

# INDIVIDUAL PROPERTY FORM FOR

Historic Resources of Morganton

MULTIPLE RESOURCE OR  THEMATIC NOMINATION

## 1. NAME

HISTORIC

Avery Avenue Historic District

AND/OR COMMON

## 2. LOCATION

STREET & NUMBER

Along sections of Avery, Lenoir, Morehead, Walker, NA NOT FOR PUBLICATION

CITY, TOWN Evans and Short Streets

CONGRESSIONAL DISTRICT

Morganton

NA VICINITY OF

STATE

CODE

COUNTY

CODE

North Carolina

037

Burke

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

## 4. OWNER OF PROPERTY

NAME

Multiple Ownership

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. 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

## 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
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE see #103

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Avery Avenue Historic District, located along sections of Avery Avenue, Lenoir Street, Morehead Street, Evans Street, Walker Street, and Short Street, is Morganton's largest collection of historic residential construction. There are ninety-seven primary buildings and forty-six secondary buildings (principally garages and carports) included in the district. Of the 143 total buildings, 112, or seventy-eight percent, are contributing. (For purposes of this nomination, a "garage" is completely enclosed, or encloseable, whereas a "carport" is open on one or more sides.) Most of the contributing primary buildings are residences; however, there is one small frame commercial building (#89). The contributing properties were built between ca. 1875 and ca. 1935 and illustrate the single most pervasive pattern of residential development characteristic of Morganton. In addition, the district includes excellent examples of most of the stylistic influences found in Morganton's residential architecture, including Queen Anne, Victorian, bungalow, eclectic cottage, and Colonial Revival. Although a section of Avery Avenue has seen a great deal of modern commercial construction, the area within the boundaries of the district retains its integrity and serves as a link between the properties on Lenoir Street and those on Walker, Morehead, and Evans Streets. Some modern residential construction has taken place on all of the streets, but it is all of similar scale and usually on landscaped lots which blunts any negative effect on the historic character of the district.

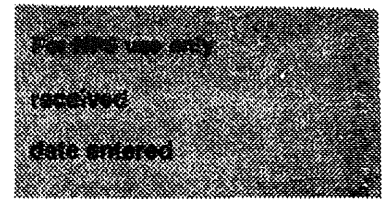
District boundaries were established to the east and west to exclude concentrations of post-1936 residential construction and to the north by modern commercial and residential construction. The southern boundary was determined by the erosion of the residential character of Avery Avenue by modern commercial construction, including strip shopping centers and a large grocery store. In spite of the commercialization of the main artery through the district, only one of the contributing resources, 220 Avery Avenue (Ebony Funeral Home, #81), has been adapted for commercial use. The majority of the properties are still single-family residential units. Although some modern residential construction has taken place within the Avery Avenue district, it is of similar scale, materials, and density to the historic fabric and does not impair the visual integrity of the area.

Lenoir Street loosely parallels the Rocky Ford Road shown on Joseph Erwin's 1846 map of Morganton. Although residences were certainly located out this road in early years, none of these remain. The earliest existing residences are the Ervin House (#17), ca. 1878, and the Powe House (#13), ca. 1875, which face each other across Lenoir Street at the far end of the district. Although both of these houses have been altered through the years to meet the needs of growing families and changing fashions, they both began as central-hall farmhouses and stood in a still rural area on large parcels of land. Both houses were given Victorian facelifts and were again altered with Colonial Revival details in the 1920s. Their changing appearance may be seen as a mirror of the changing appearance of the Lenoir Street - Avery Avenue area from the rural roadside to a sophisticated and populous residential area.

(See continuation sheet)

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The next extant property is the Bristol House (#3), ca. 1885, on Lenoir Street. Now somewhat altered, the house originally had a mansard roof with eight dormers and a wraparound Victorian style porch. Captain Bristol was a very prominent Morganton businessman and civic leader and it seems very likely he drew his sophisticated house design from elements of the recently completed Broughton Hospital building. About this same time, Avery Avenue was cut, opening the area to the possibility of additional residential development.

Following the Bristol House was the Gillam-Burleson House (#1, ca. 1890), an excellent western North Carolina example of Queen Anne, and the house next door (#2), originally an elaborate Victorian, now Colonialized. A number of small vernacular Victorian and Queen Anne cottages were also constructed during this time on Avery Avenue and Lenoir Street. Few remain, but good examples include the Lazarus House (#45) and 405 Lenoir Street (#91).

