and all of its commercial building took place within the parameters of the grid area, none of that early building stock remains. Certainly there were properties in the area that reflected the education and sophistication of Morganton's wealthiest merchants, professionals, and planters. In the earliest years, however, these finer residences were generally constructed in the rural areas adjacent to the town, like Quaker Meadows (NR, ca. 1812), Mountain View (NR, WUHD #26, ca. 1815), Magnolia (NR, ca. 1818), and Creekside (NR, ca. 1836), or out in the county like Cedar Grove (NR, ca. 1825), and Bellevue (NR, ca. 1823-26). Two of these country residences, Mountain View and Creekside, are now within the city limits of Morganton and are good examples of the refined residences constructed in the county during two different time periods. Although Samuel Greenlee's Mountain View has been greatly altered over the years, remnants of its original, vernacular, modified Quaker plan and sophisticated Federal ornamentation are evident. Mountain View bears a striking resemblance to other Federal period Quaker plan residences in the county including Bellevue and Cedar Grove, leading to the speculation that a master craftsman or skilled artisan may have been responsible for the entire group of houses. Creekside is a monumental, elegantly conceived Greek Revival mansion attributed to Jacob Stigerwalt, a master builder from Salisbury. Its owner, Thomas George Walton, was only twenty-one when Creekside was constructed; however, he had obviously been exposed through schooling or travel to fashionable high-style architecture of the day.⁴

The Old Burke County Courthouse, located on the original public square is the earliest example of truly urban building left in Morganton. Constructed about 1837 as a vernacular Classical Revival building, the courthouse was renovated in the early twentieth century in the Renaissance Revival mode. The only intact example of an antebellum town residence remaining is the Burgess S. Gaither House. The house was constructed about 1842 on what is now West Union. The house has been moved to South Anderson Street and somewhat altered, however it still exhibits its basic Greek Revival form and ornamentation and is a relatively sophisticated design for the time. Particularly noteworthy are its three-bay Doric porch, interior and exterior door and window surrounds with symmetrical molding and bullseye cornerblocks, and Doric columned mantels. Gaither served in the state legislature in 1840 and it is quite possible that the inspiration for the design came during his trips to the capital. Dr. William McRee's brick house, which is the core of Samuel McDowell Tate's Victorian mansion, The Cedars, was also said to have been a well developed example of the Greek Revival.

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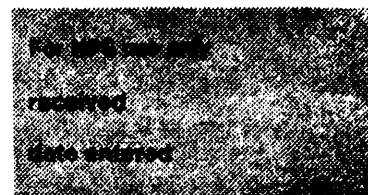
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Certainly some of Morganton's early substantial residences were constructed within the grid section of the town. A number of prominent names appear within that area on the 1846 map of Morganton including Tod R. Caldwell, Dr. Tate, Dr. Happoldt (a Happoldt house on the corner of Concord and Green Streets was demolished in 1985), R. C. Pearson, William McEntire (whose home doubled as an inn), Thomas Walton, who also ran an inn, and the Presnells.

The map, however, also shows the beginning of a pattern for well-to-do citizens to construct their homes away from the center of town on the roads leading out of the village. The streets that were eventually developed from these roads are much more irregular and curve and wind with the lay of the land. What is now West Union curved southwest from the grid and branched out toward Asheville to the north and Rutherfordton to the south at about the point of the Burkemont Avenue and West Union Street intersection. The 1846 map shows residences along that road almost as far out as the city limits. North Green Street extended past the grid to branch into Fleming Ford Road, roughly present Bouchelle Street, and Yellow Mountain Road, today's North Green. The 1846 map shows William Waighstill Avery in this area at the approximate location of the site of his house at the corner of Bouchelle and Patterson streets. Lenoir Street and Avery Avenue roughly parallel the Rocky Ford and Valdese Avenue is in the approximate location of the Lenoir Road. All of these areas remained major residential sections at least as late as 1940 and many remain so today.

Other streets were laid out in two different fashions. Some, like Riverside Drive off West Union, were cut into large expanses of vacant land or agricultural fields and were irregular and followed the rolling topography and the picturesque fashion of the Victorian era. Possibly these were cut specifically to provide access to substantial houses built on large parcels of land like the Frisard House. Others, like Morehead, Walker, and Evans were much more regular, running straight and intersected at regular intervals. It appears that these streets were specifically for planned residential development and were generally divided into medium sized and small lots for middle- and working-class housing. The Jonesboro Historic District presents an interesting contrast to both of these scenarios. The area apparently developed very haphazardly, more in the manner of a rural, agrarian community in which footpaths and wagon ruts connected the houses. Jones Street and South Anderson Street wind in and out between the small cottages, and a number of houses are located on dirt lanes.

Most of Morganton's present visual character dates from ca. 1880 to ca. 1940. The public square is still the focal point, surrounded by a commercial core dating from ca. 1894 to ca. 1940. Modern development and parking lots ring the downtown and in most cases provide a visual barrier between it and the residential areas. Originally the historic residential areas extended to meet the commercial district, but the edges of the neighborhoods have been eroded by that modern commercial ring. The intact historic residential districts extend from the center of town like so many tentacles toward the north (AAHD), northwest (NGBHD), northeast (WVHD), southeast (SKHD), south (JBHD), and southwest (WUHD). The South King Street Historic District is the only remnant of a historic residential neighborhood within the original grid section and its resources date from ca. 1890 to ca. 1939. South King Street was always a mixed use neighborhood with the Grace Church complex, Grace Hospital, the library, and early

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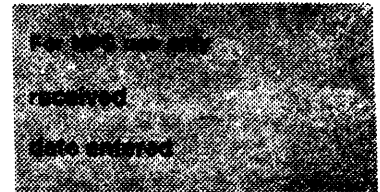
on, the Morganton Academy. The other areas, aside from Jonesboro, closely follow the pattern of roads leading out of Morganton shown on the 1846 map.

The earliest buildings in these residential areas reflect Morganton's first period of real growth that began about 1878-1880 with the construction of the Western North Carolina Insane Asylum (Broughton Hospital). Until this time very little construction had taken place following the physical and economic devastation of the Civil War. There are notable exceptions, of course--the massive renovation that produced the Cedars, the A. C. Avery House, the Ervin House, and the Powe House, and most likely a few frame stores were built--but for the most part Morganton slumbered through the Reconstruction period.

Construction of Broughton Hospital had a profound effect on the town, stimulating the economy by producing jobs and creating a great market for agricultural and manufactured products. It is possible its design also had a profound effect on the stylistic awareness of the population. The hospital was conceived by Samuel Sloan, a nationally known architect, and was a masterpiece of Victorian eclecticism. Within a short time, Victorian inspired motifs began showing up on traditional vernacular forms as in the Connelly House and the Hudson House and substantial new homes were often full-blown examples of Queen Anne architecture as in the Riddle House, the Frisard House, the Hogan House, the Gillam-Burleson House, and the Perkins House. Even small middle- and working-class cottages were wont to turn up with scroll and sawn work. It is also likely that the presence of the railroad, finished to Morganton ca. 1868, had a great effect on this new taste for sophisticated design. A vast number of pattern books and catalogues were put out by major architects, like Knoxville's George Barber, that offered ornamentation and even complete houses for sale shipped to customers by rail. The construction of the North Carolina School for the Deaf, after a fanciful design by Augustus Bauer in 1892-94, likely further heightened the town's awareness of nationally popular architectural forms. Also, during the 1880s and 1890s, the town was involved in a major campaign to attract and develop commerce and industry. The image the town wished to project was one of progress and aggressiveness. Certainly this attitude of the city fathers influenced citizens to be modern and up-to-date in their choice of housing.

Another development associated with the construction of Broughton and the School for the Deaf is that several brickyards were established to meet the need for massive quantities of brick for the main buildings and subsequent, almost constant, construction. This ready availability of brick, had a major effect on the appearance of the commercial area in the late nineteenth century and several residences were constructed of brick. The earliest identified include the Claywell-McGimpsey House (ca. 1885) and the Lackey House (ca. 1900).

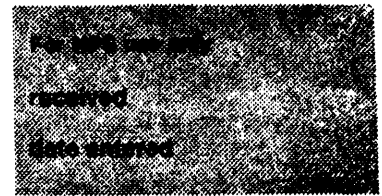
By the 1890s Morganton's commercial district was still composed primarily of frame stores (with the notable exception of the brick ca. 1889 Piedmont Bank) which were none too distinguished in appearance. In 1893, however, a disastrous fire started in the Hunt House Hotel on the corner of Union and Sterling streets. Most of the commercial buildings on these streets were destroyed. New construction began immediately guided by a new

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city ordinance requiring all commercial construction to be brick with metal roofs. The existence of the brick yards founded to supply the state institutions made this ordinance feasible and these two factors shaped the appearance of the commercial area that is intact today. Following national trends and reflecting Morganton's growing prosperity and progressive promotional campaigns, new commercial construction was inspired by the commercial Italianate style. Subsequent construction in the 1910s, 20s and 30s followed the same general pattern of the burst of activity following the fire. Today the commercial area is an intact collection of one and two-story masonry buildings with simple decorative brickwork.

Study of Morganton's residential areas shows several consistent patterns of development. One pattern begins with large earlier homes constructed on large lots with well-landscaped yards along streets paralleling old roads leading away from downtown. Interspersed among these large homes are smaller, middle-class homes of a slightly later period, on smaller lots likely cut off from the property of the more substantial houses. The large homes are sophisticated examples of popular styles, the smaller homes are vernacular interpretations of the same styles. This pattern is best shown in the West Union Street Historic District, and the White Street-Valdese Avenue Historic District, the most prevalent styles being Queen Anne and Colonial Revival. This pattern also occurred in the Avery Avenue Historic District, but because of the extent of modern commercial development on Avery Avenue, the pattern is not quite as clear today. Another pattern is that of streets being cut off of major residential streets for the construction of later middle-class and working-class homes. The Avery Avenue Historic District is the best example of this pattern with the middle-class bungalows and cottages on Morehead and Walker Streets and the smaller working-class housing on Evans and Lenoir Streets. Local residents indicate that many of the small houses on Lenoir Street are later bungalow and cottage replacements for small frame Victorian cottages and that the replacements were built by newly affluent owner-occupant textile and furniture workers in the 1920s. This fact would suggest a variation of the pattern of mixed scale, in which neighborhoods traditionally had immediately adjacent streets of substantial houses and smaller residences. White Street's proximity to Valdese Avenue also illustrates this variation. The North Green Street-Bouchelle Street Historic District combines several of these themes and introduces another. North Green Street was traditionally an upper class neighborhood with the Avery-Summersette House, the Perkins House and the William Waighstill Avery House on Bouchelle. In addition to these rather sophisticated homes, there were one- and two-story vernacular interpretations of Victorian styles. Later, substantial bungalows were constructed on Bouchelle Street, undoubtedly on land parceled off from the Avery estate, and still later several middle-class 1930s eclectic houses were built on North Green on land cut from the Avery-Summersette House property. This district also demonstrates another pattern found in the residential development of Morganton, that of blacks and whites occupying the same neighborhoods, albeit on different ends of the street. A small cluster of houses constructed by blacks, many of whom were named Avery, is located on the opposite end of Bouchelle Street from the site of the W. W. Avery House. It is likely that this settlement pattern illustrates the close ties that remained between the families of slave owners and the families of former slaves. This pattern is again shown in the White Street-Valdese Avenue Historic District where the houses at 200 and 202 White Street were built and occupied by black families and also in the close

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proximity of Jonesboro to the West Union Street Historic District and the South King Street Historic District. Both areas contained property owned by white Erwin families and Jonesboro was inhabited by a number of black families named Erwin as well.

Today Morganton's core retains visual integrity from the period between ca. 1890 and ca. 1940. Pockets of modern development separate the historic residential areas from the downtown and from each other; however, the city government and local citizens have made a concerted effort to retain street trees and plant flowers and shrubs that serve to soften the effect on the town's historic character. In addition the restoration of the Old Burke County Courthouse and landscaping of the public square, and visual improvements made to commercial buildings as a result of the Main Street program, have also helped retain that character. Most of the residential districts have been maintained over the years and other areas have seen restoration activity. Although all of the historic districts have seen the construction of modern buildings, the percentage in comparison with extant historic resources is low and their visual character remains intact. The town as a whole, aside from modern development away from the historic core, is an outstanding example of the preservation of late nineteenth and early twentieth century commercial and residential architecture and their relationships to one another.

RESOURCES COUNT SUMMARY FOR MORGANTON MRN*

	<u>Contributing</u>	<u>Noncontributing</u>	<u>Totals</u>
Buildings	436	78	514
Structures	1	24**	25
Sites	<u>15</u>	<u>1</u>	<u>16</u>
Totals	452	103	555

* This count includes the seven properties already listed on the National Register which lie within the boundaries of the historic districts nominated herein. It does not include the four National Register properties outside of these districts: Creekside Plantation, The Cedars (Tate House), Burgess S. Gaither House, and Gaston Chapel AME Church. (See item 6, page 1.)

** Includes one cluster of twenty-three modern metal silos in the Broughton Hospital Historic District.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input checked="" type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				<u>Black History</u>

Specific dates ca. 1767–ca. 1940 **Builder/Architect** See Individual Property Forms

Statement of Significance (in one paragraph)

The Historic Resources of Morganton Multiple Resource Area National Register nomination includes nine historic districts (with a total of approximately 447 contributing resources) and five individual properties which illustrate the settlement, growth, and development of Morganton between ca. 1767 and ca. 1940. The majority of the properties were constructed between ca. 1875 and ca. 1935. This collection of districts, buildings, structures, sites, and objects represents Morganton's history in the particular areas of architecture, commerce and industry, community planning, education, engineering and transportation, exploration and settlement, law, politics and government, social/humanitarian themes, community development, and black history. The residential historic districts--the Avery Avenue Historic District, the North Green Street-Bouchelle Street Historic District, the West Union Street Historic District, the White Street-Valdese Avenue Historic District, and the Jonesboro Historic District--illustrate certain recurring patterns of residential development including early substantial residential construction with later more modest infill (AAHD, NGBHD, and WVHD), and neighborhoods that developed over time but within a single thematic context, as in the West Union Street Historic District, always Morganton's elite residential enclave, and the Jonesboro Historic District, Morganton's only intact historically black neighborhood. These districts also contain the town's best collections of residential architecture ranging from Queen Anne, Victorian, and Colonial Revival style homes, to bungalows, eclectic cottages, and traditional vernacular forms. The Morganton Downtown Historic District is a collection of commercial and public buildings that includes the Old Burke County Courthouse, the single most important visual symbol of Morganton's historical role as the center of government for Morgan Judicial District and Burke County. In addition, this district encompasses a fine collection of small town commercial architecture including examples of Commercial Italianate, Neo-Classical and Art Deco design and also contains the Morganton Post Office and Community House, representative examples of Depression-era federal relief agency projects. The South King Street Historic District is a small but varied collection of resources located within the original grid area representing a traditionally mixed-use neighborhood. The district at Broughton Hospital is significant in the history of social-humanitarianism for its progressive treatment of the mentally ill and for its excellent collection of institutional architecture including the Center Building designed by Samuel Sloan. The North Carolina School for the Deaf Historic District is significant architecturally for its Main Building designed by Augustus Bauer and for several of its other buildings, excellent examples of institutional architecture influenced by the Colonial Revival and Romanesque Revival styles. The North Carolina School for the Deaf is also important in education for its progressive methods of teaching the hearing impaired. The John Alexander Lackey House, a vernacular farmhouse form executed in brick with Colonial Revival ornamentation, presents an interesting contrast to the more sophisticated urban residences in the nomination. Similarly, Dale's Market is an unusually intact example of a rural community store which contrasts with the more formal commercial architecture in the Morganton Downtown Historic District. The Avery Avenue

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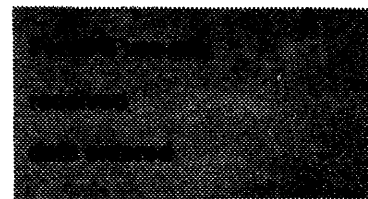
School is a very unusual building architecturally and is important as Morganton's first separate high school and the oldest remaining intact educational building in the town. The Hunting Creek Railroad Bridge, constructed ca. 1860, a rare extant resource associated with the first stages of construction of the Western North Carolina Railroad from Salisbury to Asheville, is also significant in the area of engineering for the superior craftsmanship it exhibits. Quaker Meadows Cemetery is the earliest identified resource associated with permanent white settlement in Western North Carolina. Begun ca. 1767 for members of the pioneer McDowell family, the cemetery also contains the grave of Joseph McDowell, the area's first permanent white settler.

CRITERIA ASSESSMENT

- A. The Morganton Multiple Resource Area nomination contains properties significant in the history of Morganton's settlement and development between ca. 1767 and ca. 1940. The nine historic districts and five individual properties included reflect the town's importance and development in the areas of commerce and industry, education, community planning, law, politics and government, black history, social/humanitarian themes, and exploration and settlement, transportation and engineering.
- C. The Morganton Multiple Resource Area is significant in the area of architecture for its fine collections of historic residential, commercial, and institutional architecture that reflect Morganton's periods of greatest growth and prosperity. The styles represented range from Queen Anne, Victorian, Colonial Revival, Commercial Italianate, and Neo-Classical to bungalows, eclectic cottages, and vernacular forms. Also included are fine examples of Depression-era federal relief agency projects, a Gothic Revival church complex and a significant example of antebellum stone railroad bridge construction. The Resource Area includes properties associated with significant figures in the building trades, including architects Samuel Sloan, Augustus Bauer, Charles Benton, Charles Christian Hook, Louis Asbury, M. R. Marsh, Frank P. Milburn, and Electus Litchfield as well as builders James Binnie and Philo Harbison.

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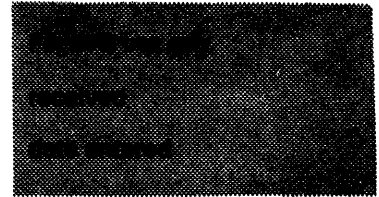
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CRITERIA EXCEPTIONS

- A. The Grace Episcopal Church and Parish House, located in the South King Street Historic District, should be considered contributing to that district because of their fine Gothic Revival design, because they are associated with the founding of Grace Hospital, a significant event in the social-humanitarian history of Morganton, and because they are an integral part of the South King Street Historic District and among the most important visual elements in the district.
- B. The Hudson House (WVHD), the Greenhouse at Broughton Hospital, and the house at 108 Short Street (AAHD) have all been moved from their original locations but should be considered contributing to their respective districts. The Hudson House was moved to White Street from Valdese Avenue ca. 1935 and has achieved significance over the last fifty-one years on its present site. The house at 108 Short Street originally faced Avery Avenue and was moved back on its original lot and reoriented to face Short Street in the 1950s. The architectural integrity of the house (considered as a good example of restrained Victorian design) was not compromised by the move. The Greenhouse at Broughton Hospital was constructed ca. 1890 and was moved and enlarged ca. 1895. It has achieved significance on its present site. In addition, all of these properties are integral parts of their respective districts and are important visual elements.
- D. The Quaker Meadows Cemetery should be considered individually eligible for the Register because it is the earliest identified site associated with white settlement in western North Carolina. In addition, the cemetery contains the grave of Joseph McDowell, the first permanent white settler in the area, and it is the only identified site associated with McDowell.
- G. Although by far the majority of properties in the Morganton Multiple Resource Area are over fifty years old, there are 20 that were built ca. 1937 to ca. 1940 which should still be considered contributing to their respective districts. Several of these properties including the Morganton Post Office, the Morganton Community House, the Grace Hospital Nurses' Home, and Saunders Building, the Boiler House, and the Laundry at Broughton are WPA and PWA projects. The significance of Depression-era federal relief agency projects has been recognized on a national level and these properties are significant reflections of the work of these agencies in Morganton. They also represent the importance placed on Morganton by the state government because of its status as the home of two of the state's largest humanitarian institutions. Several of the Colonial Revival residences in the West Union Street Historic District were constructed between ca. 1937 and ca. 1940. These properties are virtually indistinguishable from the other Colonial Revival residences in the district before 1937 and make a major visual contribution to the district. Because Colonial Revival residences were constructed in Morganton through 1940 and because the people who constructed these later residences were successful professionals, businessmen, and industrialists

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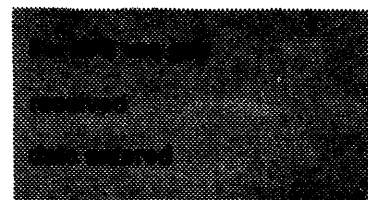
as were those who built before 1937, these properties should be considered contributing. The Morganton Downtown Historic District contains an unusually large and fine collection of Art Deco style buildings for a town the size of Morganton. Since Art Deco is a recognized historic architectural style and because the construction of these buildings in Morganton ca. 1937 - ca. 1940 indicates the prosperity of Morganton during a time most of the rest of the state was still in the throes of the Depression, these buildings should be considered contributing to the district.

