

INDIVIDUAL PROPERTY FORM FOR
Historic Resources of Morganton

MULTIPLE RESOURCE OR THEMATIC NOMINATION

1 NAME

HISTORIC
White Street-Valdese Avenue Historic District
AND/OR COMMON

2 LOCATION

STREET & NUMBER
along sections of White St. and Valdese Avenue
CITY, TOWN
Morganton
STATE
North Carolina
VICINITY OF
NA
CODE
037
COUNTY
Burke
CONGRESSIONAL DISTRICT
NA
NOT FOR PUBLICATION
CODE
023

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
	NA	<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME
Multiple Ownership (See continuation sheet)
STREET & NUMBER
NA
CITY, TOWN
NA
VICINITY OF
STATE
NA

5 LOCATION OF LEGAL DESCRIPTION

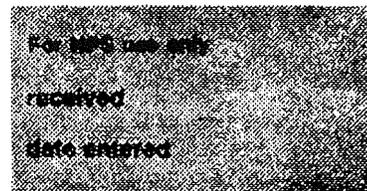
COURTHOUSE,
REGISTRY OF DEEDS, ETC
Burke County Courthouse
STREET & NUMBER
South Green Street
CITY, TOWN
Morganton
STATE
North Carolina 28655

6 FORM PREPARED BY

NAME / TITLE
Suzanne Pickens Wylie
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

**United States Department of the Interior
National Park Service**

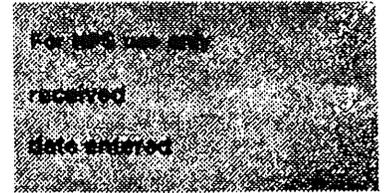
**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet WVHD: Owners Item number 4 Page 1

<u>OWNER NAME</u>	<u>PROPERTY NUMBER</u>
West, John R. & Lynn P. P. O. Box 597 Morganton, NC 28655	1, 2
Harris, Ralph O. & Lula Mae 207 White St. Morganton, NC 28655	3
Caldwell, Charles W. & Josephine 106 Pearl Street Morganton, NC 28655	4
Davis, Carol L. & Ethel M. 211 White St. Morganton, NC 28655	5
Surety Federal S & L Assoc. P. O. Box 2167 Morganton, NC 28655	10
Stock, Richard M. H. & Betty C. P. O. Box 613 Morganton, NC 28655	9
Beucus, Jeannette D. 105 Valdese Avenue Morganton, NC 28655	8
Kivett, Stephen C. & Bonnie B. 301 White St. Morganton, NC 28655	6
Darwin, Arthur B. & Molly M. 303 White St. Morganton, NC 28655	7
Salthouse, John Curtis & Alice 113 Valdese Avenue Morganton, NC 28655	12
Corpening, Claude L. & Sarah R. 201 Valdese Avenue Morganton, NC 28655	13

**United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet WVHD: Owners

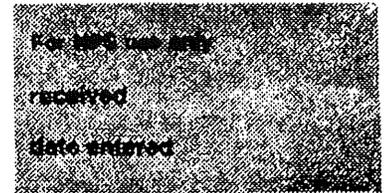
Item number 4

Page 2

<u>OWNER NAME</u>	<u>PROPERTY NUMBER</u>
Ross, Ruth A. 203 Valdese Avenue Morganton, NC 28655	14
Gregorius, Lela R. 111 Valdese Avenue Morganton, NC 28655	11
Rowland, Henry S. & Susan D. 209 Valdese Avenue Morganton, NC 28655	15
Leonhardt, George W. Jr. and Clyde 211 Valdese Avenue Morganton, NC 28655	16
Herman, Mary Leonhardt 215 Valdese Avenue Morganton, NC 28655	17
Briggs, Douglas A. & Susan A. 206 Robinhood Drive Morganton, NC 28655	18
Mull Inc. 702 College Street Morganton, NC 28655	19
Hemmings, Hugh C. & Sharen D. 108 Valdese Avenue Morganton, NC 28655	20
Digh, Earl T. & Margaret L. 106 Valdese Avenue Morganton, NC 28655	21
Calvary Baptist Church 505 S. Green Street Morganton, NC 28655	22
Kibler, Lucy & Luckhardt, Flora 100 Valdese Avenue Morganton, NC 28655	23, 24