A 1906 newspaper article comments on the large number of homes built on Avery Avenue by prominent citizens during 1905. Very few, if any, of these houses remain, but it is likely that this intense construction activity led to the decision to cut in Morehead and Evans Streets in 1905 and Walker Street in 1909. Unlike Lenoir Street and Avery Avenue which run with the lay of the land, these streets run straight and parallel to each other and are divided into small and medium-sized lots for middle-and working-class residential development.

Relatively little construction occurred on these streets until the 1920s and 30s. There are a few houses on Morehead (#s 5, 35, 37, 38), however, all associated with the Tate family and all stylistically related, that may date from the 1910s. They are characterized by wide, low eaves and broad wraparound porches reminiscent of French Colonial cottages. Later development on Morehead included several excellent examples of sophisticated bungalows (#s 41, 42, 43, 44).

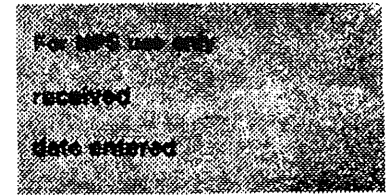
By far the most numerous house types in the Avery Avenue Historic District are small bungalows with Craftsman elements and the eclectic cottages of the 1920s. As the furniture and textile industries prospered and, along with them, the city as a whole, Morganton's blue-collar working class became more affluent. They tended to construct residences that were small scale versions of the nationally popular bungalow and eclectic cottage styles. Some of the best examples include 505 (#23) and 521 Lenoir Street (#15), 112 Evans Street (#61), 200 Morehead Street (#33), 401 Avery Avenue (#25), 215 Lenoir Street, 106-106½ Evans Street (#63), 304 Avery Avenue (#84), 111 Morehead Street (#49), and 202 Walker Street (#26).

The popular Colonial Revival style that reached its zenith in Morganton on West Union Street, did show up in the Avery Avenue area. Perhaps the most obvious example is the house at 202 Lenoir Street (#2), whose Victorian character was



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Avery Avenue Historic District

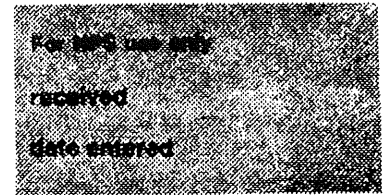
INVENTORY

Key: C - Contributing  
N - Noncontributing  
VL- Vacant Lot

- C 1. 200 Lenoir St. (Gillam-Burleson House): ca. 1890; two-story, asymmetrical, frame, Queen Anne Residence; central hip-roofed mass with gabled projecting bays; three-story tower with bellcase roof and bracketed cornice; main gables have stickwork; wraparound porch with turned posts and a pedimented entrance.
- C 2. 202 Lenoir Street.: ca. 1890, ca. 1935; originally a very ornate Queen Anne house, polygonal bay on facade remains; brick-veneered and remodelled in the Colonial Revival style ca. 1935; two-story, shed-roofed portico shelters central entrance with segmental pedimented door surround.
  - C a. Two-bay gabled; brick garage.
  - C b. Small gable-roofed outbuilding with spindle frieze in gable; probably originally associated with Gillam-Burleson House.
  - C c. Octagonal garden structure with open sides also probably associated with Gillam-Burleson House.
- C 3. 402 Lenoir St. (Bristol House): ca. 1885; two-story, frame residence with a mansard roof, the roof was slightly altered during a recent renovation; symmetrical four-over-four asah; originally had a wraparound porch, now there is a small portico sheltering the center bay; polygonal bays project from each end; central entrance has sidelights and transom; home of Capt. Lambert Augustus Bristol, Mayor of Morganton.
- C 4. 406 Lenoir St.: ca. 1930; one-story, brick, gable-roofed bungalow, offset porch supported by tapered pillars on piers.
- C 5. 408 Lenoir St.: ca. 1895; one-story, frame, gable-roofed cottage; center gable on facade features shingle trim; hip-roofed porch with simple posts and balustrade on facade.
- C 6. 410 Lenoir St.: ca. 1895; one-story, frame, gable-roofed cottage, center gable on facade; shed-roofed porch supported by columns on piers and simple balustrade.
  - C a. Small gable-roofed frame outbuilding.
  - C b. Two-bay frame carport.
- C 7. 412 Lenoir St.: ca. 1925; one-story, frame, gable-roofed bungalow, Craftsman eave brackets; offset, gable porch with replacement wrought iron supports; gables have shingle trim.
- C 8. 500 Lenoir St.: ca. 1900; one-story, frame, gable-roofed cottage; shed-roofed porch supported by tapered pillars on piers.
  - C a. Frame single-bay garage.