INTRODUCTION TO MORGANTON'S HISTORICAL THEMES

The area around Morganton had been explored and land grants issued as early as 1749 when Joseph McDowell received a grant for lands in the Quaker Meadows area. McDowell's grant is the earliest recorded for present Burke County. He homesteaded his claim until about 1752 when he returned to his home in Virginia. By 1765, however, he had returned to Burke County with members of his family and settled permanently in a fortified residence known as Fort McDowell. The death of his grandson two years later was the start of Quaker Meadows Cemetery, the only remaining above-ground resource associated with this early settlement.

The McDowells were soon followed by Adam Sherrill, John Perkins, the Mulls and others. As early as 1770, these pioneers began petitioning for the formation of a county for this area and the land farther west. At the time present Burke County was located in Rowan County whose court town, Salisbury, was an arduous journey away. Approximately 115 settlers signed the petition which went unheeded until 1777, when the county of Burke was officially established. Of those who signed the petition, only thirty-one lived in what is present Burke County and of these, only the McDowell and Collett names remained associated with the county. Phifer suggests that the very nature of the people who first⁵ settled the Burke County area caused them to move on as the frontier extended west.

Although the act creating the county set up a commission to decide on a permanent location for the courthouse, facilities were crude and temporary at best until the formation of the Morgan Judicial District in 1782. The huge area of the county and the district caused a deadlock among those appointed to choose and lay out the court town, as each favored a site near his own residence. Eventually however, a site was chosen at Alder's Spring and 230 acres purchased for the town of Morgansborough. As specified the site was relatively near the center of the county, though probably nearer the population center than the geographic center, and there was a source of water. Construction of a courthouse, prison and stocks was mandated and detailed instructions on laying out a grid plan for the town were included. Charles McDowell, John Blanton, and Alexander Erwin (Blanton and Erwin were not among those who called for the formation of the county), were appointed to carry out the details.

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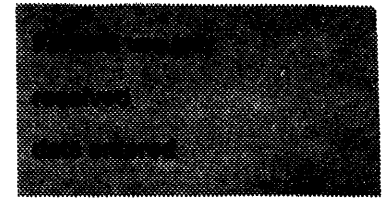
Twelve lots, each twelve rods square, were called for, four to be reserved for public buildings and the "convenience of water." An additional forty-two lots, measuring six by twelve rods, were laid out along with two streets six rods wide. The two streets laid out are now Green and Sterling Streets, both of which retain their original width. The commissioners were charged with collecting taxes to pay for the public buildings and with supervising construction. Sufficient taxes to a fund a permanent courthouse could not be raised until sometime after 1787 however, and it is believed that court was held at a temporary location, probably in the vicinity of Cornwell Drugs (MDHD# 32). A wooden courthouse and jail were eventually constructed about 1788 and were located on or near the site of the Old Burke County Courthouse (NR, MDHD# 68). That public square remained the seat of Burke County government until the present courthouse was constructed in 1976.

The original act establishing the town called for the first fifty lots to be lotteried with the provision that the purchasers build on each of their lots "one well framed, square logged or brick house, sixteen feet square at least." Failure to comply with the homesteading clause within three years would result in the property reverting to the Commissioners who would then resell the lot(s). It was further stipulated in a supplemental act that lots on the square would sell for ten pounds and the other lots for proportionate sums. After the land for the town was paid for, an amount of forty pounds, the surplus revenue would go to the courthouse fund. In 1793, Charles McDowell and Alexander Erwin were appointed to sell the remaining town lots. The first post office in Morganton was established the next year in 1784, with Thomas Walton, an early merchant, as postmaster.⁶

Andre Michaux, the French botanist, recorded two visits to Morganton in 1795 and 1796. Michaux stayed with Col. Waighstill Avery on both occasions and while he did not describe the town, he did note that Morganton was also known as Burke Courthouse. Michaux's visits do indicate Morganton's position as the most substantial western settlement of the time, a jumping-off point for expeditions and migration to the west. Six years later Andre's son, Francois, retraced his father's journey and left a more detailed view of the young town. By this time the mountains above Morganton had begun to be settled, increasing the village's importance and development as a supply post and center of justice and government. Francois Michaux noted the "salubrity of the air and the excellence of the water" as two of the reasons the area was being populated. These factors continued to be a drawing card for Morganton throughout its history and remain important today. At this time Morganton boasted about fifty houses "almost all inhabited by tradesmen." There was one warehouse stocked by a company from Charleston, South Carolina (almost 300 miles away). Morganton also served as the social center of the area. Court week and militia musters attracted visitors who slept and imbibed at establishments such as James McEntire's and David Tate's inns. A county fair was held as early as 1795 and a Masonic Lodge had been organized by 1799.

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An 1806 plat of Morganton shows the town much larger than the original 1784 specifications but carrying out the same grid pattern. The description with the plat and the map itself indicate that the town limits contained sufficient property to expand. Other than Water Street, now Bouchelle Street, the streets shown in the 1806 grid have retained their original names. It has been suggested that some of the street names were drawn from those of Charleston, South Carolina, a plausible explanation for streets named King and Queen in an area with such strong patriot roots.

By 1816 Morganton was described as "decidedly, a shabby town." There were no churches and no school. The only public cemetery was located across the river beside the old Quaker Meadows meeting house (Quaker Meadows Cemetery). The public buildings consisted of a "shabby, weather beaten courthouse—a frame, weatherboarded structure without paint; and a jail in keeping with it." Morganton did, however, boast "splendid whipping post and pillory," perhaps an unfortunate comment on the town's function as seat of justice for much of the west. Silas McDowell, who penned the detailed description noted that John Caldwell's white frame house on the square was the only clean looking house and was one of only two buildings not built of logs. W.W. and James Erwin kept a bank and store in the other. The homes of Dr. Thomas Bouchelle and Major John McGaven were described as having "some claim to architectural taste."

McDowell also leaves a record of some of the most prominent families in the area at the time and the list reads much as it did in previous years, and much as it would read in succeeding years including the Erwins, Averys, McDowells, Tates, Bouchelles, Greenlees, and Gaithers.

Shortly after McDowell's arrival however, the village he called "utterly destitute of anything attractive" began to make positive changes. An act of 1820 provided for the sale of the remaining town lots to defray construction costs for a church and school. The next year funds were revoked for the church and the surplus from the school fund was earmarked for a new courthouse. Morganton Academy, with male and female schools, was open by 1822 the same year the community was officially named Town of Morganton. A Presbyterian church was completed ca. 1823, even without public funds.

About 1828 gold was discovered in Burke County and until 1834 there was a frenzy of mining activity accompanied by an influx of prospectors. These newcomers included a number of wealthy planters and professionals who brought in slaves to work their claims. This flash in the (gold) pan, so to speak, "convulsed the cultural, social, and economic life of the (Morganton) community." During the first year or so of the gold rush, the tiny court town was totally unprepared for the demands placed on its businessmen. Banks failed and imported goods skyrocketed in price. High living prevailed, although it was said, "A man could perish in this community with his pockets full of notes." By 1830 the situation began to settle down aided by the local bank's efforts to stabilize currency by purchasing gold. Although there were sporadic attempts to mine gold as late as the early twentieth century, the real rush died by 1834 leaving Morganton exhausted but not much bigger.¹⁰

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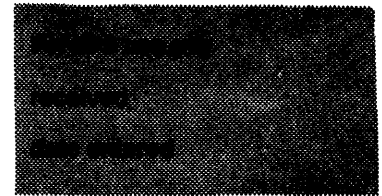
Although funds had begun to be gathered for a new courthouse as early as 1820, it was not until 1837 that an impressive stone building was completed. Additional money was raised by a special tax levied from 1830 to 1837. The story goes that the contractor, James Binnie, went bankrupt on the project because of the time-consuming and costly task of hauling rock to the public square. Time, however, has attested to his skill, for the Old Burke County Courthouse still stands.¹¹

The men who became the civic and political leaders of the new county and the town of Morganton came from two rather diverse groups and held power for rather different reasons. The county was governed for the most part by the Court of Pleas and Quarter Sessions and, in Burke County at least, the body was very democratic in its makeup. While in other counties the court may have been dominated by wealthy slave owners, in Burke County only 52 of the 423 men who qualified to sit on the court between 1791-1868 owned five or more slaves. There was, of course, a property requirement for membership in the court, but many small farmers who could never be considered well-to-do met that test. What is likely is that the wealthy, well-educated members were looked to for advice but they were never left to make decisions alone. Representation in the General Assembly was a different matter. Because of a higher property requirements, delegates elected to that body were all from the wealthy upper-class because these were the men who had a stake in the town and who lived there. Unlike areas to the east, Morganton's upper-class did not derive its wealth solely from agricultural pursuits. A large number of these men were professionals and merchants whose wealth led them to become involved in agriculture and to acquire large amounts of property and slaves, but their incomes were most often not dependent on the soil. Prominent examples include Waightstill Avery, Tod R. Caldwell, and Burgess S. Gaither, all lawyers; Thomas Walton, Samuel McDowell Tate, John Caldwell, and R. C. Pearson, merchants; and Joseph McDowell, Thomas Bouchelle, Samuel Tate, and John Augustus Dickson, doctors. When it came to the welfare of the town, these men, along with the true planters such as Alexander Erwin and Samuel Greenlee, worked together to form the churches, schools, and societies. Not all of the wealthy class felt compelled to seek public office. Samuel Greenlee, who amassed a sizable fortune, never held a state or county office. He was, however, active in the campaign to establish the Morganton Academy.¹²

An 1846 map of Morganton by Col. Joseph Erwin shows the town limits carefully drawn to scale and some of the streets, roads, stores, and houses sketched within the boundaries. The drawing also shows three churches and a school. It is known that several of the houses shown grouped about the square served double duty as business establishments. Tod R. Caldwell practiced law from his home on the corner of Green and East Union Streets, Thomas Walton took in overnight guests at his house on the opposite corner and William Erwin and William Mull lived above or hard beside their stores on the square. Two doctors, Dr. Samuel Tate and Dr. John Happholdt, are shown side by side on Green street and Dr. McRee lived on Union Street. B. S. Gaither, a lawyer, prominent politician and civic leader, lived farther down Union Street in his impressive, new Greek Revival style raised cottage (Gaither House, NR, renovated).¹³

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The year 1847 brought to Morganton an annual event that would forever change the town, binding it closely to state government in Raleigh and attracting prominent lawyers, judges, and private citizens. The General Assembly of 1846-47 provided for the summer session of the North Carolina Supreme Court to be held in Morganton each August. No doubt this decision had as much to do with Morganton's position in the foothills, where the heat of summer was less intense than in Raleigh, as with the desire to hold court in a central western location. The Morganton sessions, which continued until ca. 1861 were the only ones ever held outside the state capital. In 1850-51 the General Assembly provided for a Supreme Court Library at Morganton. August became "the season" in Morganton. Visitors--professional, concerned, pleasure-seeking, and just plain curious--packed local hotels and spilled over into private homes. Rounds of parties, dinners, and dances filled recess hours and as a result, some later legal scholars looked askance at "Morganton decisions."¹⁴

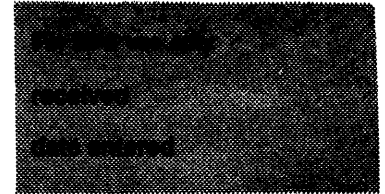
An 1854 business directory lists only three merchants for Morganton, Thomas Walton, Samuel McDowell Tate, and William C. Erwin. The population in 1860 was estimated to be between 600 and 700 with only three or four frame stores along Union Street, then, as now, the main commercial row. The long awaited Western North Carolina Railroad was within three miles of the town; however, the Civil War effectively halted further construction until about 1867. At the start of the Civil War, Morganton appeared to be holding its own, controlled by many of the same families that founded it, bustling during court time, but hardly booming.¹⁵

The hardships of the war served only to retard growth. By the time North Carolina seceded, a volunteer company under Col. Moulton Avery had already left for the war. Another company was raised under Samuel McDowell Tate. Their departure and the leave-taking of other companies raised in the county left only women, children and the old men and youngboys of the Home Guard in town. August 1861 also marked the last Supreme Court session held in Morganton. The women spent the war making soldiers' clothing and eking out a subsistence-level existence. Other than one very minor skirmish, the actual fighting hardly touched Morganton and the town was unaware of the Confederate surrender until Yankee troops stopped through on their way to Knoxville. What little the town had left was taken and property was vandalized; most county records were destroyed.

A contingent of Northern troops occupied Morganton at various times during 1865 to keep the peace and guarantee the rights of the freedmen. Later, when the state became subject to the Reconstruction Acts, Federal troops once again occupied Morganton, encamped on a vacant lot downtown for a little over a year during 1867-68. Tod R. Caldwell, an antebellum Union Whig and prominent Morganton lawyer and civic leader, left what he termed the "war party" and became a conservative member of the Republican party. He was elected lieutenant governor in 1868

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and following the impeachment of Gov. W. W. Holden became governor in 1870. He was elected on his own merits in 1872. Although his views were far more liberal than his neighbors in Burke County, his integrity and good intentions have never been faulted.¹⁶

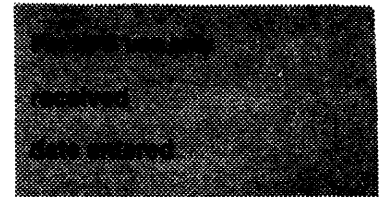
Morganton as a town found it difficult to recuperate from the physical destruction and deprivation. The Morganton Star, looking back on this era from 1887, said, "It (Morganton) made little progress, and slowly accustomed itself to freedom, and more slowly learned the duties and responsibilities that the result of the war imposed upon them."¹⁷

An 1869 issue of the Independent Press, the earliest newspaper published in Morganton, carried "A Word to Our Merchants and Businessmen," entreating local businesses to advertise in the paper because "if its columns are well filled with lively, judiciously written home advertisements, then those abroad know the town is thriving...and the merchants are energetic and doing a good business."¹⁸

The Press does not appear to have been published much longer after 1869, which could mean the Morganton business community had not yet recovered sufficiently to spare those advertising dollars. Nevertheless, an 1869 business directory credits the town with two hotels (both advertised in the Press), five lawyers, eight general stores, two jewelers, three confectioners, nine grist mills, and eight physicians. It is interesting to note that among the fifteen churches listed was an African Methodist church and that the postmaster was a woman. Morganton enjoyed a performance by Robinson's Circus in March of 1869, likely one of the advantages of being the new terminus of the Western North Carolina Railroad, which had been finished to Morganton shortly after the war.¹⁹

In spite of its new status as a railroad town, Morganton showed few signs of growth during the Reconstruction years. The number of businesses dropped between 1869 and 1872, the next year for which a business directory is available. According to the 1872 list, a general store, the jewelers, the confectioners, and a grist mill had gone out of business since 1869; the population was only 554, 224 of whom were black. These statistics seem to indicate that the town was not prosperous enough to support luxury businesses like jewelers and confectioners and leads to speculation that these concerns may have been supported by the almost 200 Union troops garrisoned in downtown Morganton until 1868.²⁰

Fortunately for Morganton, Burke County was represented in the 1875 state legislature by Capt. Joseph C. Mills of Brindletown and Col. Samuel McDowell Tate of Morganton. Both men were successful in business and bullish on the future of their home county. Capt. Mills, in addition, was interested in the care and treatment of the mentally ill and was involved in the legislature's effort to finding a solution to overcrowding in the state asylum in Raleigh. The General Assembly's ultimate decision was to build a new asylum, the Western North Carolina Insane Asylum, now Broughton Hospital (BHHD), in the western part of the state. With aggressive leadership

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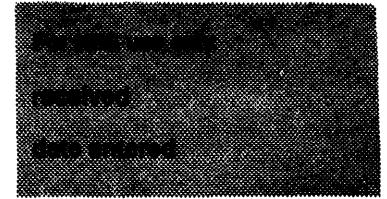
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from Tate and Mills and strong support from the community, Morganton put forth an incentive offer of as much land as was needed and as much money as any other community would offer. Certainly Morganton's relatively new place on the Western North Carolina Railroad, its central location in the west, and its reputation for a moderate climate and healthy air also played a part in the final decision which awarded the facility to Morganton. Construction of the huge hospital began about 1878 and did much to stimulate economic growth in the town.²¹

By 1877, even before construction was underway on the hospital, Morganton began to show signs of climbing out of her economic slump. A business directory indicates twelve general merchandise establishments, two hotels, a lumber company, a brickyard, two tanners, a druggist and three other specialty shops. Although the directory listing this information claimed to include lists of lawyers and physicians, the lack of such a list for Morganton does not indicate a lack of professionals. It is known that Tod R. Caldwell, C. C. Wistar Tate, Alphonso C. Avery, John Gray Bynum, and William Simpson Pearson were practicing law during the 1870s. Doctors John and Christopher Happoldt, J. Lavender Laxton, Waighstill Collett, W. C. Tate, and R. C. Pearson were practicing medicine during this time. Much of this growth can be attributed to the general prosperity returning to the South after the end of Reconstruction. It is certain that the railroad had by this time begun to stimulate the economy of the city, and it is likely the knowledge that Broughton Hospital would soon be under construction contributed to this upswing.²²

By 1884, the year after Broughton admitted its first patients, the population of Morganton had risen to almost 900, a 62% increase from 1872. Relatively few professionals were employed by the hospital, and those were required to live on the campus. In addition, Broughton was not considered to be within the town limits, so patients were not considered in population figures for Morganton. Therefore, this jump is a legitimate sign of growth. This is not to say that Broughton did not play a role in this dramatic increase. Construction of the massive building required a large number of laborers and that influx was a major factor in the population figures. It naturally follows that an increase in population led to a demand for housing, goods, and services, stimulating growth in the commercial and professional communities and creating additional growth in the construction industry.²³

The result is shown in an 1884 business directory listing thirty-four general stores, four livery stables, three jewelers, and two druggists. In addition there were ten lawyers, one of whom was black, seven doctors in general practice, four hotels, twelve grist mills, three building contractors, and four distilleries. Morganton also had two newspapers, three saw mills, and two private schools in addition to the Morganton Male Academy. During 1884 the city constructed a new town hall with auditorium space.²⁴