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet WVHD: Owners

Item number 4

Page 3

OWNER NAME

PROPERTY NUMBER

Walker, Cheryl Ann Smith
Route 9, Box 739 A
Morganton, NC 28655

26

Herman, Albert J. & Mary L.
215 Valdese Avenue
Morganton, NC 28655

25

McFalls, Louise Duckworth & Taff
302 North Street
Morganton, NC 28655

27

Horton, Charles E. Sr. & Antoin
P. O. Box 491
Morganton, NC 28655

28

White, Robert L. & Annie L.
206 White Street
Morganton, NC 28655

29

Lindsey, Walter E. & Maggie W.
204 White Street
Morganton, NC 28655

30

Early, William A. III & Karen R.
202 White Street
Morganton, NC 28655

31

Avery, Thelma Arness Et Al
200 White Street
Morganton, NC 28655

32

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input 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 #1</u>
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The White Street-Valdese Avenue Historic District is located along sections of White Street and Valdese Avenue. The district is a collection of Victorian, Queen Anne, bungalow, cottage, and Colonial Revival residences and also includes the one remaining building from Broadoaks Sanitarium. The properties were constructed between ca. 1885 and ca. 1936 and reflect the development of the area as a residential neighborhood. The presence of Broadoaks, an off-shoot of Broughton Hospital, illustrates the important influence of Broughton on the town. There are thirty primary buildings and fifteen secondary buildings (garages and sheds) included in the district. Of the forty-five total buildings, thirty-eight, or eighty-four percent, are contributing. The district reflects the community development themes of subdivision of property associated with an earlier house for later, more modest infill, and adjacent streets of substantial housing and smaller residences. Although some modern construction has taken place, the properties are, for the most part, set back from the street and located on large landscaped lots.

The boundaries of the White Street-Valdese Avenue Historic District were determined by the presence of modern commercial and residential construction on East Meeting Street to the west, White Street and Church Street to the east, and East Concord Street to the south. Clusters of thematically unrelated buildings set the boundaries to the west on East Concord Street and Hogan Street to the northeast. Forest Hill Cemetery bounds the district to the north.

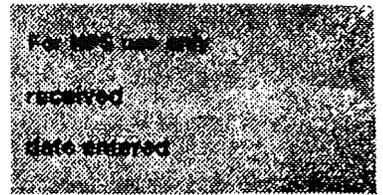
Most of the property in the Valdese Avenue area was originally part of the Claywell family's Broadoaks farm. The earliest extant residence on Valdese is the Claywell-McGimpsey House, a brick, vernacular Victorian residence constructed ca. 1885 by Edward B. Claywell next door to his family home at Broadoaks. At least two other substantial homes on the street, the Claywell House (#7) and the Hogan House (#10) were built by members of the Claywell family. Two other larger homes on Valdese Avenue, 209 (#15) and 215 (#17, greatly altered), are associated with Dr. James Vernon and Dr. Erasmus Taylor, who were associated with Broadoaks Sanitarium. Later construction is generally small brick and frame cottages and bungalows marking this district as another in the group that illustrates the most pervasive development theme in Morganton's residential development history. As in the Avery Avenue District and the North Green Street-Bouchelle Street Historic District, the neighborhood began with large, more stylistically sophisticated houses and then saw later, more modest infill. The area also saw infill construction of this type on White Street, perpendicular to Valdese. It is believed that some of the smaller houses on Valdese Avenue were constructed by workers at Broadoaks and it is possible that some of the houses on White Street were built for these workers as well. Morganton's professional class also constructed more substantial bungalows on Valdese Avenue. The Kibler House (#24) is an excellent example, a one-and-one-half story, brick bungalow with Colonial Revival details.