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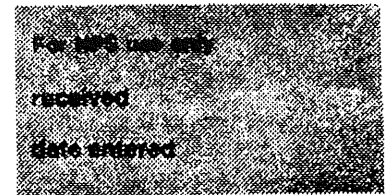
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- VL 9. Vacant Lot.
- N 10. 510 Lenoir St.: ca. 1940; two-story, brick, gable-roofed Colonial Revival residence; boxed cornice with returns; small, one-story entrance portico with balcony balustrade; one-story porch on right elevation.
- C 11. 512 Lenoir St.: ca. 1935; one-story, gable-roofed, brick cottage; gabled entrance portico supported with replacement wrought iron posts; small porch on right elevation similar to portico.
- VL 12. Vacant Lot.
- C 13. 518 Lenoir St. (Powe House): ca. 1875 (with later alterations); two-story frame, gable-roofed residence; two parallel, two-story, gabled ells extend from the rear; central entrance has sidelights and transom; ca. 1926 Colonial Revival porch with simple columns; enclosed sunroom; constructed by William Ellerbe Powe.
- C a. Frame garage to rear.
- C 14. 523 Lenoir St. (Newton House): ca. 1895; two-story, T-shaped, frame, gable-roofed house; restrained Victorian ornamentation including scalloped wood shingles in the gables and triangular dormer, polygonal bay windows; raking fascia boards embellished with patterns; wraparound porch is supported by replacement wrought iron posts; built by Peter Newton, one of Morganton's best known and most colorful merchants.
- C 15. 521 Lenoir St.: ca. 1923, one-story, frame, gable-roofed bungalow; gable-roofed porch supported by tapered pillars on piers; a portion of the space under the porch gable is a sunroom.
- N 16. 519 Lenoir St.: ca. 1970; modern two-story residence.
- C 17. 517 Lenoir St. (Ervin House): ca. 1878, ca. 1885, 1920s; originally a two-story I house; altered ca. 1885 by Samuel J. Ervin with Victorian details and a two-story rear addition; further altered again by Ervin in the 1920s with a Colonial Revival porch; S. J. Ervin was a prominent Morganton lawyer; childhood home of Sen. Sam J. Ervin.
- N a. Small frame carport to rear.
- N 18. 515 Lenoir St.: ca. 1960; one-story, brick ranch house.
- C 19. 513 Lenoir St.: ca. 1925; one-story, frame, gable-roofed bungalow; gable-roofed porch supported by tapered pillars on piers.
- C a. Small two-bay frame carport to rear.

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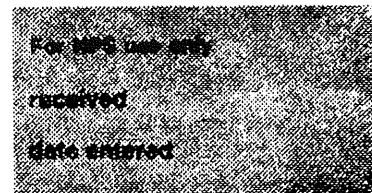
- C 20. 511 Lenoir St.: ca. 1925; one-story, frame, gable-roofed bungalow; gable-roofed porch supported by tapered pillars on piers.
  
- N 21. 509 Lenoir St.: ca. 1945; two-story, brick Colonial Revival residence.  
N a. Small gabled carport.
  
- N 22. 507 Lenoir St.: ca. 1955; one-story brick cottage.
  
- C 23. 505 Lenoir St.: ca. 1925; one-and-one-half story, frame, gable-roofed bungalow; shed-roofed dormer; shed-roofed porch supported by paired tapered pillars on piers, simple balustrade.  
C a. Small single-bay garage.
  
- N 24. 503 Lenoir St.: ca. 1955 brick residence.
  
- C 25. 401 Avery Ave.: ca. 1935; one-story, gable-roofed, stone cottage; small entrance portico; shingle roof has rolled edges simulating thatch.
  
- C 26. 200 Walker St.: ca. 1920; one-and-one-half story, frame, shingled bungalow; wraparound porch supported by massive tapered pillars on piers; spaces between pillars are arched.  
C a. Three-bay brick garage to rear; gable roof, parapeted facade.
  