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Morganton was fortunate to count among its business leaders men with foresight and the confidence and energy to spearhead a major growth and development campaign. During the 1880s the Morganton Star was a constant cheerleader for the campaign, keeping Morganton's potential and assets ever before its subscribers. John Pearson's produce warehouse and Broughton Hospital were significant markets for local produce and T. I. Gillam & Co., a hardware concern with an emphasis on farm equipment, was nearby offering implements at "mudsill" prices. The Morganton Furniture Manufactory was in operation by 1885 and along with Broughton, where construction continued apace, offered work for "mechanics." Carpenters and brickmasons were also in demand as new stores and houses were being planned and built. The Star assured Morgantonians that, "Morganton and Burke County are destined...to be the rival of Charlotte, Salisbury and Asheville...All that is required of her citizens is a little more push, public spirit and a judicious expenditure of capital." The town was rechartered in 1885.²⁵

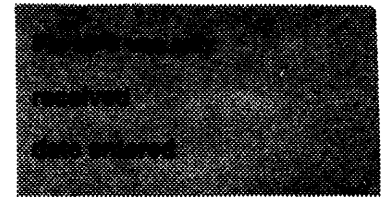
The Star also suggested a campaign to advertise Morganton as a health resort reasoning that their three fine hotels and good livery stables were enough to get them started, saying, "With a little effort on our part Morganton could be made one of the most desirable locations in Western North Carolina for summer visitors to spend hot months." A planned telephone line between Lenoir and Morganton elicited the comment, "Every step toward internal improvements is a step towards progress, developments and future success." A visitor to Morganton in 1886 noted that, "The old town of Morganton seems to have taken a new lease on life. There are several large stores being erected--also, some magnificent dwelling houses."²⁶

The Morganton Land and Improvement Company was organized in August 1887 with John H. Pearson, Alphonso C. Avery, Edward Lyon of Raleigh, Samuel T. Pearson, Issac T. Avery, Horace W. Connelly, Walter Brem of Charlotte, and Charles McKesson as officers and board. Originally begun solely to deal in real estate, the company branched out early to publish the Advertiser, a promotional newspaper. It also began a collection of the plants, minerals, and other products of the area, opened a grist mill, built a sash and blind factory and started the development of a corundum mine. By 1889 the company had reorganized and broadened its scope adding a number of northern industrialists and developers to its board. Shortly after reorganization the group met one of Morganton's most pressing needs and opened the Piedmont Bank. (MDHD# 56). Other significant establishments, likely spurred by the Land and Improvement Company's investment, included the Dunavant Cotton Mill and two tobacco factories.²⁷

In response to the enthusiasm, accomplishments, and future plans of the Morganton Land and Improvement Company, the city began to make internal improvements befitting a progressive town of the New South. During the 1890s, streets were widened and macadamized, brick sidewalks were laid, and electricity installed. Eager to publicize all of its assets, Morganton, now with about 1600 residents, called attention to all these physical attributes and to the physical attributes of its citizens as well. An 1891 publication touting the town and county carried this

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statement under inducements to manufacturers: "The town has long had a state reputation for the beauty of its women and enquiring bachelors are assured that the race has not yet become extinct."²⁸

Following the example of the Morganton Land and Improvement Company were the Morganton Real Estate Company and the Morganton Development Company both organized in 1890. The Morganton Development Company controlled the property known as "Vine Hill" including "Spa Hill" where it was rumored they planned a hotel and forest park. the property was secured instead by the state for the location of the new North Carolina School for the Deaf (NCSDDH). Apparently the General Assembly was pleased with Morganton as the site of Broughton and encouraged by the city's offer of a \$5,000 incentive, decided to increase their stake in this western North Carolina town by locating another large state institution on its outskirts. Construction of the school, which opened in 1894, provided additional stimulation for the newly prosperous economy and additional fodder for the city's booster campaign.²⁹

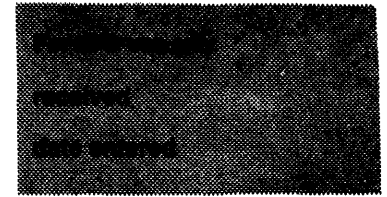
On December 13, 1893, fire broke out in the Hunt House on the corner of Union and Sterling Streets. The fire spread down Union and Sterling Streets and destroyed a large number of the frame businesses in the commercial area. Following the devastation of the 1893 fire, the city passed an ordinance requiring all new commercial buildings to be brick with metal roofs. The business community responded immediately and before the end of the year notices appeared that several new brick buildings were already under contract. In spite of this first-hand experience, the town did not provide fire protection until about 1905. However, the first extant Sanborn Fire Insurance Company map for the city is 1894. Apparently the town might not have been able to fight another fire but the losses were covered.³⁰

The Morganton Herald, in January 1895, saw fit to retort to a Charlotte Observer article calling Morganton a "one-horse town with 500 people" with these remarks:

We don't know whether he tells the truth on Raleigh or not, but he is off on Morganton. In the first place the town, instead of 500, has more than 2500 of the best people in the world (some of them), and every legitimate means is being employed to,--that is to say the population is rapidly increasing. The town is also growing a great deal, the last Legislature having added a thousand acres of land to it, and since that time Morganton enterprise has added an electric light plant, a brass band, a big fire and a bonded debt. Wanderer did not know these facts or he would never have hurt the feelings of the State Hospital and the Deaf and Dumb School people by calling this a "one horse town."³¹

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In spite of the big fire, citizens were confident that Morganton would continue to grow.

Catawba Valley and Highlands: Burke County, Western North Carolina was a booklet published in 1896 by the Morganton Land and Improvement Company to inform potential investors about "the choicest bit of 'mother earth' in all of Sunny Dixie," Morganton. By this time, the booklet could relate that Morganton was served by the Western North Carolina Railroad and would soon be connected to the Seaboard Air-Line system by the Morganton and Shelby Railroad. the town also boasted the largest tannery in the south, a cotton mill, a tobacco factory, a roller mill, a wood working factory, building supply mills, and its famous climate, a theme that ran through all the early promotional literature. Catawba Valley and Highlands ended by saying:

To sum it all up,--with abundant waterpower, cheap fuel, cheap labor (because the cost of living is small), with proximity to the cotton fields; with fertile soil and a healthful climate, the variety of industries that can be profitably pursued is well nigh infinite, and need not be enumerated here.³²

Labor statistics for 1898 do not show much change or growth in major industries, 1899 figures indicate only 18% of the population industrial workers. A proportionately large number of construction and building supply concerns do attest, however, to continued building activity both at the School for the Deaf and Broughton Hospital and in commercial and residential areas.³³

In 1903 a Raleigh journalist praised Morganton's resources and noted several eminent additions as well as several areas in which the town was lacking. While stating bluntly that Morganton needed more industrial plants, the writer revealed that a furniture manufacturing plant would soon be in operation. There were two small hotels, not deemed sufficient for such a progressive town, a new graded school opening in the fall. There were electric lights and a private company would soon begin operation of a water works, a building and loan association had recently opened and the courthouse was slated for renovation.

The population as of the 1900 census was 1,938, a 24% increase in the last decade and a more-than-healthy 250% increase from 1872.³⁴

By the next year, a new hotel was in operation and another cotton mill had been established. Broadoaks (WVHD# 19), a private sanitarium, had opened and the spoke and handle factory had been rebuilt after a fire. Coffey and Boger had opened a wagon factory and all utilities were available. Later in 1904 a new bank was organized, the Piedmont Springs Lumber Company began operation, cement sidewalks were laid in the business district, and a number of new residences had been built. Apparently many of these new residences were quite impressive and featured landscaped lawns because in 1905 a state law requiring that domestic fowl (chickens, turkeys, geese, ducks, etc.) be restrained from roaming free was

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amended to include the town of Morganton. An odd, but true indicator that Morganton had truly entered the twentieth century can be seen in the desire to keep chickens off lands "used for gardens or for ornamental purposes." A more serious need was met when Grace Hospital opened about 1906, filling a desperate need for quality medical care.³⁵

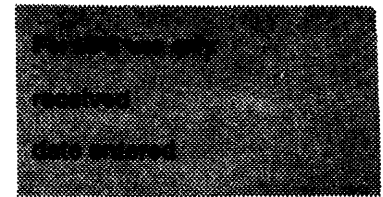
The Charlotte News published a glowing report of Morganton's progress in the first few years of the new century:

Within the past few months a system of water works had been installed. The streets have been paved with cement. Sewerage has been put in. The public buildings have been overhauled. New factories and industrial enterprises have been established. Dozens of new houses have been constructed and the town is now brimming with life and vigor. The business men have become awake and full of town pride. In fact, the Morganton of today is like the Morganton of a few years ago only in natural scenery.³⁶

It is likely that Morgantonians took exception to the News' assertion that the town had been "sunk in a profound sleep" and that "little business energy has been wasted up to a year or so ago." It is just as likely that they agreed "the town is now brimming with life and vigor." By the end of the first decade of the twentieth century,³⁷ Morganton had a population of 2,712, a substantial 40% increase in only ten years.

The next decade showed an additional population increase of only about 8% to 2,867. However, when the period between 1900 and 1920 is studied as a whole, several significant facts become clear. The population as a whole increased by 48%, the percentage of residents employed in industry increased from 18% to 49%. In only twenty years, Morganton had seen enough industrial growth to employ almost half of her population. This figure is even more dramatic when one considers that a substantial number of the population were not suited for industrial employment, (some women, small children, and the elderly) or were employed in other areas. Though later accounts would suggest that this period in Morganton's history was not one of great growth or prosperity, the above figures mark the era as one of incredible strides in the industrialization of the area.³⁸

By the 1920s Morganton leaders had launched a new campaign, calling Morganton the "Just Right Town," to attract business and industry, emphasizing the familiar themes of raw materials, ideal location, a genial citizenry, and perfect climate. Most of the same industries were still in operation including the Burke Tannery, now operated by International Shoe Company, the Morganton Furniture Company, Morganton Manufacturing Company, and Alpine Cotton Mills. Robert Huffman's Morganton Hosiery Mills opened in 1927. The Hotel Caldwell located on the former site of the home of Gov. Tod Caldwell, opened in 1922. A new high school was constructed in 1923 (Avery Avenue School), and the decade saw a

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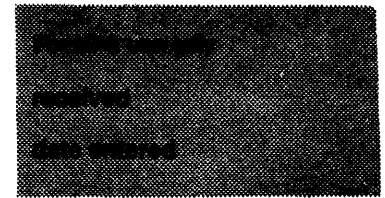
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successful campaign to secure a library for the town. A 1923 special edition of the Charlotte Observer spotlighted a number of Morganton's most prominent business and civic leaders including A. M. Kistler, W. C. Eryin, J. Henry Gaston, A. C. Chaffee, C. A. Spencer, J. E. Erwin, and H. L. Milner.³⁹

The town continued to prosper and the business and industrial communities grew, but did not emulate the dramatic increases of the last twenty years. Population however, more than doubled, from 2,867 in 1920 to 6,001 in 1930. Figures from 1925 place the population at that point at about 5,000, the percentage of industrial workers had dropped though to 32%. Apparently this huge population increase was not due to substantially increased industrial opportunities, but was more closely related to a dramatic pattern of growth seen across the state as a result of general prosperity. Other likely influences include a marked decrease in the number of farms and farm tenants in Burke County, many of whom moved to the city in hopes of employment. In 1921, the General Assembly rechartered the city and established a town limit that included seven square miles. It is possible that this boundary was larger than the one previously used by the census bureau to figure Morganton's population, thus affecting the outcome of the count. In any case, it is clear that Morganton's run of growth in commerce and industry begun in the 1870s continued until the Great Depression of the 1930s all but halted development throughout the country.⁴⁰

Morganton was not immediately affected by the Crash of 1929; indeed, in 1930 it was listed as a center of furniture manufacturing. By 1931, however, Alpine Cotton Mills was forced to close, leaving a large number of workers unemployed. Other plants cut wages and work weeks. On the whole though, the unemployed in the area seem to have suffered less than those elsewhere, probably because the county was still very rural and most had access to enough land to feed their families. Local efforts to relieve hardship included a Community Chest fund and a soup kitchen. The First National Bank survived the Bank Holiday of 1933 which gave the local economy some stability. By that same year, federal relief programs reached the area including the CWA, PWA, WPA, CCC, and FERA and brought much needed jobs and money. The results of these programs can be seen in the Morganton Community House (MDHD# 41), the Morganton Post Office, (MDHD# 42), additional buildings and improvements at Broughton Hospital (see BHHD), and blocks of cement sidewalks. County records were surveyed and cemeteries were recorded by Charles Newton under the Federal Writers Project.⁴¹

By 1935 Morganton had begun to recover from the Depression and began to see slow but steady growth through the end of the decade. One of the most tangible signs of this prosperity can be seen in the large number of ca. 1935-40 Colonial Revival homes constructed, especially along West Union Street and Riverside Drive (see WUHD). For the most part, the builders of these large, sophisticated homes were business and professional men and industrialists who were involved in several facets of Morganton's civic and economic development. They were wealthy and well-

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educated and chose their homes to reflect their status as Morganton's elite. The Morganton Library (SKHD# 11) was also constructed during this period with funds donated by Charles and Mary Kistler. The library was designed by M. R. Marsh who had also designed the Kistler's elegant Colonial Revival mansion on West Union Street under construction at the same time.⁴²

Alpine Cotton Mills had reopened and had about 225 hands working by 1938. A new hosiery mill opened in that year as well, as did Hacquard Mills (MDHD# 67), a small upholstery fabric mill. Figures for that year further indicate that the Depression did not kill any of Morganton's substantial industrial concerns. Cutbacks and closings may have been necessary for a time, but ultimately the companies survived and continued to prosper.⁴³

Morganton emerged from the Depression earlier than much of the country with her commercial and industrial communities relatively intact. The proportionately large number of Art Deco buildings (see MDHD) in the commercial area were constructed between ca. 1938 and ca. 1940 and illustrate significant prosperity when many areas were still experiencing an economic slump. In some ways, the community came out of the Depression in better shape than before. Morganton had acquired a new post office, a community house, an armory, blocks of cement sidewalks, and assistance in upgrading and extending sewer and water lines. Grace Hospital received a badly needed nurses' home, and Broughton Hospital emerged with updated buildings, a new ward and new utility and service facilities. Less necessary, but nonetheless important, was the historical research and documentation undertaken by the Federal Writers Project.⁴⁴

The beginning of World War II caused definite changes in the pattern of Morganton's development. As in most of the country, commercial and residential construction came to a virtual standstill. Many industries were converted to war-time production. Those that were the best suited to such production, the textile plants, operated at close to full capacity employing women and men ineligible for service. The furniture plants could produce some military needs. Drexel, for example, manufactured tent pegs, desks, and even plywood planes. The company did drastically cut its work force however, from about 1500 employees in 1938 to only half that in 1942. The Great Lakes Carbon Plant was constructed in 1943 as a defense industry. It was taken over by the Great Lakes Carbon Company in 1949 and has been a significant factor in the area's economy since that time. At the end of World War II, Morganton's civilian development picked up where it had left off in 1940. Most new industry was related to textile production, often upholstery fabric used by the area's furniture manufacturers. The Great Lakes Carbon Company did begin a trend of chemical and technological industry growth for the area.⁴⁵

Industrial growth naturally stimulated the demand for goods and services much as the construction of Broughton Hospital had seventy-five years earlier. And again, industrial growth created the need for additional housing as it had in the early part

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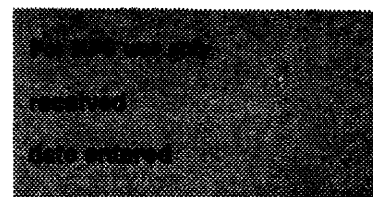
of the century. The residential building stock constructed after the war shared some characteristics with its ancestors, the bungalow and eclectic cottage, principally affordability and modest proportions. Their form however, was distinctly different and innovative. There are few, if any stylistic similarities between the Craftsman bungalows built in the 1920s and the split-level homes built in the late 1940s and 1950s. These stylistic differences underscore the appropriateness of 1940 as the dividing line between historically significant residential architecture and modern or contemporary architecture.

ARCHITECTURE

The architecturally significant properties included in this nomination, together with the properties in Morganton already listed on the National Register illustrate the history and development of Morganton from ca. 1815 to ca. 1940. The large majority of the properties date from ca. 1890 to ca. 1930, the greatest period of growth in Morganton's history. There are, however, several properties remaining from earlier periods that, along with information on properties now demolished, provide a picture of those years as well.

From written accounts and historic photographs, it is known that early Morganton had few, if any, buildings with any pretense to architectural style. Both houses and stores were grouped about the public square with its simple wooden courthouse and jail, and most of the buildings were wooden. Some of the buildings are known to have incorporated simple vernacular interpretations of Colonial and Federal motifs indicating an awareness of fashionable architectural styles but perhaps a lack of local expertise and materials necessary to execute more sophisticated examples. In addition, it is likely that there was not a lot of interest in architectural niceties in a small frontier town such as Morganton. There are, of course, exceptions to this rule and during the earliest years they occurred in the country houses of the wealthiest families in the Morganton area. Two examples which are now within the boundaries of Morganton are Samuel Greenlee's Mountain View (NR, WUHD# 26) and Thomas George Walton's Creekside (NR).⁴⁶

Mountain View, constructed ca. 1815, is the second oldest residence in Burke County. Although the house was greatly altered in the Victorian era, the 1930s, and in 1959, the original modified Quaker plan is still evident. Some original woodwork remains as well. Samuel Greenlee is believed to have used slave labor in the construction of his home. The house is quite similar in its original plan and ornamentation to Bellevue (NR, ca. 1823-26), the Erwin house, and to Cedar Grove (NR, ca. 1825, built by the Forney family). Since no master builder or craftsman has been identified or traditionally associated with any of these three homes, it is possible that there was a skilled slave or free artisan in the county who may have executed the ornamental details for these homes. Mountain View has an additional,

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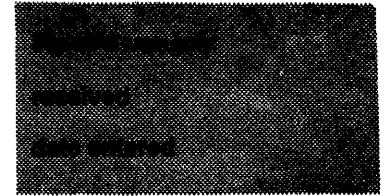
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unusually sophisticated feature. Its exterior masonry walls were stuccoed and scored to simulate ashlar, a fashionable architectural convention of the day. It is known that Samuel Greenlee was, at one time, one of the wealthiest men in Burke County and appears to have been very well educated. This may explain the elegance of his dwelling in Morganton at such an early period. The house demonstrates that despite the vernacular simplicity of much of the town's architecture, there was exposure to more sophisticated styles.⁴⁷

Col. Thomas George Walton's Creekside underscores this theme; however, in this case a master builder, Jacob Stigerwalt of Salisbury, is associated with its construction. This Greek Revival masterpiece in the wilds of western North Carolina reflects the sophistication and education of its builder. Walton was only twenty-one when Creekside was constructed, but he had obviously been exposed to fashionable architecture through books or travel and sufficiently interested to contract with a master craftsman. Again, the highly developed design indicates that the area possessed a certain amount of cultural awareness even if it is not reflected in the majority of its buildings.⁴⁸

The original design of the Old Burke County Courthouse (NR, MDHD# 68, ca. 1837), which was renovated in the early twentieth century, was a vernacular interpretation of the Classical Revival style then in vogue for public buildings. Built of native stone by contractor James Binnie, the square building featured projecting entrance pavillions on the east and west elevations with enclosed curving stairs on the first story leading to second story pedimented porticoes. the hipped roof was topped by a square cupola. Although very simple in design, the courthouse still reflects an awareness of stylistic trends. It is quite possible that the financial situation of the county rather than the tastes of the commission members James Murphy, Thomas Walton, Samuel C. Tate, John Corpening, Isaac T. Avery, and later R. C. Pearson governed the degree of sophistication in the design.⁴⁹

The only other intact antebellum building identified in Morganton is the 1842 Burgess S. Gaither House (NR). Although moved and somewhat altered, the house retains integrity as a relatively sophisticated example of the Greek Revival style. The house was originally located on West Union Street, within the town limits shown on the 1846 map. Gaither was a prominent lawyer, politician, and civic leader who had attended the University of Georgia, supervised the U.S. Mint in Charlotte, and served in the General Assembly. By the time he constructed this house, ca. 1842, it is likely he had been exposed to a number of sophisticated Greek Revival residences and possibly patterned his own home after one of those he had seen. Although a master builder has never been associated with the property, it is evident that a talented craftsman, either slave or free, was responsible for the decorative details and the classical proportions. Originally set atop a full brick basement, a configuration typical of Greek Revival cottages, the house was set on a low brick foundation when it was moved in the 1930s. The dominant feature of the Gaither House is its impressive

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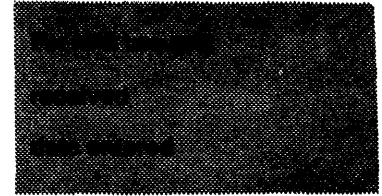
pedimented Doric porch. Other distinctive features include a wide frieze, symmetrically molded architraves with bullseye cornerblocks, a central, double-leaf entrance, and fluted pilasters dividing the bays. Although the interior has been altered, symmetrically molded door and window surrounds with cornerblocks, and some mantels with Doric columns mirroring those of the porch, remain.