Two of the earliest houses on White Street, 200 (#32) and 202 (#31), are simple early twentieth century cottages associated with black families. Two other interesting early twentieth century cottages are located in the 300 block of White Street. The house at 302 White Street has a particularly interesting rounded bay window.

(See continuation sheet)

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

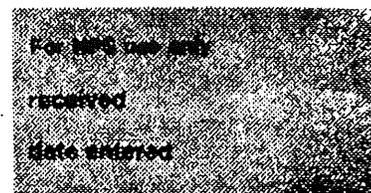


Continuation sheet WVHD: Description Item number 7 Page 1

The houses in the district are well-maintained and the area appears to be secure. Broadoaks has recently been rehabilitated for office space and this project anchored a crucial end of the district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



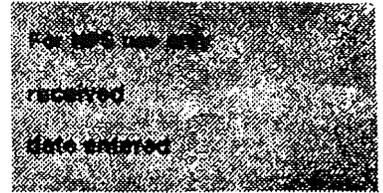
Continuation sheet WVHD: Inventory Item number 7 Page 2

White Street-Valdese Avenue Historic District

INVENTORY

Key: C - Contributing
N - Noncontributing

- C 1. 203 White St. (Hudson House): ca. 1885; two-story, frame, gable-roofed, central-hall plan residence with Victorian ornamentation; two-story portico and wraparound porch feature turned posts and sawn brackets; sawn work including a star-in-circle motif in gables; house was moved from the site of 105 Valdese Avenue in 1930s.
- C a. German-sided, one-bay, gable-roof garage.
- 2. Vacant Lot.
- C 3. 207 White St.: ca. 1930; one-story, frame, gable-roofed bungalow; gable-roofed porch supported by pillars on piers.
- C 4. 209 White St.: ca. 1930; one-story, gable-roofed, frame bungalow; hip-roofed porch supported by tapered pillars on piers.
- C 5. 211 White St.: ca. 1930; one-and-one-half story, frame, gable-roofed bungalow; hip-roofed dormer; facade-width porch sheltered by roof extension.
- C 6. 301 White St.: ca. 1935; one-and-one-half story brick cottage; side porch; two gabled dormers; small pedimented entrance portico.
- C 7. 303 White St.: ca. 1895; two-story, frame, asymmetrical residence; hipped-roof with projecting, two-story, gable-roofed bays; wraparound porch with scroll brackets; scrollwork barge boards; bay windows with bracketed cornice; altered by application of vinyl siding.
- C a. Small hip-roof garage; frame.
- C 8. 105 Valdese Ave.: ca. 1936; two-and-one-half story, brick, gable-roofed Colonial Revival residence; symmetrical five-bay facade; two end chimneys; three gable-roofed dormers.
- C 9. 107 Valdese Ave.: ca. 1928; one-and-one-half story brick bungalow; clipped-gable roofs on main house, projecting wing, porch, and dormer.
- C 10. 109 Valdese Ave. (Hogan House): ca. 1890; two-and-one-half story, asymmetrical, frame, Queen Anne style residence; main core of house has a gable-on-hip roof with projecting gable bays; two-story polygonal tower with a pyramidal roof; wraparound porch with sawn and turned ornamentation; second-story balcony has similar trim; home of William Gaither Hogan.
- C a. Small, hip-roof, board and batten outbuilding.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