- C 27. 202 Walker St.: ca. 1930; one-and-one-half story, brick, asymmetrically massed, gable-roofed cottage; features an offset chimney on the facade and rusticated stone trim.
  
- C 28. 204 Walker St.: ca. 1920; one-and-one-half story, gable-roofed, frame, cottage; gable-roofed dormer; porch is supported by simple columns and has two pedimented entries.  
C a. Gabled frame carport to rear.
  
- C 29. 209 Walker St.: ca. 1925; one-and-one-half story, gable-roofed, frame bungalow; shed-roofed dormer; gable roof extends to cover the porch supported by simple columns; Craftsman inspired eave brackets.  
C a. Small, single-bay carport; frame.
  
- VL 30. Vacant Lot.
  
- C 31. 203 Walker St.: ca. 1910; one-story, gable-roofed, frame cottage; gabled projection on facade, wraparound porch is supported by simple posts.
  
- C 32. 201 Walker St.: ca. 1900; one-story, hip-roofed, frame cottage; hip-roofed projection on facade; hip-roofed porch supported by simple posts.  
C a. Single-bay frame carport to rear.





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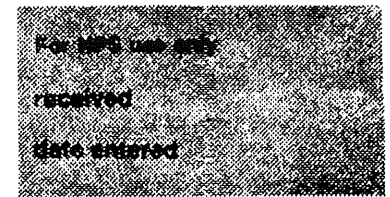


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- C 44. 100 Morehead St.: ca. 1925; one-and-one-half story, gable-roofed, brick bungalow; gabled dormer; roof extends to cover porch supported by simple columns; hip-roofed porte cochere.
- C 45. 307 Avery Ave. (Lazarus House): ca. 1890; one-and-one-half story, asymmetrical, frame Queen Anne cottage; wraparound porch supported by simple columns, polygonal dormer and engaged polygonal bay simulating a tower; home of Nathan Lazarus one of founders of Lazarus Brothers stores.
- C 46. 105 Morehead St.: ca. 1920; one-and-one-half story, frame L-shaped, gable-roofed cottage; shingle trim in the gables; small porch in the angle, brick veneered ca. 1965.
- C 47. 107 Morehead St.: ca. 1920; one-story L-shaped, frame, gable-roofed cottage; shingle trim in the gables; boxed cornice with returns; small porch in the L.
- C 48. 109 Morehead St.: ca. 1925; one-and-one-half story, brick, gable-roofed bungalow; gabled dormer; roof extends to shelter porch supported by tapered pillars on piers.  
a. Small gabled storage building to rear.
- C 49. 111 Morehead St.: ca. 1935; one-story, picturesque, brick cottage with a complex roofline; offset gable on facade with chimney, arched porch, and gabled entry frame; resticated stone trim.
- C 50. 113 Morehead St.: ca. 1930; one-and-one-half story, gable-roofed, frame bungalow; roof extends to shelter porch which has an enclosed room on the right end; gabled dormer; Craftsman eave brackets.
- C 51. 115 Morehead St.: ca. 1930; one-and-one-half story, frame cross-gabled roof; hip-roofed porch supported by tapered pillars on piers.
- C 52. 117 Morehead St.: ca. 1900; two-story, frame gable-roofed residence with a pedimented projection on the right end of the facade; hip-roofed porch supported by tapered pillars on piers which are probably later additions; located on a large lot that extends to Evans St.
- C 53. 121 Morehead St.: ca. 1925; one-and-one-half story, brick, gable-roofed bungalow; gabled dormers; gable-roofed, offset porch supported by posts on piers; Craftsman eave brackets.
- C 54. 123 Morehead St.: ca. 1935; two-story, brick, gable-roofed residence; small pedimented entrance portico, central entry has sidelights and a fanlight.