At the end of the Civil War, Morganton was physically and economically devastated. Very few buildings remain from the difficult period. It is likely that some of the resources have been demolished; however, it is just as likely that few remain because few were ever constructed. In spite of the fact that the Western North Carolina Railroad reached Morganton about 1868, the town had great difficulty regaining any semblance of prosperity. The extant residences constructed between ca. 1866 and ca. 1890 were for the most part constructed by men whose income were derived from business or the professions or whose financial worth prior to the war had not been tied up in slaves.

Samuel McDowell Tate's The Cedars is the primary example of this trend. Tate was from a pioneer Burke County family and was born in Morganton. He lived in the north for a time, but in the 1850s returned to Morganton where he became a merchant and was involved in the construction of the Western North Carolina Railroad. His holdings appear to have been reasonably intact at the close of the war, for in 1866 he began a massive renovation of the former McRee house. Originally a brick Greek Revival residence, the house became a Second Empire mansion with mansard roof and three-story octagonal tower. His highly-sophisticated, very fashionable residence was the most modern and elegant building in Morganton and it reflected Tate's easily stature as a war hero, prominent civil servant, and prosperous businessman.

Other homes of the period were neither as elaborate nor as sophisticated as The Cedars but they did use elements of nationally popular styles. About 1876, Alphonso C. Avery, a lawyer and civic leader, acquired property on North Green Street for his town home (Avery-Summersette House, NR NGBHD# 10). Already on the property was a ca. 1850 frame residence that Avery incorporated into his new brick home by placing a brick facade on it and connecting it to a large brick wing. The Avery-Summersette House is an asymmetrical vernacular composition strongly influenced by the Italianate and Second Empire styles, both fashionable during this period. It is said that Avery was profoundly disillusioned after the war because the way of life to which he has been raised had vanished. Perhaps his success did not come with the ease he had expected, but this residence reflects that success did come.

While the prosperous professionals and businessmen of Morganton tended to select nationally popular styles for their residences, the fact that Morganton was the center of a still predominantly agrarian county is reflected in its vernacular housing stock. Often even the homes of very successful farmers followed traditional building forms. A good example is the William Ellerbe Powe House (AAHD# 13). Powe was a prosperous farmer who constructed a traditional central hall farmhouse ca. 1875 in the northern

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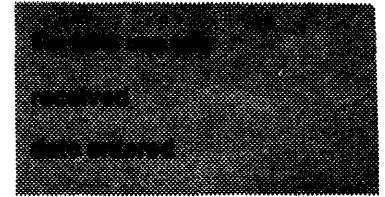
part of Morganton where he owned a substantial amount of property. The house has been altered and added to since its construction, but the original form is still evident. The most substantial stylistic renovation of the house took place ca. 1920 in the Colonial Revival style, making the house also a good example of a vernacular form updated with fashionable ornamentation reflecting changing tastes.

The massive Western North Carolina Insane Asylum (State Hospital at Morganton, Broughton Hospital) Center Building (NR, BHHD), was designed by renowned Philadelphia architect Samuel Sloan and constructed ca. 1878-1884. The mechanics of the building incorporate the progressive theories on mental hospital design espoused by Dr. Thomas Story Kirkbride. The exterior however, is a triumph of Victorian eclecticism. Sloan used classical order columns and pilasters, stone quoins, and a cornice with scroll modillions, perhaps in a reference to classical themes still considered proper for monumental government buildings. However, he also crowned the center portion of the building with a mansard roof and the wings with complex gabled and hipped roofs. There are tall, narrow, arched windows reminiscent of the Italianate and steeply-pitched, gable-roofed dormers recalling the Gothic Revival. An elaborate tripartite stained glass window with a heavy but classically derived architrave surmounts the huge Eastlake, double-door, central entrance. Above the tripartite window is a Palladian-style window. The complex roofline features a central dome and randomly placed square belvederes with bellcast pyramidal roofs.⁵⁰

The hospital grounds were a favorite Sunday afternoon destination for the townspeople and it is possible that Sloan's Victorian masterpiece influenced tastes. Perhaps more importantly, construction of the campus brought some semblance of prosperity back to Morganton and generated the means for new construction, most of which was vernacular interpretations of the styles in vogue: Italianate, Classical Revival, Second Empire, Queen Anne, and what can only be categorized as "Victorian." Queen Anne and Victorian elements showed up most frequently. Some members of the newly successful business and industrial community constructed full-blown Queen Anne homes, most of which were undoubtedly influenced by, if not taken directly from, the multitude of pattern books and architectural catalogues available during this period. The railroad provided easy access to the forerunners of "pre-fab" housing available from the catalogues, and to ready made ornamentation that could be applied to any house.

Many of the substantial homes constructed in the 1880s have seen later alterations or were demolished to make way for the Colonial Revivals and Bungalows of the 1910s, 20s and 30s. The restrained ca. 1885 Claywell-McGimpsey House (WVHD) is one of the most intact. The brick house is basically a hip-roofed symmetrical mass that gets its asymmetrical lines from two-story projecting bays with stickwork in their gable ends. A one-story shed-roofed wraparound porch and a balcony on the facade are other notable features. From this same period comes the L.A. Bristol House (AAHD) which retains its one-story polygonal bays and long four-over-four windows but has lost most of its other significant details, including a dormered mansard roof and wraparound porch.

Residential architecture displaying Queen Anne and related Victorian influences varies widely from small frame cottages with a touch of scrollwork, to basic vernacular house forms embellished with Victorian era details, to asymmetrical Queen Anne style houses

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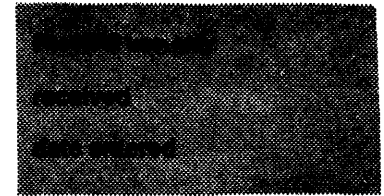
with projecting bays, towers, the ubiquitous wraparound porch and fanciful fenestration. Notable cottages include 302 White Street (WVHD) with its scalloped bargeboard and unusual rounded, projecting, bay window; 207 S. King Street (SKHD) whose porch features elaborate sawn and spindle detailing; and the cottage at 405 Lemoir Street (AAHD) with its projecting polygonal bay with Queen Anne windows and scroll brackets. Three one-story cottages in Morganton are complete miniature Queen Anne houses. The house at 408 W. Union Street (WUHD) is an asymmetrical mass with a polygonal bay, wraparound porch, attached gazebo, and small tower. The twin Lazarus Houses (413 W. Union, WUHD) and 307 Avery Avenue (AAHD) were constructed by brothers Nathan and Isaac Lazarus about 1893, shortly after they came to Morganton and opened a successful, high-quality drygoods store. Both houses are asymmetrical with wraparound porches, projecting polygonal towers, polygonal dormers and diamond-paned windows. The house at 321 W. Concord Street (JBHD), which features sawtooth trim and a porch with turned posts and balusters, is interesting because it indicates that successful blacks were also aware of national stylistic trends or at least that they imitated their prosperous white neighbors on a more limited scale.

In less urban areas like Morganton, it is not at all unusual to see the same vernacular forms constructed over centuries varied only by the superficial ornamentation influenced by popular architectural styles. The ca. 1878 Ervin House (AAHD), originally a simple farmhouse, received Victorian era alterations about 1885, only a few of which survived a 1920s Colonial Revival renovation. The Hudson House (WVHD) is basically a T-shaped farmhouse with a central hall plan. It is distinguished, however, by elaborate sawn bargeboards, a wraparound porch with turned posts and balustrades and brackets, small balconies off the gable ends and scroll eave brackets. The Connelly House (NGHD), another example of this practice, is a central hall farmhouse embellished with a wrap-around porch, projecting end bays, and eave brackets.

Relatively sophisticated examples of the Queen Anne style are found in five Morganton residences all constructed ca. 1890. The Gilliam-Burleson House (AAHD) features a three-story square tower, two-story projecting polygonal bay, and a one-story polygonal bay on an asymmetrical mass. The Hogan House (WVHD) is such a typical Queen Anne residence that it is likely it came from, or was heavily influenced by, a pattern book. It features a projecting polygonal tower with pyramidal roof, shingles in the gable ends, a wraparound porch with saw tooth and pendant frieze, turned posts with brackets, and an elaborate turned balustrade. Another Morganton residence likely from a pattern book is the Riddle House (NR, WUHD). The house features a three-story square tower (added ca. 1910), asymmetrical massing, a one-story polygonal bay with Queen Anne windows, and a wraparound porch featuring elaborate spindle work and carved sunburst brackets. The Frisard House (WUHD) has a square tower with pyramidal roof and a wraparound porch with a projecting pedimented entrance and turned balustrade and posts with brackets. The Perkins House (NGHD) lacks the tower that often marks a Queen Anne. It does, however, possess a projecting polygonal bay with brackets, asymmetrical massing, Queen Anne windows, a wraparound porch with spindle frieze, a balcony with turned posts and

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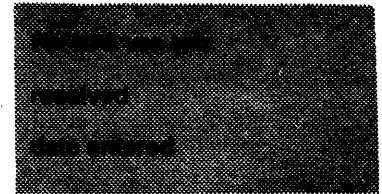
brackets and two windows surmounted by hipped hoods supported by brackets with pendant ends. The Perkins House also features outstanding interior woodwork typical of the era, including the staircase, mantels, and built-in bookcases. These residences are all associated with members of the business and professional communities enjoying prosperity generated by the railroad, Broughton Hospital, the School for the Deaf and the beginning of industrialization.

If Sloan's Broughton Hospital Center building is a triumph of Victorian eclecticism, then his protege, Augustus Bauer's North Carolina School for the Deaf Main Building (NR, NCSDDH) is a triumph of Victorian fancy. Bauer conceived the ca. 1892-94 building much as Sloan had Broughton. The Main Building was very functional and combined many of the latest theories in deaf education, but the exterior was designed solely as a thing of beauty. The complex roofline features dormers with elaborate detail and bartizans. A five-story central clock tower rises above the facade; fenestration is varied. Decorative brick work and stone trim provide texture. The building originally had an elaborate porch across the facade that has since been removed. This building also probably influenced building in Morganton.

From about the 1870s until the early 1890s, Morganton's commercial community had been growing steadily, if not spectacularly, and the commercial area around the Courthouse contained a number of mostly frame stores, although a few of the most recent were brick. Brick had just begun to be more readily available because of the brickworks generated by construction of Broughton and the School for the Deaf. Perhaps the earliest remaining commercial building in Morganton is the brick building comprising the west end of the Burand's complex. Constructed ca. 1889 as the Piedmont Bank, the building features a central tripartite, semicircular, arched window on the second story and a corbelled architrave, plain recessed frieze, and corbelled cornice with a semicircular pediment.

On December 13, 1893, however, a major fire that began in the Hunt House (present location of Wachovia Bank) spread quickly through the wooden buildings on West Union Street and Sterling. After the fire new construction began almost immediately. Following a new city ordinance requiring future commercial construction to be masonry with metal roofs, the local paper reported that all the bricks on hand at all the city's brickyards had already been purchased. Much of the Morganton downtown Historic District owes its present appearance to the fire and subsequent safety regulations. That the business community rallied immediately and that they constructed substantial buildings reflecting nationally popular commercial styles illustrates the prosperity of the town and its desire to be modern and progressive.

Most of the buildings on the north side of West Union between Sterling and King Streets were constructed shortly after the fire. Now radically altered, but at one time the most impressive of the downtown buildings, is Cornwell Drug (MDHD),

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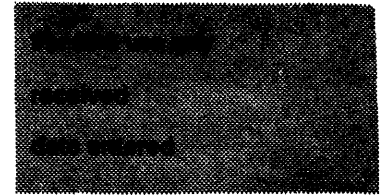
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originally a red brick building with a stone arcaded corner entrance reflecting influences of the Romanesque style. The building has been stuccoed and the entrance had been enclosed. Stone lintels and sills remain as do the stone arches at the corner. The building is being rehabilitated and the arches will be exposed. The building at 108-110 W. Union Street reflects the Italianate Commercial style popular during this period and is one of the most ornate buildings remaining downtown. The second story windows are surmounted by flat arches with corbelled ends and semicircular pediments. A large round arch with corbelled ends defines the center bay. The building is crowned by a corbelled architrave, interesting blind arcade with a cross motif in the arches, and a corbelled cornice. An outstanding corbelled architrave, panelled frieze and elaborately corbelled cornice distinguish the building at 126 W. Union Street. The building at the far corner of this block, 136 West Union, was originally Tull's Drugstore. It features a clipped corner, corbelled cornice, segmentally arched windows and a saw tooth string course. Properties dating from this period on the south side of the street include 111-113, 117, 119, 121-125, and 129 West Union. Particularly outstanding is 111-113 W. Union which features Italianate influenced straight-sided arched windows, an arcaded and corbelled architrave, a panelled frieze and a corbelled cornice. Also interesting is 117 W. Union Street which features a joined row of straight-sided arches above the windows and wide corbelled and arcaded cornice. Other buildings constructed immediately following the fire include the row at 107-111 N. Sterling Street, small one-story buildings with corbelled cornices.

The beginning of the new century saw continued prosperity, tied mainly to growth in the textile and furniture industries for Morganton, which translated into more residential and commercial building activity. Beginning in the late nineteenth century there had begun to be a reaction to the fussiness of Victorian era architecture. Architects searched for simpler, cleaner motifs and found them, however loosely interpreted, in America's Colonial period.

As Victorian styles faded in popularity, the Colonial Revival gained favor, a status it enjoyed throughout the 1920s, 1930s, and even into the 1940's. Although it was usually applied to substantial residences, it came in smaller versions as well. In Morganton, the Colonial Revival reached full flower on W. Union Street and Riverside Drive. The area had long been the preferred neighborhood for Morganton's elite and the new industrial and commercial elite were no exception. They often demolished the Victorian residences that were the status symbols of the 1880s and 1890s and replaced them with sophisticated Colonial Revival mansions, the new badge of success. Almost as industry began to eclipse commerce and the professions as the most profitable concerns in the city, so the Colonial Revival began to eclipse the fussiness of Victorianism.

The most popular forms for smaller houses were the bungalow and the eclectic cottage. Their livability and usually modest proportions made them a popular choice for the working, middle, and upper-middle classes. The bungalow's roots were in California

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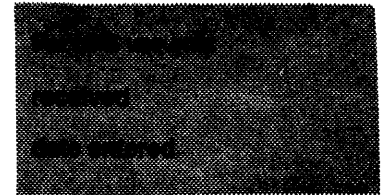
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where the form was developed loosely based on East Indian and English residences. The roots of eclectic cottage architecture were in the picturesque residences of the English countryside. Cottages and bungalows were built in many forms and fashions until the 1940s.

The Avery Avenue Historic District contains Morganton's largest collection of bungalows and cottages, many of which were built by furniture, textile, store, and railroad employees in the late 1910s, 1920s and 1930s. Lenoir Street and Avery Avenue both contain a number of one-story frame and brick bungalows which share common elements including gable-roofed porches supported by posts on piers, heavy craftsman inspired brackets, and shingles in exposed gable ends. The cottages at 215 Lenoir Street, 108 Evans Street, 111 Morehead Street, 202 Walker Street, and 501 Lenoir Street all (AAHD) are all different in appearance, but share common traits as well, including rustic materials such as stone, or rusticated ornamentation, arched doorways or porches, steeply-pitched roofs, and asymmetrical placement of chimneys and entrances. The cottage at 501 Lenoir Street (AAHD) features an unusual "rolled" shingle roof that approximates the appearance of thatching.

More sophisticated bungalows, though still exhibiting the Craftsman influence, were built by professionals and businessmen on West Union Street (WUHD), Bouchelle Street (NGBHD), and Morehead Street (AAHD). The houses at 100, 102, 104, and 106 Morehead Street (AAHD) are all different in appearance, but share several characteristics typical of bungalows, including facade width porches sheltered either by an extension of the roof or a separate shed roof, facade dormers (shed and gabled), and wide, steeply-pitched gable roofs. This row of stylistically related, beautifully landscaped and maintained properties provides one of the most interesting streetscapes in Morganton. The more substantial bungalows on Bouchelle Street are very similar to those on Morehead. The row consisting of 304, 306, 308, 310, and 312 Bouchelle Street (NGBHD) feature the same wide, deep porches and dormers and share other common traits, including shingle trim and brackets or exposed rafter ends. Also, in the Bouchelle Street district is 202 Patterson Street (NGBHD), a very intact shingled bungalow with heavy brackets and a gabled porch supported by massive tapered pillars on piers. It is known that a Mr. Whisnant built 104 Morehead Street and it is possible that he was responsible for all or some of the others as well.

The bungalows in the West Union Street Historic District and the White Street/Valdese Avenue Historic District retain their bungalow feel but do not have the Craftsman touches of those discussed above. Instead, these houses are more sophisticated, formal interpretations of the style often with touches of Colonial Revival. These Colonial Revival details reflect the status of the builders as very successful professionals and businessmen whose prosperity enabled them to construct homes that followed a popular form but were embellished with high-style motifs. They are the visual manifestation of a class somewhere in between the builders of the Craftsman bungalows and the Colonial Revival mansions. The house at 107 Valdese Avenue (WVHD) features clipped gables with modillions on the main block, a side projection, the front porch and the dormer. The Kibler House at 102 Valdese Avenue (WVHD) has

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simple stickwork in the stuccoed gable of the dormer, but has a front stoop rather than a porch, and a small shed portico supported by simple columns shelters the entrance. There is a gable-roofed porch on the side with the same simple columns rather than posts on piers. The house at 609 West Union (WUHD) does not have a porch at all, but it still retains the feel of a bungalow. It features a wide, steeply-pitched gable roof with modillions and a gabled dormer. There is a front stoop across the width of the facade; the front entrance is sheltered by a peaked hood supported by console brackets. The house at 314 W. Union (WUHD) also retains the feel of a bungalow but features Colonial Revival details as well. The center gable roof frames a central entrance with a classically derived surround with sidelights and fanlight and a small hip-roofed portico.

The West Union Street exception to these Colonial Revival inspired bungalows is the Fred Kistler House (WUHD), an outstanding example of the Bungalow style as influenced by Frank Lloyd Wright and the Prairie School. The property features a wide porch sheltered by low overhanging eaves with brackets, and shingle trim. A matching garage sits behind the house and the two are linked by a columned pergola.

The Colonial Revival style, in its more academic form, found favor in Morganton (and the rest of the country) from the late 1910s until the 1940s. West Union Street, long the elite residential neighborhood in Morganton, and Riverside Drive, a long winding street off W. Union Street, were home to the more substantial examples of the style as constructed by Morganton's most prosperous industrial and commercial leaders. Louis Asbury and M. R. Marsh, two prolific Charlotte architects, designed a number of these elaborate residences.