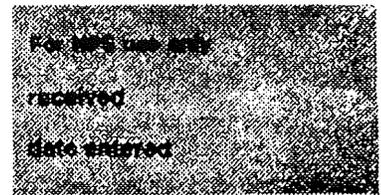
Continuation sheet WVHD: Inventory

Item number 7

Page 3

- N 11. 111 Valdese Ave.: ca. 1960; one-story, brick, ranch house.
N a. Two-bay brick garage.
- C 12. 113 Valdese Ave.: ca. 1930; one-story, L-shaped, gable-roofed, frame bungalow; gable-roofed porch supported by tapered pillars on piers.
- C 13. 201 Valdese Ave.: ca. 1935; one-and-one-half story brick cottage; small pedimented entrance portico.
- N 14. 203 Valdese Ave.: ca. 1960 brick ranch house.
- C 15. 209 Valdese Ave.: ca. 1895; two-story, L-shaped, gable-roofed, frame residence; late Victorian and Colonial Revival influences.
C a. Small, frame servant's cottage to rear.
C b. Second small, frame servant's cottage.
- N 16. 211 Valdese Ave.: ca. 1960 brick ranch house.
N a. Two-bay brick garage.
- N 17. 215 Valdese Ave.: ca. 1920; two-story, frame, gable-roofed house; altered with new sash, new portico.
- C 18. 313 Valdese Ave.: ca. 1905; L-shaped, frame, hip-on-gable-roofed cottage; hip-roofed dormer; wraparound porch.
- C 19. 210 Valdese Ave.: (Broadoaks): ca. 1905; two-story, hip-roofed, brick building; two-story, central, pedimented portico supported by simple tripled columns; central entrance features sidelights and transom; two-story sleeping porch on left elevation; Colonial Revival influences; originally main building for Broadoaks Sanitarium, recently rehabbed as offices.
C a. Small frame garage with gable roof, shingles in gables; rehabbed as office.
- C 20. 108 Valdese Ave. (Claywell-McGimpsey House): ca. 1885; two story, hip-roofed, brick residence with numerous projecting, gable-roofed bays giving it an asymmetrical appearance; one-story wraparound porch; balcony on facade; restrained Victorian influences; home of Edward Bascomb Claywell of the Morganton Savings and Loan and his son-in-law James F. McGimpsey of Claywell Brothers Hardware, later Morganton Hardware Company.
C a. Two-bay frame garage to side.
- C 21. 106 Valdese Ave.: ca. 1936; two-story, gable-roofed, brick residence; flanking one-story wings; two-story, facade-width portico; central entrance with fan-light and side lights; Colonial Revival influence.
C a. Hip-roof brick garage to rear.

**United States Department of the Interior
 National Park Service
 National Register of Historic Places
 Inventory—Nomination Form**



Continuation sheet WVHD: Inventory Item number 7 Page 4

- N 22. 104 Valdese Ave.: ca. 1950 brick Colonial Revival residence.
- 23. Vacant Lot.
- C 24. 100 Valdese Ave. (Kibler House): ca. 1925; one-and-one-half story brick bungalow; wide triangular dormer features stickwork; gable-roofed porch on right elevation supported by Tuscan columns; shed canopy supported by Tuscan columns shelters front entrance.
 - C a. Small, hip-roof brick garage.
- C 25. 302 White St.: ca. 1905; one-story, T-shaped, gable-roofed, frame cottage; scalloped bargeboard; unusual rounded bay window.
- C 26. 300 White St.: ca. 1905; one-story, T-shaped, gable-roofed, frame cottage; hip-roofed porch; hip-roofed dormer; arched attic vents.
- C 27. 210 White St.: ca. 1925; two-story, hip-roofed, frame residence; bungalow-style, hip-roofed porch supported by clustered pillars on piers.
- C 28. 208 White St.: ca. 1930; one-story, gable-roofed, brick cottage; hip-roofed porch supported by plain pillars.
- C 29. 206 White St.: ca. 1920; one-story, gable-roofed, T-shaped, frame cottage; pedimented entrance portico.
 - C a. Small frame garage to rear; conversion to storage.
- C 30. 204 White St.: ca. 1920; one-story, gable-roofed, T-shaped, frame cottage; pedimented entrance portico.
- C 31. 202 White St.: ca. 1900; two-story, multi-gabled, frame residence; one-story wraparound porch with bracketed posts and simple balustrade; associated with the black Hennessee family.
 - C a. Small frame outbuilding.
 - C b. Frame carport.
- C 32. 200 White St.: ca. 1910; one-and-one-half story, gable-roofed, frame residence; hip-roofed porch supported by simple posts; associated with the black Avery family.