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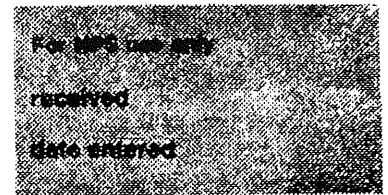
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- C 55. 125 Morehead St.: ca. 1930; one-and-one-half story, gable-roofed, brick bungalow; roof extends to shelter porch supported by replacement wrought iron posts; left side of porch has an enclosed room; gabled dormer.
- N 56. 127 Morehead St.: ca. 1945; one-story, brick cottage.  
N a. Two-bay frame garage to rear.
- N 57. 120 Evans St.: ca. 1945; one-and-one-half story, gable-roofed, brick cottage.
- VL 58. Vacant Lot.
- C 59. 116 Evans St.: ca. 1935; one-and-one-half story, cross-gabled roof; frame cottage; replacement flat-roofed porch supported by wrought iron posts; synthetic siding.  
C a. Frame garage to rear.
- N 60. 114 Evans St.: ca. 1940; one-story, stuccoed masonry, gable-roofed cottage; chimney on facade; small shed-roofed porch supported by wrought iron posts.  
N a. Open carport to rear.
- C 61. 112 Evans St.: ca. 1930; one-story, frame, gable-roofed bungalow; gable-roofed porte cochere; gable-roofed porch supported by colonettes on piers; Craftsman eave brackets.
- C 61a. 112½ Evans St.: ca. 1935; one-story, frame, gable-roofed cottage with a small pedimented entrance portico.
- N 62. 110 Evans St.: ca. 1945; one-story, gable-roofed, brick cottage.
- C 63. 106-106½ Evans St.: ca. 1935; one-story, distinctive random smooth stone duplex; hipped-roof; a pedimented porch supported by plain posts and balustrade frames each unit.  
C a. Frame two-bay carport to rear.
- C 64. 108 Evans St.: ca. 1935; one-story, picturesque, brick cottage with a complex roofline; multiple front gables; chimney on facade; rusticated stone trim.
- C 65. 104 Evans St.: ca. 1900; one-story, L-shaped cottage with clipped-gable roof; small porch in angle; shingle trim in gables; originally frame, stuccoed ca. 1960.

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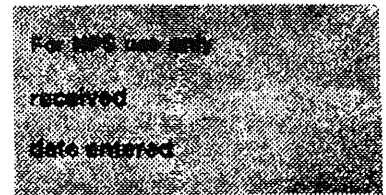


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- C 66. 102 Evans St.: ca. 1900; one-story, frame L-shaped cottage with clipped-gable roof; small porch in angle shingle trim in gables; identical to 104.
- C 67. 107 Evans St.: ca. 1935; one-story, gable-roofed, frame residence; asbestos siding.
- C 68. 109 Evans St.: ca. 1920; one-and-one-half story L-shaped, frame, gable roofed cottage; boxed cornice with returns; hip-roofed dormer, hip-roofed porch supported by plain posts and balustrade.
- N a. Open carport on steel poles to side.
- N 69. 111 Evans St.: ca. 1950; one-story brick ranch house.
- C 70. 113 Evans St.: ca. 1930; one-story, frame hip-roofed bungalow with a center gable; hip-roofed porch supported by tapered pillars on piers.
- C a. Small frame carport to rear.
- C 71. 115 Evans St.: ca. 1925; one-and-one-half story, frame, gable-roofed, bungalow; roof extends to shelter porch; shed-roofed dormer.
- N a. Compatible but recent frame carport to side.
- N 72. 117 Evans St.: ca. 1940; one-story, brick, gable-roofed bungalow; gable roofed porch supported by slender posts on piers; eave brackets.
- N 73. 119 Evans St.: ca. 1945; one-story, brick, gable-roofed bungalow.
- C 74. 121 Evans St.: ca. 1925; one-and-one-half story, frame, gable-roofed bungalow shed-roofed dormer; roof extends to shelter porch supported by tapered pillars on piers; Craftsman eave brackets.
- C a. Single-bay gabled frame carport to rear.
- C 75. 123 Evans St.: ca. 1925; one-and-one-half story, brick, gable-roofed bungalow; gable-roofed projection on left elevation; gable-roofed porch supported by tapered pillars on piers; Craftsman eave brackets.
- C a. Small, one-bay frame carport to rear.
- N 76. 125 Evans St.: ca. 1940; one-story, brick, gable-roofed cottage; small swept gable portico.
- N a. Open carport on steel poles to rear.
- C 77. 127 Evans St.: ca. 1930; one-story, frame, gable-roofed bungalow; hip-roofed porch and porte cochere supported by tapered pillars on piers; Craftsman eave brackets.
- N 78. 214 Avery Avenue.: ca. 1950, two-story, brick, gable-roofed residence.
- N 79. Taxi Stand.