The Lyman House, at 313 W. Union is a rare (in Morganton) frame example of the style. It features a wraparound porch and two-story portico with paired Tuscan columns. The houses at 315, 317, and 319 W. Union Street (WUHD) constructed between 1932 and 1938, are all large, two-story brick residences with restrained Colonial Revival ornamentation. This row forms one of the most impressive streetscapes in Morganton with the houses set far back from the street and fronted by large expanses of lawn and large trees. The residences at 310 and 602 W. Union are interesting because they are technically Colonial Revival, but different from the typical red-brick-rectangle-with-white-wood-portico usually associated with the style. Both are square rather than rectangularly massed. The A. C. Chaffee House (1919) at 310 W. Union (WUHD) was designed by Louis Asbury and has green tile, hipped roofs on the two-story main block and flanking one-story wings. The J. Henry Gaston House (1926) at 602 W. Union (WUHD) has a flat roof, stone quoins, flanking one-story arcaded porches and a rusticated arcaded entry.

Two houses on W. Union stand together as superb examples of the Colonial Revival. The Kistler-Stoney House (WUHD) was designed by M. R. Marsh in 1935. The two-and-one half story brick house has an end-gable slate roof with paired end chimneys in each gable end. The symmetrical facade features a two-story pedimented portico sheltering the central entrance while the rear elevation has a full width two-story portico. Interior details include fully panelled walls and a sweeping staircase in the wide central hall. The Franklin P. Tate House (WUHD) was designed by New York architect E. D. Litchfield

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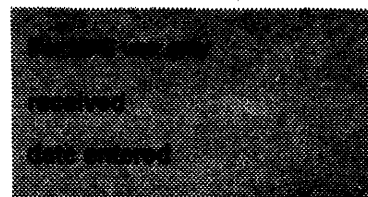
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in 1928. The house is faced in Mt. Airy granite and features gabled dormers, a dentilled, boxed cornice and semicircular entrance portico. The entrance is framed by an arched surround and has sidelights and a fanlight. The interior features classically detailed mantels. These two houses are also concrete reflections of the wealth and success of their builders.

Twentieth century commercial architecture in Morganton was varied and did not come in large bursts like the flurry of building after the 1893 fire. Much of the construction was functional with little ornamentation aside from recessed panels or a corbelled cornice. Notable exceptions include the Bank of Morganton (MDHD, 1914) which displays the Classical Revival motifs thought to be suitable and reassuring for a bank. The building features monumental pilasters framing the building, a tripartite window and a metal cornice with large modillions. The buildings flanking the Piedmont Bank (MDHD) feature recessed panels and elaborately corbelled cornices reminiscent of some of the late nineteenth century buildings. Giles Motor Company (MDHD) is an outstanding 1920s car dealership retaining its yellow brick facade enriched with cartouches, and a cornice center tablet with Adam-style swags and foliage designs. The interior showroom space features an open display area surrounded by arcaded balcony mezzanines and an ornate pressed metal ceiling. The Alva Theater (MDHD, 1929) was designed by Benton and Benton of Wilson, N.C., and is an extremely intact example of small movie theater design. Described as "Spanish", a favorite catch-all phrase for the romantic motifs favored by theater goers, the building features a central, shed, tile roof and elaborate window surrounds. The theater had a "manufactured weather" system of cooling and heating and the elaborate and fanciful interior ornamentation is loosely based on the "atmospheric theory" of theater design in which the illusion of the outdoors is created. The Alva featured blank windows inside which were backlighted and monumental pilasters in red, gold, and green framed the stage. Giles Motor Company and the Alva Theater reflect the success of two relatively new industries, automobiles and movies, and their success in turn reflects the growth and progressive development of Morganton.

There are several buildings in the Morganton Downtown Historic District that exhibit Art Deco influences including 104 West Union Street (MDHD), the Tate Block (MDHD) on the corner of Sterling and West Union, the Professional Building on Sterling, and the most outstanding, the Mimosa Theater (MDHD) on Green Street. Although simple, the Mimosa is a good example of a type favored for movie theaters in the 1930s. It features a stuccoed facade with a projecting central bay with three vertical bands of sawteeth profiled between flat pilasters, and horizontal lines inscribed in the walls and cornice. The Mimosa is believed to have been designed by Charles Benton. Again, in addition to their architectural significance, these buildings illustrate Morganton's progressivism. It is somewhat unusual to find such a substantial number of Art Deco buildings in such a small town.

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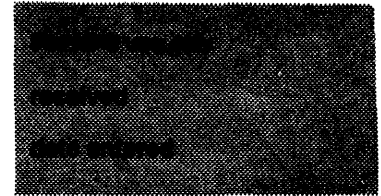
Dale's Market (ca. 1900) is a stark contrast to Morganton's urban commercial architecture. It is a small, simple brick country store in original condition. Its store front remains intact as does an advertisement painted on the side proclaiming "U.S.B. Dale's Market". It features a panelled and corbelled architrave, an arcaded frieze, and a corbelled cornice. The interior is absolutely plain but also basically unaltered. Although Dale's is now within the city limits, it illustrates a significant part of the county's history. Although Morganton was the commercial center of the county, the outlying areas were still very rural and depended on rural community stores like this.

The Avery Avenue School (1923) stands alone in the history of Morganton's architecture. Believed to have been designed by Charles Christian Hook of Charlotte, the crescent-shaped brick building features a polygonal center section with a green tile polygonal roof. Applied terra-cotta ornamentation is highly eclectic and imaginative. The design of the building was very controversial when constructed and remains so today.

All during the early twentieth century, construction continued at the North Carolina School for the Deaf and Broughton Hospital. Most of the buildings were constructed with Colonial and Classical motifs. For example, Goodwin Hall, Joiner Hall and the Hospital at the School for the Deaf and Morrisison Ward, Scroggs Building and McCampbell and Hoey Buildings at Broughton.

A number of properties in Morganton were constructed by Depression era federal works agencies. Among the most outstanding is the Morganton Community House, a fine example of Georgian Revival design featuring an H-shaped plan (one wing of which was completed in 1980), octagonal cupola, corbelled brick quoins, and a shed-roofed porch supported by Roman Doric columns. Above the porch are four pedimented dormers and the main entry has a Georgian style surround with a segmentally arched pediment and flanking reeded pilasters with composite capitals. Also interesting is the Morganton Post Office (MDHD), typical of WPA post office construction during the period. The building exhibits the influence of the Neo-Classical style with its projecting center pavilion and pedimented entry surround with full entablature and fluted pilasters. Depression era agencies also completed a good bit of work on the Broughton Hospital campus, including construction of a laundry and boiler house. Considering that Morganton recovered from the effects of the Depression relatively early, it is likely that the proportionately large number of relief agency projects in the city reflected the straitened circumstances of the state and local governments. It is also likely that Morganton was a high priority for aid because of the tremendous investment the state had in Broughton and the North Carolina School for the Deaf.

Although some of the contributing buildings in several of the historic districts included in this nomination were constructed between 1937 and 1940, they should be accepted as exceptions to the National Register criteria consideration excluding

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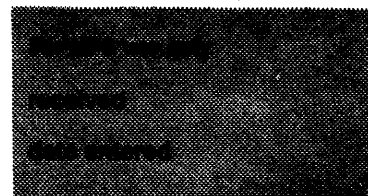
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buildings less than fifty years old for several different reasons. In the case of the Morganton Downtown Historic District, there are a number of fine examples of Art Deco design. It is unusual to find such a large number of Art Deco buildings in such a small town and Art Deco is a recognized and significant style in the history of architecture. In addition, the buildings in the Morganton Downtown Historic District illustrate the fact that Morganton emerged from the Depression earlier than most communities and was once again prosperous enough to see a relatively major building campaign between 1937 and 1940. Also, the fact that very little commercial construction took place during World War II makes these pre-war Art Deco buildings a very definite visual dividing line between what are considered historically significant architectural styles and contemporary architecture.

In the West Union Street Historic District, there are several fine Colonial Revival houses constructed between 1937 and 1940 that are indistinguishable from those built between ca. 1930 and ca. 1936. One of the most impressive streetscapes in Morganton is the row of three Colonial Revival mansions including 315, 317, and 319 West Union Street. Each of these houses is an outstanding example of Colonial Revival architecture; 315 was constructed ca. 1932, 319 was constructed ca. 1935, but 317 was constructed ca. 1938. The only differences, other than individual stylistic variations, is that 317 was constructed slightly later than the other two. These two years have no effect on the sophistication of the house's design or its importance to the West Union Street vista. In the few cases in which this situation exists, these buildings should be considered contributing.

The third case in which buildings less than fifty years old should be considered contributing occurs in the Broughton Hospital Historic District and the Morganton Downtown Historic District. Federal relief agencies constructed a number of properties in Morganton during the Depression including the Morganton Post Office, the Morganton Community House, the Armory, and several buildings on the Broughton Hospital campus. In addition, these agencies updated and fireproofed buildings at Broughton and constructed a nurses' home for the original Grace Hospital. The Nurses' Home is the last remaining building associated with the original Grace Hospital site. Not only are these buildings significant in the history of Morganton as a reflection of the Depression years, they represent almost the only public construction during that period. The buildings are also architecturally significant as good examples of the kinds and styles of buildings constructed by the PWA, WPA, and CWA. These agencies often employed well-known architects to design their projects, M. R. Marsh designed Saunders Building at Broughton Hospital. The Morganton Post Office is an excellent example of the standard designs used by the U.S. Post Office in its many Depression-era construction projects. The historical and architectural importance of projects such as these has been recognized and evaluated on a national level and for these reasons the federal relief agency projects included in this nomination should be considered contributing.

The last case in which a building less than fifty years old should be considered contributing involves Hoey Hall on the campus of the North Carolina School for the Deaf. Hoey Hall was constructed in 1939 to replace the 1899 high school that burned

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in 1938. This building is an important part of the School for the Deaf landscape and it is constructed in a style that is significant on its own and also complements the other historic buildings on the campus. Its combination of Classical, Romanesque and Art Deco ornamentation mirrors many of the other buildings on the campus yet is imaginative and interesting alone as well. The building is architecturally significant and is an integral part of the North Carolina School for the Deaf Historic District and should be considered contributing.

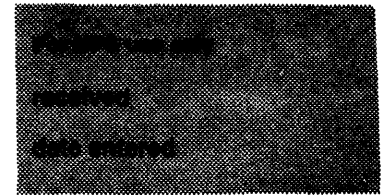
COMMERCE/INDUSTRY

Since its founding in 1784, Morganton has been the commercial center of Burke County and, until the area to the west became more populous, for all of western North Carolina. Settlers, explorers, and traders made Morganton their last stop before continuing west, to stock up on basic necessities from establishments like Thomas Walton's store. Morganton's status as the district and county court town and as a major polling place drew residents from a wide area who used these times as an opportunity to purchase and barter for goods.⁵¹

Francois Michaux described Morganton in 1802 as a place of about fifty houses "almost all inhabited by tradesmen." In addition, he described a warehouse supplied by a Charleston, C.C., firm that conducted a cash and barter business stretching over at least twenty miles. Charleston was almost 300 miles away indicating the suppliers were confident of brisk business.⁵²

Morganton remained a trading center after additional settlements sprang up farther west, catering to the growing population of Burke County. Silas McDowell, who came to town with one of the wagoneers who hauled goods from Charleston, described Morganton as a rather shabby town but noted the existence of a bank and a few stores in addition to a tavern and inn. The State Bank of North Carolina opened a branch in Morganton about 1825. The branch remained open under different charters until about 1865. The gold rush of 1828-34 made demands upon the Morganton business community that they were ill-equipped to handle. With the deluge of gold that hit the market, banks failed, merchants could not stock enough of the basic necessities to supply their customers, and the cost of luxury items skyrocketed. When the rush abruptly ended about 1834, the business community was exhausted, but no larger than before. Few permanent settlers arrived among the gold-seekers, and fly-by-night merchants who followed the excitement vanished as quickly as they had come.⁵³

Joseph Erwin's map of 1846 locates several business establishments including those of William Erwin and William Mull and it is likely there were others as well. By 1854 three merchants were listed in Morganton. Thomas Walton, Samuel McDowell Tate, and W.C. Erwin. This same year, however, brought the prospect of the Western North Carolina Railroad. Citizens saw the railroad as an answer to growth slowed by relative inaccessibility and as a far more convenient vehicle to transport merchandise.⁵⁴

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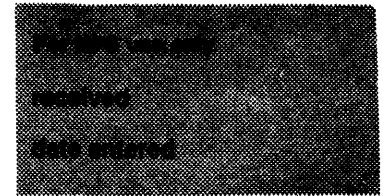
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The Civil War halted construction of the railroad and paralyzed the town. Almost all of the men other than boys and the elderly joined the fighting and communication was cut off aside from the return of a wounded soldier now and again. A yankee foray into Morganton in 1865 led to a wholesale destruction of property that added insult to injury.⁵⁵

By 1869 the business community had rallied and in addition to general merchandise stores, there were several specialty stores including three confectioneries and two jewelers. During 1868-69, a contingent of federal soldiers occupied the town and it is likely their presence was the catalyst for at least a few of these businesses. There were also two hotels and a newspaper, The Independent Press. A rare extant edition of the paper from 1869 carries an article urging local businessmen to advertise in the paper to prove to outsiders the town was thriving. The Press wasn't published long after 1869, perhaps an indication that the town wasn't thriving and therefore merchants couldn't afford to advertise. The large number of grist mills located in Morganton indicates the predominantly rural nature of the county, a fact which also suggest a small market for goods other than basic necessities. The merchants listed include family names associated with trade in Morganton since its genesis including Mull and Pearson. Also appearing are names that would be significant on into the twentieth century; the names of a rising merchant class joining those of antebellum families in importance, including Cobb, Davis, Fleming, Claywell and Hunt. By 1872 only general stores and grist mills were listed. Possibly the departure of the federal troops influenced this return to bare necessity establishments and the exodus of blacks, which would continue into the twentieth century, may have been a factor as well. In any case, even the arrival of the long awaited railroad about 1868, seems to have had little effect on the commercial slump.⁵⁶

The beginning of construction of the Broughton Hospital had a profound effect on the commercial community. At once there was a pressing need for brick and building supplies as well as for housing and domestic goods for workers. Some workers moved in from elsewhere in the state but other jobs went to local residents. Fledgling industries producing brick and lumber came into existence. Tanneries, always a local industry because of the abundance of tannic acid bark, expanded. With this new commercial activity came residential construction, both owner occupied and rental, thus stimulating the construction business.⁵⁷

By the 1880s, commerce and industry were gaining momentum. In addition to a large increase in the number of general stores, there were a number of specialty stores and a large group of skilled craftsmen and artisans. In 1885 the Morganton Furniture Manufacturing Company was established and was an immediate success. The plant was destroyed by fire in 1887. It was fifteen years before the furniture industry tried again but this early success at least showed the possibilities.⁵⁸

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Morganton was fortunate in that it possessed a core of citizens who were confident of and committed to growth and development for their town. Beginning in the 1880s and extending through the end of the century, the newspapers and local development companies promoted, advertised, and encouraged Morganton to develop her potential for success. Cited were the presence of Broughton Hospital and later the NCSD, the healthy temperate climate, beautiful location, raw materials, particularly forest products, material resources like water power and bark for tanning, a willing labor force, and a genial citizenry. The Morganton Land and Improvement Company, organized in 1887 by prominent local citizens, contributed greatly to progress during this period. It built and operated the Piedmont Bank, published a promotional newspaper and pamphlet, opened a grist mill and sash and blind factory and stimulated internal improvements by the city. The company was responsible for attracting the Waldensian settlers to the Valdese area and were at least indirectly responsible for the establishment of a cotton factory, two tobacco factories and a large tannery.⁵⁹

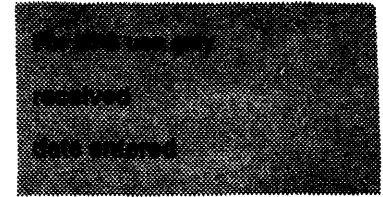
The Burke Tannery was established in Morganton about 1895. It was a success from the beginning, and under the leadership of Andrew M. Kistler, it became the largest industry of its kind in the south. Kistler was a son of Wilson Kistler of Kistler, Lesh and Company in Pennsylvania. Kistler, Lesh was a large company that operated a number of tanneries in several locations. Andrew M. Kistler and his descendants remained in the Morganton community and are perhaps the most significant of the northern industrialists who came to Morganton during the late 19th and early 20th century. The Kistler, Lesh concerns were purchased in 1921 by International Shoe which continued to operate the Burke Tannery until 1948.⁶⁰

The last years of the 19th century saw a flurry of building activity as downtown merchants rebuilt stores destroyed in the great fire of 1893. Although this period did not see a substantial increase in the number of merchants, increasing prosperity was evidenced by the substantial quality and relatively sophisticated style of the new buildings. In addition, prosperity and success are indicated by the low turnover in occupants. Many of the same establishments show up in business directories for decades. Contemporary accounts also relate that these businesses were expanding their scope of operations.⁶¹

In the early part of the 20th century the furniture industry started up again and has been a major factor in the Morganton economy ever since. In 1903, Drexel Furniture was organized and began operation just outside the town. The Morganton Furniture Company began operations in 1904. Arthur C. Chaffee, another northerner who embraced Morganton as home, was first supervisor and then owner of the concern. Table Rock Furniture Company began production in 1925 under the direction of Noah Pitts.⁶²

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Textile mills operating in Morganton included the Dunavant Cotton Mill, opened in 1888, which later became Franklin P. Tate's Alpine Cotton Mill. Alpine had two mills in production by 1902.

Other smaller industrial concerns included the Oxford Machine Shop, Coffey and Boger wagon factory, the Morganton Steam Laundry, and a soft drink bottling plant.⁶³

Between ca. 1910 and 1916, the business community prospered but did not expand to any great degree. There was a sporadic construction downtown but no sustained building activity. Toward the end of the decade there was new growth and a number of new stores were in operation. Some of the more established businesses included Sid Gaither's bookstore, Lazarus Brothers, Davis' and Cos's Department Stores, I. I. Davis' drygoods, Peter Newton's grocery and merchandise, one of the most colorful shops in town, Morganton Hardware Company, still in operation, W. A. Leslie's drugstore and the Burke Drug Company.⁶⁴

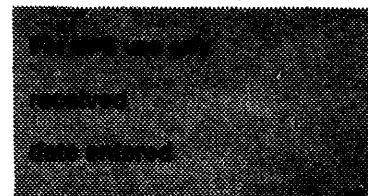
The 1920s saw another burst of promotional activity but statistics do not indicate great success in attracting new business. What existed did well however. Extant built resources indicate a large amount of residential building activity, especially of modest homes, and sources suggest most of these were owner occupied.⁶⁵

The business community did surprisingly well during the first lean years of the Depression. Banks survived and although wages and work weeks were cut, most industry continued operation. Alpine Cotton Mills was forced to shut down for a lengthy period. Federal works programs created some jobs. By about 1935 the economy had rallied somewhat and gathered strength through the end of the decade. The year 1941 signalled not only the end of federal assistance but also the end of major downtown construction. Also the beginning of World War II saw a change in the nature of industry as plants turned to war time production.⁶⁶

After World War II, commerce returned to normal supplying Morganton and the surrounding area. Industry, however, boomed and was quite unlike the slow steady growth of earlier years. Today Morganton's downtown is capitalizing on its prospering as well and the area has one of the lowest unemployment rates in the state.