Resources Count

	<u>Contributing</u>	<u>Noncontributing</u>	<u>Totals</u>
Primary Buildings	25	5	30
Secondary Buildings	<u>13</u>	<u>2</u>	<u>15</u>
	38	7	45

8 SIGNIFICANCE

_____ NATIONAL

_____ STATE

 LOCAL

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input 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 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 type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Community Development
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

ca. 1885-ca. 1936

BUILDER/ARCHITECT

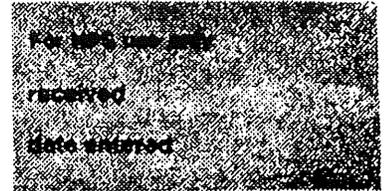
NA

STATEMENT OF SIGNIFICANCE

See continuation sheet

CRITERIA ASSESSMENT

See continuation sheet

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet WVHD: Significance

Item number 8

Page 1

STATEMENT OF SIGNIFICANCE

The White Street-Valdese Avenue Historic District is located northeast of Morganton's Central Business District on a section of White Street and Valdese Avenue. The area is significant as a collection of historic residential architecture ranging from substantial high-style Victorian houses to modest bungalows and cottages. The district also includes the last remaining building from Broadoaks Sanitarium, a private mental hospital, and two houses associated with doctors who owned and operated the sanitarium. The White Street-Valdese Avenue Historic District developed along the lines of a consistent theme in Morganton's history, that of earlier large residential construction and later infill of more modest houses. All of the properties in the district remain single family dwellings with the exception of the Broadoaks building which has recently been renovated for office use. Although some modern residential construction has taken place in the district, it is of similar scale, materials, and density as the historic properties and does not seriously compromise the character of the district. The properties were constructed between ca. 1885 and ca. 1936 and reflect the development of the area as a residential area during a time of prosperity for Morganton. In spite of the Depression in the 1930s, residential construction did take place in a number of areas including this district. Of forty-five buildings in the district, thirty-eight or approximately eighty-four percent are contributing. The most notable houses in the district are the Queen Anne Hogan House (#10), the Victorian Claywell-McGimpsey House (#20), and the Hudson House (#1), a vernacular farmhouse embellished with Victorian ornamentation. Broadoaks is a good example of institutional Colonial Revival architecture. The Kibler House (#24) is a good example of a bungalow with Colonial Revival influences and several interesting late-Victorian cottages appear on White Street including 302 White Street with its unusual rounded bay window.

CRITERIA ASSESSMENT

- A. The White Street-Valdese Avenue Historic District is significant in the history of the development of Morganton's residential neighborhoods. It illustrates the recurring theme of early substantial construction and infill of later, more modest houses. The district also contains the last remaining building from Broadoaks Sanitarium and two houses associated with the hospital. Broadoaks Sanitarium is important in the social-humanitarian history of Morganton as a private off-shoot of Broughton founded for the treatment of nervous disorders.
- C. The White Street-Valdese Avenue Historic District is significant architecturally as a notable collection of residential architecture ranging from large, sophisticated Victorian houses, to vernacular interpretations of Victorian styles, to more modest cottages and bungalows. Broadoaks is important as a good example of institutional Colonial Revival design.

CRITERIA EXCEPTION

- B. Although the Hudson House (#1) was moved to its present site from Valdese Avenue in the 1930s, it has been located on White St. for over fifty years and has achieved significance historically and architecturally on this site.

See continuation sheet

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Cover Form, Section 9.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 22 acres

UTM REFERENCES

A	1,7	4,3,8	8,0,0	3,9	5,6	0,1,0	B	1,7	4,3,8	3,2,0	3,9	5,5	6,8,0
	ZONE	EASTING		NORTHING			ZONE	EASTING		NORTHING			
c	1,7	4,3,8	0,6,0	3,9	5,5	9,4,5	D	1,7	4,3,8	6,8,0	3,9	5,6	1,6,0

VERBAL BOUNDARY DESCRIPTION

The boundary of the White St.-Valdese Ave. Historic District National Register nomination is shown on the accompanying map entitled "White St.-Valdese Ave. Historic District" and drawn on a scale of 100 feet to the inch. The boundary includes the largest concentration of historically and architecturally significant and intact properties in the area and excludes surrounding modern or thematically unrelated construction.