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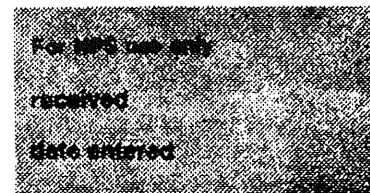


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- VL 80. Vacant Lot.
- C 81. 220 Avery Ave. (Ebony Funeral Home): ca. 1920; two-story, frame, asymmetrical, gable-roofed residence with retardataire Victorian and Colonial Revival elements; curved wraparound porch has been enclosed except for pedimented entry; two-story curved bay partially obscured by enclosed porch; block modillions.
- C a. Former detached two-bay, gable-roofed, stone-faced garage (now concrete at rear).
- C 82. 300 Avery Ave.: ca. 1920; one-and-one-half story, brick, gable-roofed bungalow, gable-roofed porch supported by brick pillars.
- C a. Single-bay frame garage to rear.
- VL 83. Vacant Lot.
- C 84. 304 Avery Ave.: ca. 1935; one-story, frame, gable-roofed cottage; central gable enframes the central entrance sheltered by a small hooded portico; entrance has sidelights and transom; small porch on left of facade; gable-roofed porch on right elevation; all gables have rectangular modillions.
- C 85. 306 Avery Ave.: ca. 1930; one-story, frame, gable-roofed bungalow; gable roofed porch supported by pillars on piers; Craftsman eave brackets.
- C a. Small, frame gable-roofed carport.
- C 86. 402 Avery Ave.: ca. 1930; one-story, frame, gable-roofed bungalow; gable-roofed porch supported by pillars on piers; shingle trim in gables; Craftsman eave brackets.
- C a. Two-story, single-bay garage with apartment to rear of house.
- C 87. 404 Avery Ave.-1409 Lenoir St.: ca. 1920; unusual two-facaded house; Avery Ave. portion is a two-story, frame, hip-roofed residence with Colonial Revival influences; hip-roofed porch with pedimented entry hip-roofed dormer; Lenoir St. section is a one-story, frame, gable-roofed Victorian cottage with a facade-width porch with turned posts and scroll-work brackets.
- N 88. 415 Lenoir St.: ca. 1950 gas station.
- C 89. Lenoir St.: ca. 1910; one-and-one-half story frame, commercial building; high-pitched gable roof; one-story, shed-roofed concrete block addition on right elevation; originally stood where the gas station is and was operated as a neighborhood grocery.
- C 90. 407 Lenoir St.: ca. 1915; one-and-one-half story, frame L-shaped cottage with a hipped roof and a gable-roofed projection on the facade; shed-roofed dormer; gable has boxed cornice with returns, vertical siding, and an arched attic vent; hip-roofed porch in angle.
- C a. Single-bay gabled frame carport.

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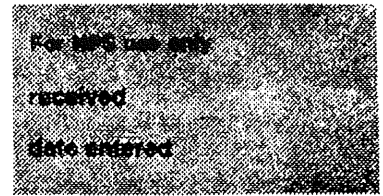


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- C 91. 405 Lenoir St.: ca. 1890; one-story, L-shaped, frame, gable-roofed, Victorian cottage; polygonal bay on facade has Queen Anne windows; hip-roofed porch in angle.  
C a. Two-bay gabled frame carport.
- C 92. 403 Lenoir St.: ca. 1935; one-story, frame, gable-roofed cottage; roof extends to shelter porch supported by simple columns; eyebrow over entrance.  
C a. One-bay gabled frame carport.
- VL 93. Vacant Lot.
- C 94. 215 Lenoir St.: ca. 1930; one-story, gable-roofed, stone cottage; stone chimney on facade; hip-roofed porch on facade with pedimented entry.
- N 95. 213 Lenoir St.: ca. 1945; one-story, brick cottage.
- C 96. 211 Lenoir St.: ca. 1925; one-story, gable-roofed, frame bungalow; gable-roofed porch supported by tapered pillars on piers; Craftsman brackets.
- C 97. 209 Lenoir St.: ca. 1930; one-story, brick, gable-roofed bungalow; gable-roofed porch supported by tapered pillars on piers, shingle trim in the gables; Craftsman brackets.  
C a. Shared hip-roof, two-bay frame carport (shared with #98).
- C 98. 207 Lenoir St.: ca. 1935; one-story, brick, clipped-gable roofed bungalow shingles in gable end; offset hip-roofed porch supported by plain posts; Craftsman eave brackets.
- C 99. 205 Lenoir St.: ca. 1935; one-story, brick, gable-roofed cottage, gable roofed porch supported by plain posts; shingles in gable ends.  
C a. Shared, two-bay frame garage (shared with #100).
- C 100. 203 Lenoir St.: ca. 1935; one-story, brick, gable-roofed cottage; hip-roofed porch on facade; shingles in gable.
- C 101. 201 Lenoir St.: ca. 1930; one-story, frame, gable-roofed bungalow; gable-roofed porch on left side of facade and left elevation supported by plain posts on a brick balustrade wall.  
N a. Three-bay frame carport.
- C 102. 106 Short St.: ca. 1930; one-story, frame, gable-roofed cottage; gable-roofed projection on facade; roof extends to shelter small porch supported by plain posts.