COMMUNITY PLANNING

Morganton was established in 1784 as the court town for Morgan Judicial District and as the county seat for Burke County, which at that time covered much of North Carolina west of Rowan County. As was true for most court towns, the act creating Morganton specified the purchase of a certain amount of land and set forth detailed instructions on laying out the town.

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A grid pattern on a north-south diagonal was designed for Morganton by commissioners Charles McDowell, John Blanton, and Alexander Erwin, with twelve lots, twelve rods square, and forty-two lots, twelve by six rods. Two streets, six rods wide, were laid out, and four lots, twelve rods square were reserved for public buildings and the "convenience of water." The earliest extant map of Morganton, an 1806 plat, shows the general grid layout followed, but over much larger area and with the lot sizes changed. Eighty-seven lots are marked in some way, one for the courthouse and one for the prison--in the same location as the present public square--and eighty five numbered lots (1-86, 69 not shown). Apparently when the commissioners began selling the lots, the twelve by twelve lots proved more popular because only sixteen twelve by six lots are shown; the rest are twelve rods square. As for the "convenience of water," the Alder Spring is indicated as a corner of the property owned by the city, but is well outside the platted area.

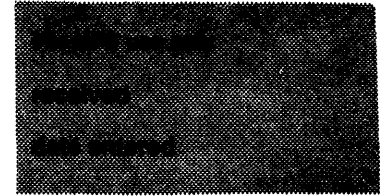
The two streets originally called for are shown as Green and Sterling. Those streets still retain their original width of six rods or approximately ninety-nine feet. Seven other streets: Concord, Meeting, Union, King, Queen, McDowell, and Water, were laid out within the grid, all three rods wide. Most of the street names are self-explanatory. The commissioners commemorated the Revolution, and the McDowell family, certainly Water Street led to a cource of water, and Meeting Street bounded one side of the Courthouse Square. Although King and Queen streets are a little harder to explain in an area with such strong patriot roots, it has been suggested that the names were taken from streets in Charleston, S.C., with whom Morganton had close trade ties. With the exception of Water Street, now Bouchelle Street after Dr. Thomas Bouchelle, the streets retain their original names.⁶⁷

Much of the original grid plan remains intact and is included in parts of the Morganton Downtown Historic District and the South Kind Street Historic District. Subsequent development quickly departed from the grid plan, most likely because the gently rolling terrain did not lend itself to rigidly parallel streets. In addition, later development outside the grid area centered along the roads leading out of town and these roads naturally followed the lay of the land. Construction along these roads appears to have been scattered, with large parcels of land associated with the dwellings. In time this pattern would develop into the single most characteristic pattern of residential development found in Morganton, that of scattered substantial residential construction with later, more modest infill.

The pattern in which the two sizes of lots are arranged on the 1806 plat is an indication of the way the commissioners wished to see the town develop. The public square is bordered on the east and west by single blocks of four six by twelve lots fronting on Green and Sterling Streets. Their narrow street frontage indicates that they were intended for commercial lots. The other eight narrow lots were located a block to the east facing Green Street and bounded by Concord, McDowell and the edge of the grid. Possibly these were meant for commercial concerns

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other than retail mercantile stores. It seems likely that the remaining twelve by twelve lots were meant for residences and public buildings such as churches and schools.⁶⁸

This pattern does not seem to have been followed with much precision; residences and stores were constructed wherever the owner chose, with some houses on the public square doubling as businesses and West Union Street early gaining prominence as the commercial center rather than the broad boulevards Green and Sterling. Apparently owners also rearranged the lots they purchased, not following the original survey. What is also likely is that the homesteading clause of the original act, requiring owners to erect a building at least sixteen feet square on each of their lots, was not rigidly enforced. There do not appear to have been eighty-seven buildings of that substantial size within the grid section during the early years of the town's existence.

In analysis, this information seems to indicate that the town of Morganton was originally conceived as a planned town with a symmetrical grid plan. Although the plan was loosely adhered to in the early years, owners rearranged the lot pattern to suit their individual needs and commercial development ultimately did not follow the original pattern.

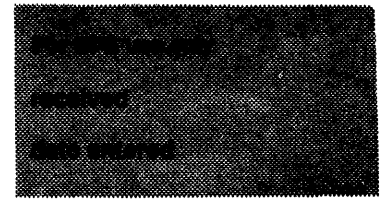
Subsequent development outside the grid followed the pattern of existing roads leading out of town and followed the lay of the land which did not lend itself to a geometric plan. The remains of the grid are today overwhelmingly commercial; residential areas radiate from the Central Business District in much the same pattern as the early roads to other towns radiated from the grid section.

EDUCATION

The citizens of Morganton demonstrated their commitment to a quality education for their children as early as 1783, the year Morgan Academy was chartered. It is not certain how long this particular institution operated. Silas McDowell reported there was no school in 1816. There was, however, a campaign underway to build a school as early as 1818. In 1820 the state legislature authorized the Morganton town commissioners to sell the remainder of the town lots and use a portion of the proceeds for the school. It is known that the "Burke Academy", with classes for boys and girls, was in operation by 1822. It is likely that this was the same institution that was rechartered in 1823 as Morganton Academy. Chartered again in 1845, the school operated at least until the beginning of the Civil War and opened again for a short time after Reconstruction.⁶⁹

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Although a public school law was passed in 1837, schools run by the state were either non-existent in a number of cases, or were so poorly run that no one sent their children if there were any alternative. There were some small private schools in operation in addition to the Academy, but for many families the alternative was not to educate their children at all.⁷⁰

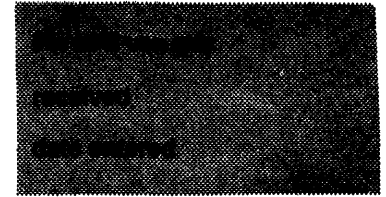
After the war the Freedmen's Bureau operated public schools. Deep prejudices kept most whites from attending, but they were at least a start in education for blacks. During this period, there were a number of small private schools in Morganton. All of these were run by women, most of whom were single or widowed. It is likely that these women had been well-educated before the Civil War and were turning to teaching as their only means of support after the loss of family money and menfolk. In addition, the Morganton Academy operated for a time and Prof. J. A. Gilmer established the Morganton Academy in 1881. Gilmer erected a building to house the school which was also known as the Gilmer High School. The African Methodist Church operated the private African High School for blacks about this same time.⁷¹

In 1894 the North Carolina School for the Deaf (see NCSDDH) opened in Morganton. The campaign for the school had been led by Dr. Edward McKee Goodwin, a North Carolina native and nationally recognized educator of the deaf. Until that time the deaf had traditionally been educated with the blind in Raleigh. Goodwin was a strong proponent of separate institutions for the deaf and the blind on the basis that they required completely different facilities for quality instruction. Goodwin became the first superintendent of the school and under his leadership the facility became widely recognized for its modern physical plant and the high standards of its instructors. The school was often visited by experts in the field of deaf education including Dr. Galludet, the president of Galludet College for the Deaf, and Thomas Alva Edison. The school retains today its excellent reputation for progressive education of the hearing impaired.⁷²

In 1900 Morganton was part of the Burke County school district. Two one-teacher, public schools were open, one of which was located near L. A. Bristol's home in the Avery Avenue area. The Kistler Academy, a private school for blacks is known to have been in operation about 1900 as well. In 1903 Morganton was made a separate school district and the Morganton Graded School was established and operated in rented space.⁷³

Rapidly increasing enrollment led to a special school tax and in 1905 to a \$20,000 bond issue to build a new building. The school served well until about 1920 when overcrowding forced the city to consider expanding school facilities. The Avery Avenue School, then the Morganton High School, was first occupied in 1923 and was the first separate high school in the town. Black students in town got their first high school the same year.⁷⁴

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The decision to build a separate high school rather than expand the 1906 building represented a progressive attitude on the part of the city. The recognition that elementary and high school students had very different needs that could best be served on separate campuses, was an important step in the development of education in Morganton.

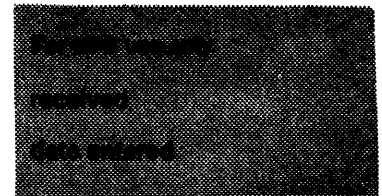
The 1920s saw tremendous population growth and school enrollment in Morganton and the Avery Avenue School failed to meet the town's needs after only a few years. In 1927 a new high school was constructed on College Street (now Morganton Junior High) and the Avery Avenue building was converted to an elementary school, a use it filled until 1957.⁷⁵

Though there were certainly private libraries in Morganton and the schools maintained some sort of literary collection, there were no public circulating libraries in the town until the 1880s. The sole exception to this is the report that Mary Ann Marth Chambers, the Morganton postmistress from 1878-1885, lent the Waverly novels of Sir Walter Scott from the post office as a public service. By 1878, H. H. Crowson, the editor of the Blue Ridge Blade, began a campaign calling for a public lending library. The Sans-Souci Reading Club became involved in the project but it was not until 1883 that a library actually opened. Leah Adelaide Avery served as librarian for the Burke County Circulating Library located first in the Town Hall and later in the Morganton Academy building. After Miss Avery's death in 1897, her sister Laura lent the books from her home. Until 1923, the town was again without a true public library. In this year, the Morganton Public Library was established under the patronage of the Morganton Women's Club and operated in donated space. In 1936, the Kistler family donated the present library building to the city in memory of A. M. Kistler. The Colonial Revival building was designed by M. R. Marsh and was the first separate library building for the city of Morganton. It remains in use today.⁷⁶

ENGINEERING/TRANSPORTATION

The coming of the railroad to Morganton, and thence to the rest of western North Carolina, was a major accomplishment in terms of sheer logistics as well as a significant step in opening the west to tourism and to economic and industrial development. The Hunting Creek Railroad Bridge, believed to have been constructed ca. 1860, is Burke County's earliest intact resource associated with the railroad. In addition to its significance in the history of transportation in this section of the state, the bridge is also important in the history of engineering as one of the few existing bridges of its type, and for the beauty and craftsmanship of its construction.

In 1858 plans were made by the Western North Carolina Railroad to extend railroad service into the western part of the state running first from Salisbury to

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Statesville, then to Morganton, on to Old Fort, and eventually across the Blue Ridge Mountains into Asheville. That year the annual stockholders meeting was held in Morganton and a number of prominent Morganton citizens either acted as officers or were large stockholders including Samuel McDowell Tate, E. J. Erwin, Tod R. Caldwell, John C. McDowell, and R. C. Pearson.⁷⁷

It was planned that the railroad would be completed to within a few miles of Morganton by 1861; the survey of the road beyond Morganton had already begun by 1858. Construction was right on schedule in 1860 when it was reported that rail had been laid as far as what would become the Confederate Camp Vance, three miles east of Morganton. In preparation for further construction, the bridge over Hunting Creek was near completion.

Enthusiasm spread throughout the region as the reality of rail service came closer, for the railroad was expected to bring new prosperity and opportunities.

Progress was effectively halted by the coming of the Civil War and work did not pick up again until the late 1860s. Fortunately for the Confederacy the line had gone far enough west to make Camp Vance accessible. Morganton became virtually isolated during the War and the Hunting Creek Railroad Bridge sat unused and possibly incomplete until after the War.

The rail line was completed to Morganton in 1868. Although the town was slow to gain growth and development momentum, when growth did begin it was aided immeasurably by Morganton's place on the Western North Carolina Railroad.⁷⁸

The Hunting Creek Bridge still stands, far below the present 1910 metal bridge, and marking the level of the original grade. Apparently the stone bridge was not used long; it was replaced by an iron bridge at the same grade level. That bridge no longer remains although pilings are visible. The level of the grade was raised about 1910 and the present metal bridge was constructed. The location of the stone bridge almost directly under the present bridge indicates that the alignment of the roadbed has remained virtually the same since it was first surveyed in 1858.

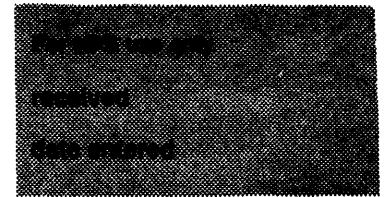
Constructed of beautifully and precisely cut and dressed stone, the small, low, arched span is as solid today as the day it was completed. That it still remains, testifies to the skill and craftsmanship of the engineers and workers who planned and constructed the Western North Carolina Railroad.

EXPLORATION AND SETTLEMENT

Although it is known that white traders and explorers visited the present Burke County area in the early 1700s, there are no records of permanent settlements. The first known permanent white settler in the area was Joseph McDowell from

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Virginia who received a grant for and established a residence in the Quaker Meadows area. McDowell obtained his grant about 1749 and homesteaded his claim until about 1751. He returned to Virginia in that year but returned with his family about 1765. He is known to have constructed a fortified residence called Fort McDowell; that building no longer exists and its exact location has not been identified.

The area around Morganton was explored and recorded with an eye to possible white settlement as early as 1752 when Bishop Spangenburg investigated the area for a Moravian Colony. He chose elsewhere. McDowell, however, was soon followed by others including the Sherrills, Perkins, Tates, Erwins, and Greenlees.⁷⁹

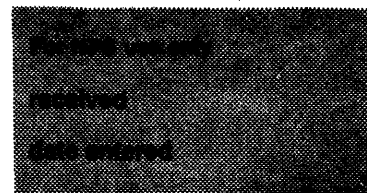
By the time Morganton was established in 1784, the area had become much more populated and the village became the supply center and jumping-off place for westward settlement, migration, and exploration as well as the center of justice for much of western North Carolina. The Michauxes, father and son botanists from South Carolina, recorded stops in Morganton before they began expeditions into the unsettled mountain area. Francois Michaux, in 1802, recorded that the town had about fifty houses occupied by tradesmen and that there was a supply warehouse stocked by a company in Charleston, S.C. This is a strong indication of the importance of Morganton as a supply center.

Even after Morganton could no longer be considered the frontier, it still served as the court town for the district. In that capacity and as the only major (relatively speaking) supply post, the town still exerted a major influence on the exploration and settlement of the area farther west.⁸⁰

Quaker Meadows Cemetery is the earliest identified resource associated with the early settlement of the Morganton area. The earliest grave, that of David McDowell who died in 1767, also associates the cemetery with the pioneer McDowell family and is the only identified resource associated with Joseph McDowell, the first permanent white settler in the Morganton area.

LAW/POLITICS/GOVERNMENT

Morganton's significance in the areas of law and politics and government is embodied in several of the resources included in this nomination. The Old Burke County Courthouse (NR, MDHD# 68) represents Morganton's role as the county seat of Burke County, the court town for Morgan Judicial District (made up of the old counties of Burke, Lincoln, Rutherford, and Wilkes) and the site of the only regular North Carolina Supreme Court sessions outside Raleigh. The Broughton Hospital Historic District and the North Carolina School for the Deaf Historic District represent Morganton's importance as the home of two of the state's largest and most important public health and welfare institutions. The Broughton

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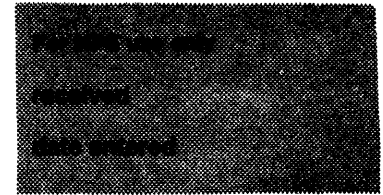
district and the Morganton Downtown Historic District include many of the federal relief agency projects that benefited Morganton during the Depression.

Morganton owes its existence to the need for a seat of government and justice in Burke County and Morgan Judicial District. When the county was formed in 1777, court was held at a temporary location and an official county seat was not established until the creation of Morgan district made it imperative to found a town in which to locate a courthouse and jail.

Morgan Judicial District, established in 1784, covered all of North Carolina west of the line formed by Surry, Rowan, and Mecklenburg Counties, a sizable area that gave Morganton immediate and substantial significance as the seat of justice for all of western North Carolina. In addition, its status as the county seat for Burke County made it not only the governmental center of the area, but the commercial and social center as well. The county's most prominent leaders and virtually all of its lawyers had close ties to the town including constructing residences near or in town and maintaining professional offices.⁸¹

Certainly Morganton's prominence as a governmental center in the west, as well as its mild climate, had much to do with it becoming the site of the August sessions of the North Carolina Supreme Court. From 1847 until about 1861, Morganton was the only place to host the high court outside of Raleigh. This time became the social season in Morganton with constant rounds of dinners, dances, and parties. Some later legal scholars would cast doubts on the validity of "Morganton decisions" as a result of this festive atmosphere. The close ties forged between Morganton and Raleigh during this era have often been cited as one of the reasons Morganton later became the home of Broughton Hospital and the North Carolina School for the Deaf.⁸²

The economy of post-Civil War Morganton was severely depressed for a decade after Appomattox. Even the coming of the Western North Carolina Railroad about 1868 did little to stimulate the commercial community. There were, however, men in Burke County with the vision and conviction that Morganton could and would grow with the right catalyst. Two of these men were state representative Samuel McDowell Tate of Morganton and state senator Joseph C. Mills of Brindletown. Through the influence of these two men, a handsome cash and land incentive offered by the city, and possible favorable memories of Morganton in Raleigh governmental circles, Morganton was chosen as the site for Broughton Hospital (Western North Carolina Insane Asylum). Construction began about 1875 and was the single most important factor in putting Morganton on the road to economic recovery. The construction of the North Carolina School for the Deaf in Morganton about 1891 was certainly influenced by the success of Broughton and was also encouraged by incentives from the city and the influence of prominent Morgantonians including Col. Tate.⁸³

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It is probable that the huge stakes the state had invested in Morganton because of the School for the Deaf and Broughton had much to do with the proportionately large number of federal relief projects undertaken in the city during the Depression. This explanation is even more plausible considering the fact that the commercial and industrial communities of Morganton recovered from the effects of the Depression much sooner than many areas. It is known that there had been a campaign underway to secure a new post office for Morganton since at least 1916 because it was the home of Broughton and the School for the Deaf. In addition to the new post office (MDHD# 42), the city received their Community House (MDHD# 41), an Armory, blocks of cement sidewalks, and updated and expanded city utility systems. Broughton Hospital, whose facilities never seemed adequate to keep up with their patient population, benefited from new support facilities (BHHD#s 13, 14), a new dorm (Saunders Building, BHHD# 17) and fireproofing and updating of numerous older buildings on the campus. In addition, the city was able to secure WPA support for construction of a nurses' home for Grace Hospital (SKHD# 7).⁸⁴

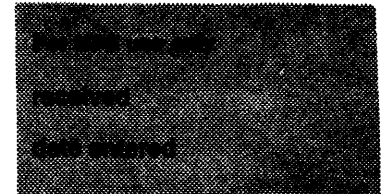
Today, Morganton retains its status as the county seat for Burke County and is still a center for state institutions. The state is the largest single employer in the county and one of the largest landowners.

From its beginnings, the town attracted prominent lawyers, judges and citizens during court week. Among the most prominent of Morganton's lawyers were: Col. Waighstill Avery (the town's first resident attorney), Major Joseph McDowell, Israel Pickens, Col. Burgess Sidney Gaither, William W. Avery, Tod R. Caldwell, S. C. Wistar Tate, Alphonso C. Avery, John Gray Bynum, Isaac T. Avery, Samuel J. Ervin, William Carson Ervin, John M. Mull, Alphonso C. Avery, Jr., Edward M. Hairfield, Frank C. Patton, and Sam J. Ervin, Jr.

Judges chosen from among the ranks of the Morganton bar included Alphonso C. Avery (1878, Superior Court), and Sam J. Ervin, Jr. (1937, Superior Court). Avery and Ervin also served as Associate Supreme Court Justices.⁸⁵

Morganton citizens were always active in the affairs of Burke County and held numerous positions in county government. Many represented the area in the state legislature. Among the most prominent of those elected to the General Assembly were: Charles and Joseph McDowell, Joseph McDowell, Jr., Waighstill Avery, and Alexander Perkins. After 1836 Morgantonians who represented their senatorial district included: Burgess Gaither, William W. Avery, Tod R. Caldwell, Samuel McDowell Tate, and John H. Pearson.

Perhaps the two most outstanding and best known lawyers and public servants produced by Morganton were Tod R. Caldwell and Sam J. Ervin, Jr. Caldwell was born in Morganton of one of the oldest families in Burke County. After graduation from the University of North Carolina and obtaining his license to practice law, he returned to Morganton to hang out his shingle. Caldwell was a successful and

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highly respected lawyer and also served his county as a state representative and senator before the Civil War. Although Caldwell was a Unionist, his loyalty to his home state caused him to support the Confederacy. After the war, however, he joined the Republican Party, a decision that might seem unusual, but in reality put him in a position to work for the good of and heal the wartime wounds of his home state. Caldwell was elected Lieutenant Governor in 1868, succeeded Gov. Holden after his impeachment in 1870, and was elected governor in his own right in 1872. Tod R. Caldwell is the only North Carolina governor from Burke County.

Sam J. Ervin, also a native of Morganton, began his law practice in his hometown shortly after his graduation from Harvard Law School in 1922. Ervin's practice was highly successful leading to his service as a Superior Court judge (1938) and Associate Supreme Court judge (1948). Ervin served in the United States Senate from 1954 to 1974 where he was one of the most powerful and high-ranking Democrats in that body. To the present, Ervin is the only Morgantonian to serve in the U.S. Senate.⁸⁶

SOCIAL/HUMANITARIAN THEMES

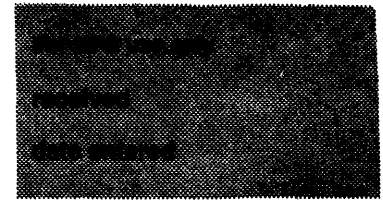
Broughton Hospital was conceived in 1875 as the answer both to overcrowding at the mental hospital in Raleigh, and to care for mental patients from the western part of the state. Under the leadership of Samuel McDowell Tate of Morganton and J. C. Mills of Brindletown, the town made an offer of as much land as was needed and as much money as any other town could offer to obtain the institution. Coupled with Morganton's beautiful location and reputation for a healthy environment, it was an offer the Legislature could not refuse.

The state secured the services of Samuel Sloan, a renowned architect who had worked closely with Dr. Thomas Kirkbride on translating Kirkbride's progressive ideas on mental hospital design into bricks and mortar. The mammoth Western Carolina Insane Asylum main building was started in 1877 and the first patients were admitted in 1883 as construction still continued. The building incorporated many of Kirkbride's theories including a composition of repeated blocks and pavilions and linking buildings arranged about a central administration building, a generous acreage of open gardens and pleasure gardens, use of fireproof materials, subdivision of patients into small manageable wards, segregation of the sexes, gas lighting, and superintendent's quarters and offices in the central block of the main building.⁸⁷

The first superintendent was psychiatrist Patrick Livingston Murphy. Equipped with a state-of-the-art building and the confidence and admiration of his Board of Trustees, Dr. Murphy experimented with a number of progressive programs that proved highly successful and proved Dr. Murphy a man of rare skill and compassion.

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Perhaps the most innovative proposal was the Colony Treatment Program, a forerunner of today's halfway houses. Murphy described the Colony system in an address to the North Carolina Medical Association in 1906:

To many of you a description of what is meant by the "colony treatment" is needed to fully understand the subject. As the expression is used in this paper, and as it is generally understood, it means the erection of buildings some distance from the central hospital plant and placing farm working patients there, to be under the control and management of the hospital officers.

The plan was very successful and showed a high rate of improvement. The program continued into the 1920s.⁸⁸

The name of the institution was changed from the Western North Carolina Insane Asylum to the State Hospital at Morganton in 1890. The Board felt that the name change reflected the desire to treat patients rather than just house and care for them. Toward this end, a nursing school was opened in 1895 that operated until 1938. In addition to providing specialized psychiatric nursing training, the school provided the hospital with trained staff and the hospital provided the school with a valuable teaching laboratory.

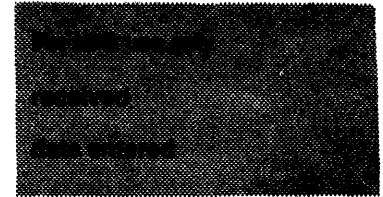
Other advanced practices during the early decades of operation included an infirmary where all physically ill patients could be cared for in one place and the construction of separate tuberculosis wards. Dr. Murphy insisted that all criminally insane patients be housed in Raleigh and discouraged admittance of alcoholics, whom he considered a disruptive element. By removing these two patient categories from the Morganton facility, Dr. Murphy was better able to put into practice his personal views that wholesome living with constructive activity and a healthy environment went far toward improving the patients' mental health.⁸⁹

Dr. Murphy died in 1907 and was succeeded by Dr. John McCampbell. During McCampbell's entire administration funds were greatly restricted and he never had the economic freedom to make much progress in patient care. The hospital did make use of certain treatments advocated as progressive, that have since been discontinued as inhumane, including limited lobotomies and sterilization.⁹⁰

A number of physical improvements were made by Depression era federal work-relief programs including fireproofing buildings, updating and construction of utility facilities, and the construction of porches on a number of buildings that were specially designed to allow safe use by patients. Real strides were not possible however, until after World War II. The 1960s and 70s brought great advancements that reduced the patient population and today Broughton enjoys a good reputation as an effective mental institution.⁹¹

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Broad Oaks Sanitarium, a private, in-patient mental health facility, was founded in 1901 by Dr. I. M. Taylor, Dr. John McCampbell, and Mr. Felix Scroggs, all of whom were associated with Broughton Hospital. The hospital occupied a large piece of property at the end of Valdese Avenue (see White Street/Valdese Avenue Historic District) and was equipped to handle forty to fifty paying patients. Apparently Broad Oaks was intended for more well-to-do patients and probably handled less serious problems along the lines of "nervous disorders" and "nervous breakdowns" rather than severe mental illness. Dr. Taylor eventually took on sole ownership succeeded by his son-in-law Dr. James Vernon, his son Dr. Erasmus Taylor, and his grandson Dr. Taylor Vernon. Broad Oaks closed in 1959.⁹²

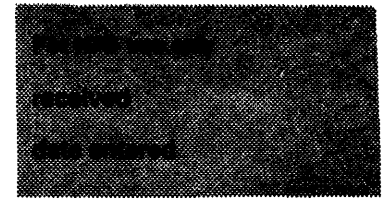
In 1891 plans were announced for a separate state school for deaf children who up until this time had been educated with blind students in Raleigh. The movement was spearheaded by Dr. E. McKee Goodwin, a nationally recognized deaf educator and native North Carolinian. Dr. Goodwin felt strongly that the educational needs of the deaf and blind were so different that the two should be accorded separate educational facilities.

The legislature accepted a donation of lands at Morganton and initiated a design competition for the facility. Augustus Bauer, an associate of Samuel Sloan, submitted the winning plan patterned after the Philadelphia Institution, a respected school for the deaf. The school opened in 1894 with the main building still under construction. Dr. Goodwin was selected as the first superintendent. Enrollment steadily increased over the years as did the teaching staff and size of the campus.

Under Dr. Goodwin's guidance the school employed the most modern methods of as a leader teaching the deaf and soon became a model of deaf education. Dr. Goodwin was looked to/ in the field. Dr. Goodwin served until 1937 and was succeeded by his son-in-law Dr. Carl Rankin. Dr. Rankin continued his father-in-law's progressive leadership and today the North Carolina School for the Deaf retains a reputation for high-quality education for the hearing impaired.⁹³

Until 1906 Morganton and Burke County were without a medical hospital. Private physicians were without the means to provide long-term or critical care and the poor of the county, who could not afford a private physician, often went without medical attention. In 1901 Grace Episcopal Church secured the services of Rev. Walter Hughson. Hughson and his wife Mary were highly dedicated to the social and physical welfare of the area and immediately began expanding the mission work of the church including hiring a mission nurse to minister to the poor.

By 1905 the Hughsons were committed to the idea of founding a hospital for the community. With a donation of \$3,000 from a northern philanthropist, the Hughsons

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purchased property across from the Grace Church complex (see South King Street Historic District). Dr. Edward Phifer, a native Morgantonian who had recently returned to practice medicine, collaborated with Hughsons to establish Grace Hospital which opened August 1, 1906.

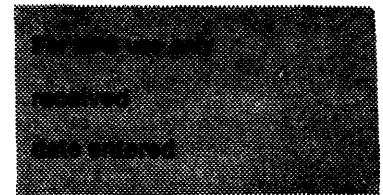
After Rev. Hughson's death, Mrs. Hughson joined the hospital as business manager. A nurses' training school was established in 1910 under the direction of the highly qualified Maria Allen, the original mission nurse. The Grace facility grew and expanded throughout the years to meet the needs of the community. The complex eventually outgrew its in-town location and a modern hospital was constructed on the outskirts of town.⁹⁴

COMMUNITY DEVELOPMENT

As the town of Morganton expanded beyond the parameters of the original grid section, several trends developed. The earliest construction was alongside the roads leading in and out of Morganton. Col. Joseph Erwin's 1846 survey of Morganton with some of the streets, roads, and buildings sketched in, shows residences along what are now West Union and North Green streets. These residences appear to have had large parcels of land associated with them. Judging by the fact that Dr. William McRee and B. S. Gaither, both well-to-do professionals, lived on West Union, the street was early-on a desirable location for Morganton's elite.⁹⁵

Since only a handful of antebellum buildings remain in Morganton--only one that was constructed as a town residence--it is difficult to hypothesize patterns of development much beyond what Erwin's map tells us. Development patterns after the Civil War are much more clear and have some characteristics in common with what is known about construction before the war. The most notable similarities are that after the war neighborhoods developed along streets that closely conform to the routes of the roads shown on the 1846 map and that the earliest construction was in the form of large residences on substantial parcels of land.

These two characteristics combined with the presence of later, more modest infill define the single most pervasive theme found in Morganton's historic residential development. Of the five residential historic districts included in this nomination, three-- the Avery Avenue Historic District, the North Green Street-Bouchelle Street Historic District, and the White Street-Valdese Avenue Historic District--illustrate this theme of early substantial residential construction and later modest infill. The character of these districts then, is not that of a single time period, economic group, or architectural style. Rather, they show in microcosm the development for the town. The resources in these districts reflect in individual ways, the prosperity that came to the town through a series of events including the coming of the railroad, the construction of Broughton Hospital and the North Carolina School for the Deaf, and ultimately the immensely successful industrialization of the town and the attendant commercial success generated by these developments.

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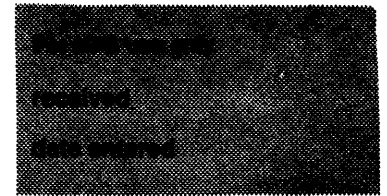
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The Avery Avenue Historic District, Morganton's largest intact collection of residential resources is perhaps the best example of this general development theme. Large vernacular and Victorian residences constructed between ca. 1875 and ca. 1895—including the Gillam-Burleson House (#1), the Bristol House (#3), the Ervin House (#17), the Powe House (#13), and the Newton House (#14), all on Lenoir Street—define the general boundaries of the neighborhood. The builders of all of these homes were successful professionals, merchants or farmers. Although the original character of Avery Avenue has been substantially eroded by modern construction, it is known to have been the site of numerous fashionable homes constructed by successful members of Morganton's business and professional communities. Later construction filled in the areas between these larger homes and moved down Morehead and Evans streets which, along with Walker Street, were laid out about 1905. Morehead Street was immediately popular with middle and upper middle income businessmen, professionals, and industrial employees who constructed eclectic cottages and large sophisticated examples of Craftsman bungalows. Lenoir Street, said to have been the location of an earlier cluster of Victorian cottages, became home to numerous small bungalows with details inspired by their more refined relatives. These Lenoir Street residences were constructed largely by textile, furniture, and railroad employees, sales clerks, and teachers enjoying new prosperity during Morganton's boom period of 1900-1930. Evans Street is slightly later and is less homogeneous than Lenoir, displaying a mixture of small bungalows and eclectic cottages.

The Avery Avenue Historic District, then, illustrates the general development theme with early, larger Victorian and vernacular homes spaced far apart and later infill of bungalows and eclectic cottages between the early homes and on adjacent streets.

The North Green Street-Bochelle Street Historic District exhibits similar characteristics of the general development theme. The earliest remaining houses are substantial vernacular Victorian residences clustered on North Green Street. The earliest is the Avery-Summersette house, ca. 1876. Subsequent development took place in the 1910s and 20s on Bouchelle Street (formerly Water Street) which is roughly parallel to North Green Street. There remains a collection of sophisticated Craftsman bungalows similar to those on Morehead Street. Slightly later, small bungalows and cottages were constructed on Bouchelle including a cluster of homes constructed by black families at the north end of the street. Subdivision of the Avery House property saw the construction of several residences in popular eclectic styles of the period.

The White Street-Valdese Avenue Historic District also displays these general characteristics. Beginning with the brick, vernacular Victorian Claywell-McGimpsey House, Valdese Avenue developed as an upscale neighborhood with substantial homes,

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many owned by members of the extended Claywell family. Construction of Broadoaks Sanitarium about 1902, brought the homes of successful physicians associated with the hospital and began the characteristic small infill as workers at the hospital built nearby. White Street, perpendicular to Valdese Avenue, developed with modest bungalows and cottages in the 1910s, 1920s and 1930s.

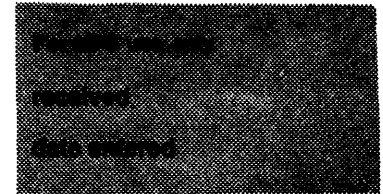
The West Union and Jonesboro historic districts, though vastly different from each other, developed in much the same way and so are equally different from those three areas that follow the general development theme. As opposed to a visual character that illustrates several time periods and economic classes, both Jonesboro and West Union developed over time, but within a single economic and social framework, Jonesboro solely black and West Union exclusively upper-class.

The overall picture of historic residential development in Morganton emerges as one in which the majority of residential neighborhoods expanded over time embracing a variety of architectural styles and economic groups from working class to upper-middle class. West Union remained, as it had always been, the home of Morganton's elite, and Jonesboro was home to a large segment of the town's black population.

BLACK HISTORY

Because of the absence of large-scale crop production along the lines of the tobacco and cotton plantations in the lower piedmont and eastern area of the state, the slave population in Morganton and Burke County was always relatively low. Burke County's large property owners owned substantial numbers of slaves for a western, mountainous county, but percentage-wise the numbers were still low. As has been discussed earlier, few of Burke County's or Morganton's wealthiest citizens depended solely on agriculture for their wealth. Therefore, unlike some other areas of the south, wealth in Morganton was not necessarily reflected by slave ownership. Phifer indicates that nine of the one hundred largest slaveholders in Burke County in 1850 (defined as owning six or more slaves) lived in Morganton and did not appear to own a farm in the area. Records indicate that slaves in Burke County and Morganton were very often engaged in occupations that did not relate to agriculture. At two points in the history of the area, the gold rush of 1828-1834 and during construction of the Western North Carolina Railroad ca. 1858-1861, large numbers of slaves were imported to work these labor intensive projects. Slaves were also trained as artisans and worked as household servants. 96

After Emancipation, the large farm concerns that had existed before the war were crippled by the loss of slave labor. Many of these farms were subdivided into smaller holdings or operated under a tenant system. The situation was made more difficult by the constant out-migration of blacks from the rural areas of the county. In 1850, the black population was about 29%, by 1930 it had dropped to 9%. The black population of Morganton however, was 40% in 1872, indicating many sought employment in town after the war. Morganton's black population leveled off to about 17% by the beginning of the twentieth century and remained fairly constant after that. An overview of census records shows that most blacks worked

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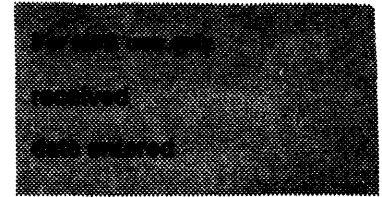
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as domestic servants and a large number of those resided with the families for whom they worked. Others worked as laborers, artisans, or listed their occupation as "odd jobs." There were in addition a small number of black professionals including teachers and ministers. As Morganton became more industrialized, blacks joined whites working in the furniture and textile industries. There was an African Methodist Church formed in Morganton at least as early as 1867.⁹⁷

As early as 1880, the census shows a concentration of blacks living in one area which, judging by the family names represented, was almost certainly the Jonesboro area (see JBHD). The Jonesboro neighborhood was located directly behind West Union Street, which was already becoming Morganton's most well-to-do residential neighborhood. Many of the blacks who resided there pursued occupations in areas other than as domestic help. They were laborers and artisans and also included some professionals. Residents who emerged as large landowners in the area and as prominent citizens in the black community include Jones Avery, Jones Erwin, Henry Moore, Delia Scott, and Philo Harbison. Jonesboro is believed to have been named for Jones Avery and Jones Erwin. Perhaps the most prominent citizen of Jonesboro was Philo Harbison. Born a slave, Harbison trained as a carpenter after the war and eventually became a prosperous builder and contractor who constructed homes for whites as well as blacks. Harbison also owned a planing mill and a store building on West Union Street that he rented to Peter Newton for his grocery business. Along with the others listed above, Harbison was frequently consulted by the city government on matters pertinent to the black community. Harbison and his family along with the Avery and Hennessee families were instrumental in founding St. Stephen's Episcopal Mission, a black Episcopal church begun under the auspices of Grace Episcopal Church. Other important residents of the Jonesboro area included Noah Fleming, Alfred Lynch, a blacksmith, and Albert Lytle, a painter and wallpaperer.⁹⁸

Another early concentration of black families developed on the northwest end of Bouchelle Street. A portion of this area, developed in the 1910s and 1920s, remains intact and is part of the North Green Street-Bouchelle Street Historic District. This area was inhabited primarily by members of the black Avery family. In 1948 when St. Stephen's congregation constructed the first church building of their own, the Avery family made available a portion of their property on Bouchelle Street.

During the early twentieth century some blacks did own business establishments of their own. The Rinks owned a store on North Green Street, Della Moore owned a cafe in the same area. Fonz Kincaid owned a cafe on Sterling Street, Morris and Eliza Scott owned the first black funeral home on S. Green Street near the depot, and a Mr. McGaillard owned a movie theater in the vicinity of the Community House parking lot. There were a number of black churches in Morganton in addition to St. Stephen's; however, only the Gaston Chapel AME (NR) congregation retains their historic sanctuary. Built ca. 1900-11, the church is an outgrowth of the AME church formed in 1867 and has always played a major role in the history and development of the black community.⁹⁹

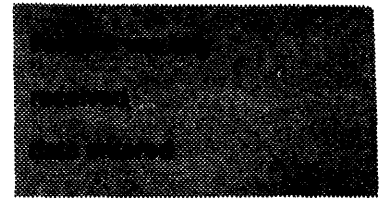
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According to available accounts and information from both black and white citizens, Morganton escaped much of the unpleasantness that accompanied Emancipation in the south. There was undoubtedly some displeasure on the part of Morgantonians with military rule and the Radical Republicans. However, the Ku Klux Klan does not appear to have ever been very active in Burke County and when Reconstruction ended in North Carolina in 1871 and the Democrats returned to power in the county, blacks and whites settled into peaceful, though certainly unequal existence. One incident perhaps summarizes black and white relations during the period from Reconstruction through the early twentieth century. In the 1890s, Philo Harbison purchased a store building on West Union Street (MDHD# 22). His acquisition, though supported and aided by some prominent whites, caused quite a scandal. That a black man was prosperous enough to own property there was evidently more than many whites could take. Harbison was compelled to leave Morganton to earn enough money to pay for the building and feed his family. He moved to California and spent about three years working in the lumber industry, regularly sending money to his wife to pay for the store. When Harbison returned the uproar had died down and with his newly acquired skills, he went on to become one of the most prosperous blacks in the area. The white attitude during that period seems to have been, as it was in many parts of the South, that blacks were perfectly acceptable as long as they remained in their proper places.¹⁰⁰

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FOOTNOTES

¹Edward W. Phifer, Jr., Burke: The History of a North Carolina County (Morganton, NC: privately published by the author, 1977), pp. 33-38, 3; Laws of North Carolina, 1777- 1920, North Carolina Room, Morganton-Burke Library, Morganton, NC.