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Continuation sheet AAHD: Inventory Item number 7 Page 12

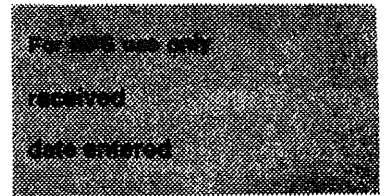
C 103. 108 Short St.: ca. 1895; two-story, hip-roofed, frame, restrained Victorian residence; two-story, gable-roofed projection on facade with shingles in the gable; hip-roofed porch supported by plain posts; porch has pedimented entry with stickwork in pediment; originally faced Avery Ave.

Resources Count

	<u>Contributing</u>	<u>Noncontributing</u>	<u>Totals</u>
Primary Buildings	78	19	97
Secondary Buildings	<u>34</u>	<u>12</u>	<u>46</u>
	112	31	143

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

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



Continuation sheet      Historical  
AAHD: Background      Item number 8      Page 1

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Pitts House, an unusual house with a two-story Colonial Revival facade on Avery Avenue and a one-story Victorian facade on Lenoir Street. Other homes from that era have apparently succumbed to the modern commercial construction that has taken over much of Avery Avenue.<sup>101</sup>

According to residents of the area, many of the smaller houses on Lenoir Street and Avery Avenue are replacements for Victorian era cottages. The house at 405 Lenoir Street is a good surviving example of a Victorian cottage, but most others have been replaced with modest cottages and bungalows dating from the 1910s, 20s and 30s.

The cottages were characterized by their rustic materials or decorative details and asymmetrical chimneys and entrances. The bungalows, several of which exhibit a Craftsman influence, share shingle trim and wide front porches.

In 1905, the City accepted deeds of land to lay out Morehead and Evans Streets. Possibly this action was prompted by the increasing popularity of the area as evidenced by the building boom of 1905. Several houses associated with the McDowell family, 116, 118, and 126 Morehead Street, may date from shortly after 1905 and are certainly older than other houses on the street. The row of bungalows comprised of 100, 102, 104, and 106 Morehead form an outstanding collection of substantial, excellent, though varied, examples of the style.

Evans Street, in contrast, is a collection of smaller, later bungalows and cottages, many of which were built by furniture and textile mill workers. Walker Street, cut in 1909, is undeveloped from Avery Avenue to Ervin Street. Beyond Ervin Street is a collection of modest bungalows and cottages constructed by extended members of the Mullis family which owned much of the property in that area.

The Avery Avenue Historic District will likely continue to face commercial development pressure on Avery Avenue which has become an increasingly busy thoroughfare. The sections of the district on Lenoir Street and Morehead, Walker, and Evans Street are much more stable and are likely to remain residential. There has been renewed interest on the part of the residents of the area in preserving the character of their neighborhood in the face of planned development and the recognition of the historic character of the area.

(For footnotes, see Cover Form, Item number 9.)

**8 SIGNIFICANCE**

\_\_\_\_ NATIONAL

\_\_\_\_ STATE

 X 

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 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. 1875-ca. 1935