²Ibid.; Silas McDowell, "Morganton and Its Surroundings Sixty Years Ago," copy in the North Carolina Room, Morganton-Burke Library, Morganton, NC, undated manuscript (ca. 1876), n.p.; The News Herald (Morganton, NC), 1 June 1922.

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⁶Laws of North Carolina 1777- 1920; Phifer, 67-68, 256-57.

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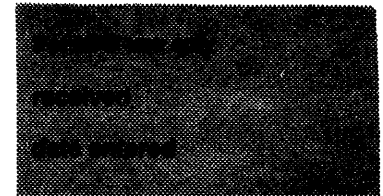
¹¹Phifer, p. 69-70.

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¹³Col. Joseph Erwin, Survey of Morganton, 1846.

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¹⁴Phifer, pp. 141-143; "The Forgotten Village."

¹⁵The Southern Business Directory, Vol. I (Charleston, SC: Walker & James, 1854), p. 379; "The Forgotten Village;" William Carson Erwin, "Notes About Morganton, NC From 1860 to 1870," (typewritten), 1936, n.p.; Phifer, pp. 257-58.

¹⁶Phifer, pp. 325-326, 330-334; "The Forgotten Village;" The Heritage of Burke County (Morganton, NC: Burke Co. Historical Society, 1981), p. 120.

¹⁷Morganton (NC) Star, 14 October 1887.

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¹⁹Branson's North Carolina Business Directory for 1869 (Raleigh, NC: Levi Branson, 1869), pp. 23-24; Independent Press.

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²¹Phifer, pp. 130-131; Mary Bush, Unpublished excerpts from Broughton Hospital records, Broughton Hospital Library, Broughton Hospital, Morganton, NC.

²²Beveridge & Co.'s North Carolina State Directory, 1877-78 (N.P.: compiled by W.H. Beveridge, 1877), pp. 232-33; Phifer, pp. 121, 145-46.

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²⁴Chataigne's North Carolina State Directory and Gazetteer, 1883-84 (N.P.: J.H. Chataigne, 1883), pp. 217-19; Branson's Directory, 1884, pp. 160-161; The Mountaineer (Morganton, NC), 15 November 1884.

²⁵The Morganton Star, 1885-1889, passim.

²⁶The Morganton Star.

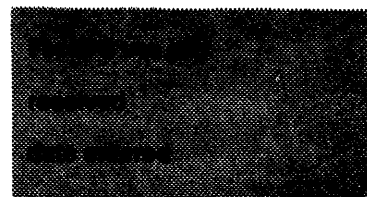
²⁷Phifer, 155-58; The Morganton Star.

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³⁴The News Herald, 9 July 1903; Branson's Business Directory, 1872, 1900.

³⁵Branson's Business Directory, 1904, pp. 130-33; The News Herald, 25 August 1904, 30 March 1905.

³⁶Charlotte News as reprinted in the News Herald, 12 April 1906.

³⁷Ibid.; Branson's Business Directory, 1910.

³⁸Branson's Business Directory, 1910-1916; The News Herald, 25 August 1904; Western North Carolina Facts, Figures, Photographs (N.P.: Joseph Hyde Pratt & Frederic Q. Boyer, 1920), pp. 8, 48-49.

³⁹Charlotte (NC) Observer, 1 April 1923.

⁴⁰Western North Carolina Facts, Figures, Photographs, p. 8; Samuel Huntington Hobbs, Jr., North Carolina Economic and Social (Chapel Hill: UNC Press, 1930), pp. 316-337; Phifer, pp. 351-353.

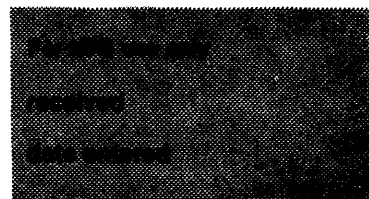
⁴¹North Carolina Economic and Social, p. 142; Phifer, pp. 351-353.

⁴²Phifer, pp. 351-353; Interview with Mary Kistler Stoney, Morganton, NC, April 1986.

⁴³Industrial Directory of North Carolina (Durham, NC: Christian Printing Co., 1938), pp. 289-291, 805.

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⁴⁴Phifer, p. 351-353; See MDHD, BHHD, SKHD, AAHD; Interview with Mr. and Mrs. Charles Newton, Morganton, NC, May 1986.

⁴⁵Phifer, p. 353-358; Industrial Directory of North Carolina, pp. 289-291.

⁴⁶Silas McDowell; "The Forgotten Village;" The News Herald, 1 June 1922; "Notes About Morganton, NC From 1860 to 1870;" National Register nominations for Creekside and Mountain View.

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⁴⁹Phifer, pp. 69-70.

⁵⁰John E. Wells, National Register nomination for the Babcock Building, National Register files, South Carolina Department of Archives and History, Columbia, South Carolina.

⁵¹Phifer, pp. 255-260.

⁵²The News Herald, 1 June 1922.

⁵³Silas McDowell; Phifer, pp. 212-213; Poovey, pp. 5-8.

⁵⁴1846 Map of Morganton; The Southern Business Directory, p. 379; Phifer, pp. 184-185.

⁵⁵"The Forgotten Village;" Phifer, pp. 318-334.

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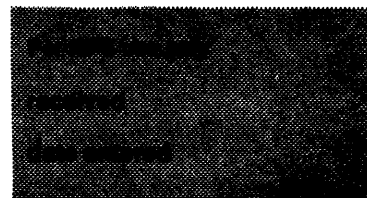
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⁶¹The Morganton Herald, 23 December 1893; Branson's Business Directory, 1890, 1896; Eleventh Annual Report of the Bureau of Labor Statistics, p. 55.

⁶²Phifer, pp. 240-244; Charlotte Observer, 1 April 1923; Branson's Business Directory, 1900-1910.

⁶³Phifer, pp. 244-249; Sanborn Insurance Maps, 1900, 1905, 1914; Branson's Business Directory, 1900-1910.

⁶⁴Branson's Business Directory, 1910-1916; The News Herald, 10 July 1964, 15 November 1974, 22 November 1974, 2 December 1974.

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⁶⁶Phifer, pp. 351-358.

⁶⁷Phifer, pp. 33-38, 3; Laws of North Carolina 1777-1920.

⁶⁸1806 Plat of Morganton.

⁶⁹Phifer, p81-93.

⁷⁰Ibid.

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⁷²The North Carolina School for the Deaf.

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⁷⁴Ibid.

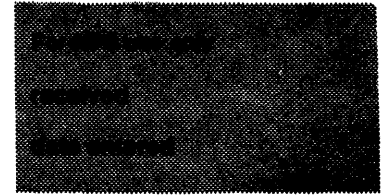
⁷⁵Ibid.

⁷⁶Phifer, pp. 303-305, 349; Interview with Mary Kistler Stoney.

⁷⁷Phifer, pp. 184-189; The Morganton News Herald, 31 July 1950.

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⁷⁸Ibid.

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⁸⁰The News Herald, 1 June 1922; Phifer, pp. 30-40.

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⁸⁴Phifer, pp. 351-353; Public Buildings and Grounds (Washington, DC: Government Printing Office, 1916), n.p.; See MDHD, SKHD, BHHD; Bush; Miscellaneous City Records, City of Morganton, Morganton City Hall, Morganton, NC.

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⁸⁶Ibid.

⁸⁷Bush; National Register nomination for the Babcock Building, Columbia, SC.

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⁹⁴Heritage of Burke County, pp. 252-53; Phifer, 125-26.

⁹⁵1846 Map of Morganton.

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date entered

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⁹⁶Phifer, pp. 50-53, 460-465.

⁹⁷Phifer, pp. 116, 351; Census of the United States, Population Schedules, North Carolina (microfilm), 1870, 1880, 1890, 1900, 1910; National Register nomination for Gaston Chapel AME Church.

⁹⁸US Census, North Carolina, 1880; Interview with Allan Fullwood, Morganton, NC, November 1985; Interview with Kathleen Harbison Ford, Morganton, NC, March 1986; Interview with Lucille Erwin Scott, Morganton, NC, April 1986; Interview with Rev. and Mrs. Eugene Avery, Morganton, NC, May 1986; Interview with Mr. and Mrs. Charles Newton.

⁹⁹Interviews with Kathleen Harbison Ford, Allan Fullwood, Rev. and Mrs. Eugene Avery; National Register nomination for Gaston Chapel AME Church; Branson's Business Directory, 1900-1916.

¹⁰⁰Interviews with Kathleen Harbison Ford, Allan Fullwood, Mr. and Mrs. Charles Newton.

¹⁰¹The News Herald, 4 January 1906.

¹⁰²Interview with Mr. and Mrs. Charles Newton.

¹⁰³Bush; Phifer, pp. 129-131.

^{103a}Earl D. Bond, Dr. Kirkbride and His Mental Hospitals. Philadelphia: J. B. Lippincott Co., 1947.

¹⁰⁴National Register nomination for the Babcock Building, Columbia, SC; Phifer, pp. 129-131; Bush.

¹⁰⁵Phifer, pp. 129-131; Bush; ^{Murphy,} Colony Treatment of the Insane and Other Defectives.

¹⁰⁶Bush.

¹⁰⁷Bush.

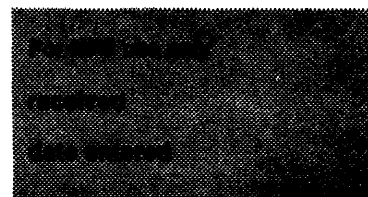
¹⁰⁸US Census, North Carolina, 1880; Miscellaneous City Records, City of Morganton; Interviews with Ford, Scott, Fullwood.

¹⁰⁹Interviews with Ford, Scott, Averys.

¹¹⁰Silas McDowell; "The Forgotten Village;" The News Herald, 1 June 1922; Doug Swaim; Phifer, pp. 66-68.

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¹¹¹Phifer, pp. 271-274; Morganton Star, 5 September 1889.

¹¹²Phifer, pp. 271-274; Branson's Business Directory, 1869, 1884, 1900-1916.

¹¹³North Carolina School for the Deaf.

¹¹⁴National Register nomination for the Avery-Summersette House.

¹¹⁵Interview with Rev. and Mrs. Eugene Avery.

¹¹⁶Phifer, p. 349; Interview with Mary Kistler Stoney.

¹¹⁷Miscellaneous Records, City of Morganton; Phifer, pp. 125-26; Heritage of Burke County, pp. 252-53.

¹¹⁸Charlotte Observer, 1 April 1923; Phifer, pp. 271-275, 240-249, 236; Heritage of Burke County, pp. 135, 136, 140-141, 194-95, 197, 252; Interview with Mary Kistler Stoney; Interview with Dr. and Mrs. Beverly Hairfield, Morganton, NC, May 1986.

¹¹⁹Ibid.

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¹²²Catawba Legal Services.

¹²³J. Randall Cotton, Burke County Inventory of Historic Buildings, North Carolina Department of Archives and History, Western Office, Asheville, NC, 1983-84; Interview with Mr. and Mrs. Charles Newton.

¹²⁴The News Herald, 31 July 1950; Interview with David Foard Hood, North Carolina Department of Archives and History, Raleigh, NC, June 1986.

¹²⁵"The Lackeys of Buffalo Creek, Cleveland Co., North Carolina " (N.P.: n.p., n.d.), n.p.

¹²⁶Silas McDowell; "Quaker Meadows Cemetery, Interments 1767-1869" (Typewritten), n.d., n.p.

9. Major Bibliographical References

See continuation sheets. (Note: Bibliographies and footnotes for all components of this MRN are included in this Cover Form, Item 8, 9)

10. Geographical Data

Acreage of nominated property See individual property forms.

Quadrangle name See individual property forms.

Quadrangle scale See individual property forms.

UTM References See individual property forms.

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Zone Easting Northing

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Zone Easting Northing

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Verbal boundary description and justification

The Historic Resources of Morganton Multiple Resource nomination encompasses the city limits of Morganton and Quaker Meadows Cemetery.

List all states and counties for properties overlapping state or county boundaries

state	NA	code	county	NA	code
-------	----	------	--------	----	------

state	NA	code	county	NA	code
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11. Form Prepared By

name/title Suzanne Pickens Wylie (See continuation sheet for Item 11 for a summary of identification and evaluation methods.)

organization Preservation Consultant

date July 31, 1986

street & number 3301-T Park Road

telephone (704) 527-1610

city or town Charlotte

state North Carolina 28209

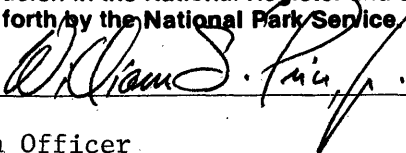
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is: See individual property forms.

☐ national ☐ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title State Historic Preservation Officer

date 9-21-87

For NPS use only

I hereby certify that this property is included in the National Register



date Nov 6, 1987

Keeper of the National Register

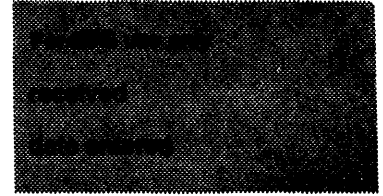
Attest:

date

Chief of Registration

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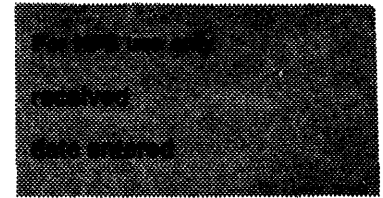
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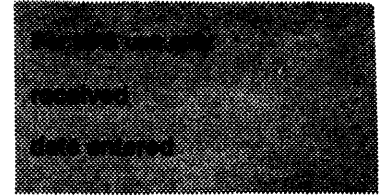
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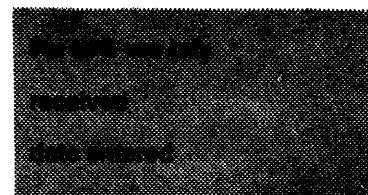
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Summary of Identification and Evaluation Methods

In 1983-84 Burke County and the city of Morganton jointly sponsored a comprehensive inventory of historic and architectural resources. Mr. J. Randall Cotton, who had previous experience doing survey work in western North Carolina, conducted the study to the standards of the statewide survey as administered by the Division of Archives and History. The Burke County and Morganton inventory is considered to be one of the better studies accomplished to date in western North Carolina.

Mr. Cotton began his study with a survey of available historical material relating to the development of the city and county. Interviews with knowledgeable residents of Burke County added to the background information and initiated the process of identifying buildings for site visits and possible inclusion in the inventory. Windshield studies were used to develop project priorities and schedule. The heart of the project was a fieldwork phase lasting the better part of a year during which time Mr. Cotton drove all navigable roads in the county recording sites deemed significant in the local context.

Field techniques employed in the North Carolina survey program include locating structures on USGS maps, photographing all structures with black and white film (most structures both exterior and exterior), additionally making photographic slides of key buildings, conducting interviews with knowledgeable occupants and other informants, filling out data forms designed for computer storage and processing of information, and writing summary descriptions of buildings, sites, and their histories. Additional historical research involving the full range of primary source materials is conducted on key buildings. As the concluding exercise in the study, the researcher writes a brief essay relating the historical development of the area to its surviving stock of historic buildings. In writing the survey essay the researcher begins the process of identifying themes, or "contexts," for the evaluation of relative significance of resources.

Following the inventory, Mr. Cotton, in consultation with the staff of the Division of Archives and History, selected a "study list" of buildings and districts judged eligible for nomination to the National Register. This group of buildings from Burke County and Morganton was reviewed and approved for addition to a statewide study list at meetings of the State Professional Review Committee in 1984.

In 1985 the city of Morganton received a matching survey and planning grant to undertake the research and writing of a multiple resources nomination. Ms. Suzanne Pickens Wylie, who had previously coordinated the National Register program for the South Carolina SHPO, was hired to prepare the nomination. This nomination is the outcome of her work.

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Ms. Wylie began by familiarizing herself with the historical material available on Morganton and by reviewing the preliminary decisions that had been made on eligible resources at the close of the survey. The staff of the Division of Archives and History, the local Historic Properties Commission, and especially the director of the Morganton Historic Preservation Foundation all participated in this review and reassessment. Judgements of eligible properties and districts were made on the basis of applicable standards as interpreted by the National Register staff in Washington and communicated to the state office. Such judgements also rely heavily upon the collective experience of the staff of the State Historic Preservation Office as expressed and discussed on an ongoing basis. The existing Morganton study list was adjusted to conform to the final judgements about eligible resources at the January 1986 State Professional Review Committee meeting.

Ms. Wylie's research and writing for this nomination relies on all available primary and secondary sources of historical data on Morganton as reflected in the extensive notes and bibliography in Section 9. Edward Phifer, Jr.'s Burke: The History of a North Carolina County has to be considered the prime secondary source. It is regarded as an exemplary local history. Ms. Wylie's material has been reviewed and edited by the research historian and other staff members of the Division of Archives and History.

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Multiple Resource Area
Thematic Group

Name Morganton MRA
State Burke County, NORTH CAROLINA

Nomination/Type of Review

Date/Signature

Cover

~~Substantive Review~~

Keeper Amy Schlager 11/6/87

1. Avery Avenue Historic
District

~~Substantive Review~~

Keeper Amy Schlager 11/9/87

Attest _____

2. Avery Avenue School

~~Substantive Review~~

Keeper ASchlager 11/9/87

Attest _____

3. Broughton Hospital Historic
District

~~Substantive Review~~

Keeper Amy Schlager 11/9/87

Attest _____

4. Dale's USB Market

~~Substantive Review~~

Keeper ASchlager 11/9/87

Attest _____

5. Hunting Creek Railroad
Bridge

~~Substantive Review~~

Keeper Amy Schlager 11/9/87

Attest _____

6. Jonesboro Historic District

~~Substantive Review~~

Keeper Amy Schlager 11/9/87

Attest _____

7. Lackey, John Alexander,
House

~~Substantive Review~~

Keeper ASchlager 11/9/87

Attest _____

8. Morganton Downtown Historic
District

~~Substantive Review~~

Keeper Amy Schlager 11/9/87

Attest _____

9. North Green Street--Bouchelle
Street Historic District

~~Substantive Review~~

Keeper Amy Schlager 11/9/87

Attest _____

10. Quaker Meadows Cemetery

~~Substantive Review~~

Keeper Amy Schlager 11/9/87

Attest _____

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Multiple Resource Area
Thematic Group

Name Morganton MRA
State Burke County, NORTH CAROLINA

Nomination/Type of Review

Date/Signature

11. South King Street Historic District
~~Substantive Review~~

Keeper Amy Schlager 11/9/87

Attest _____

12. West Union Street Historic District
~~Substantive Review~~

Keeper Amy Schlager 11/9/87

Attest _____

13. White Street-Valdese Avenue Historic District
~~Substantive Review~~

Keeper Amy Schlager 11/9/87

Attest _____

14. North Carolina School for the Deaf Historic District
~~Entered in the National Register~~

Keeper William Byers 4/20/89

Attest _____

15. Keeper _____

Attest _____

16. Keeper _____

Attest _____

17. Keeper _____

Attest _____

18. Keeper _____

Attest _____

19. Keeper _____

Attest _____

20. Keeper _____

Attest _____