## BUILDER/ARCHITECT

Unknown

## STATEMENT OF SIGNIFICANCE

The Avery Avenue Historic District is located just north of Morganton's Central Business District along sections of Avery Ave., Lenoir St., Morehead St., Evans St., Walker St., and Short St. The area comprises Morganton's largest intact collection of historic residential architecture and developed between ca. 1875 and ca. 1935. The Avery Avenue Historic District is significant in the history of Community Development and Architecture within the context of Morganton as established in this Multiple Resource Area nomination. The district illustrates a characteristic pattern of development in Morganton, that of varied construction scale and mixed income levels constructed over several decades in the same neighborhoods. In the Avery Avenue Historic District, this occurred in part because land associated with earlier, larger homes such as the Ervin House, the Powe House and the Bristol House was subdivided for additional residential construction. Other factors include the decision to lay out Walker, Morehead, and Evans Streets on tracts of vacant land and divide them into medium- and small-sized lots for residential development, and the area's proximity to textile mills in the city center. Many of the modest bungalows and cottages on Evans Street and Lenoir Street were constructed by textile workers. Architecturally, the district is significant for the size and variety of its collection of residences. Included are a number of outstanding bungalows (#s 15, 26, 41-44) and cottages (#s 25, 35, 37, 38, 49, 64), as well as the Gillam-Burleson House (#1), one of Morganton's most important Queen Anne houses. Also important is 404 Avery Avenue (#87), an interesting property with a two-story Colonial Revival facade on Avery Avenue and a one-story Victorian facade on Lenoir Street.

## CRITERIA ASSESSMENT

- A. The Avery Avenue Historic District is significant as an illustration of Morganton's residential development between ca. 1875 and ca. 1935. The district reflects a characteristic development theme in the town's history: earlier large residential construction and later infill of smaller, more modest houses.
- C. The Avery Avenue Historic District is significant as a whole as Morganton's largest collection of historic residential architecture. Constructed between ca. 1875 and ca. 1935, the district contains notable examples of Queen Anne, Colonial Revival, bungalow, and early twentieth century cottage style architecture.

## CRITERIA EXCEPTION

- B. Although 108 Short Street (#6) has been pivoted on its original site to face Short Street instead of Avery Ave., the property is architecturally significant as a restrained example of the Victorian style and its architectural importance was not compromised by the move. In addition, the house is an integral part of the district and so should be considered contributing to the historic district.



The Avery Avenue Historic District contains Morganton's largest collection of residential architecture dating from ca. 1875 to 1935. The district contains approximately eighty contributing properties, most of which are residences. Development of the area followed a pattern frequently seen in Morganton. Usually, the first wave of construction included large substantial homes with big lots that were later subdivided. The result was a sprinkling of larger homes interspersed with smaller residences. Many times both the larger and smaller homes were replaced with more modern homes of the same scale.

Avery Avenue was one of the earliest roads out of Morganton, leading to Rocky Ford. Much of the land in the area belonged to members of the Tate family. It is likely that there were some residences along this road in the antebellum period, but the earliest remaining residences date from after the Civil War. The Powe House (ca. 1875) and the Ervin House (ca. 1878) face each other across Lenoir Street, the continuation of Avery Avenue. Both houses were constructed along traditional central-hall farmhouse lines, but were altered to fit changing styles and growing families. The Ervin house is associated with Samuel J. Ervin, a prominent local attorney and businessman and was the childhood home of U. S. Senator Sam J. Ervin. The Powe House is associated with William Ellerbe Powe, a prominent farmer and mayor of Morganton. The Bristol House (ca. 1885) on Lenoir Street, was the home of Lambert Augustus Bristol, mayor of Morganton, Clerk of Court, and businessman. The house follows a traditional central-hall, double-pile plan but featured a wraparound porch (now gone), polygonal end bays and Victorian interior details.

Surviving Queen Anne houses from the 1890s include the Gilliam-Burleson House on Lenoir Street, the Nathan Lazarus House, a one-and-one-half story cottage on Avery Avenue associated with one of the founders of Lazarus Brothers Company, and the Newton House, a very restrained version of the Queen Anne built by Peter Newton, one of Morganton's most colorful and best loved merchants.

Undoubtedly these houses were joined by other substantial residences along Avery Avenue. A newspaper article reviewing the accomplishments of 1905 states that most of the houses along Avery Avenue were constructed in that year. Remnants of that construction may be seen in the house at 108 Short Street, a restrained Victorian house moved to its present location from the corner of Avery and Short Street; in the Trexler-Pitts House, now Ebony Funeral Home, which features Queen Anne and Colonial Revival details; and the Noah (See continuation sheet)

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Cover Form, Section 9.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 43 acres

UTM REFERENCES

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

VERBAL BOUNDARY DESCRIPTION

The boundary of the Avery Avenue Historic District is shown as the heavy line on the accompanying map entitled "Avery Avenue 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 and thematically unrelated construction.

