

State of North Carolina
Division of Archives and History

Burke COUNTY
Morganton North
Morganton South QUAD

INDIVIDUAL PROPERTY FORM FOR Historic Resources of Morganton

MULTIPLE RESOURCE OR THEMATIC NOMINATION

1 NAME

HISTORIC
North Green Street-Bouchelle Street Historic District
AND/OR COMMON

2 LOCATION

STREET & NUMBER along a section of North Greet Street, Bouchelle
Street and Patterson Street NA NOT FOR PUBLICATION
CITY, TOWN Morganton NA CONGRESSIONAL DISTRICT
VICINITY OF
STATE North Carolina 037 COUNTY Burke 023 CODE

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 type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" 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
	NA	<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 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 type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The North Green Street-Bouchelle Street Historic District is located along sections of North Green, Bouchelle, and Patterson streets. There are thirty-three primary buildings and seven secondary buildings (garages and carports) in the district. Of the forty total buildings, thirty-seven, or ninety-three percent, are contributing. All of the contributing primary buildings are residences. Built between ca. 1876 and ca. 1935, the properties include examples of Victorian, bungalow, Colonial Revival and eclectic cottage residences. Although St. Stephen's Episcopal Church is not considered a contributing property, it is worthy of note since the congregation dates much further back to Grace Episcopal Church's mission for blacks. St. Stephen's is the only modern building in the district, the other properties which do not contribute are vacant lots and a parking lot. One of the vacant lots on Bouchelle Street was the site of the Waighstill Avery House, now demolished.

The boundaries of the North Green Street-Bouchelle Street Historic District were determined by the erosion of the area by the central business district on the south and by modern residential construction to the north, east, and west. The district is characterized by large lots punctuated with shade trees associated with the larger homes, and smaller lots with trees and flower beds associated with the bungalows.

North Green Street and Bouchelle Street roughly parallel Yellow Mountain Road and Fleming Ford Road as shown on Joseph Erwin's 1846 map of Morganton. North Green began as an extension of Green Street, one of the two main streets specified in the 1784 act laying out the city. The upper part of Bouchelle Street was part of land belonging to Waighstill Avery and was not laid out until about 1905 when it was laid out as Water Alley, an extension of Water Street. The name was changed to Bouchelle Street in honor of Dr. Thomas Bouchelle in the 1920s. Patterson Street was laid out about the same time as Water Alley and it is likely these streets were developed specifically to allow for residential construction.

The earliest extant house in the district is the A. C. Avery House (#10, NR) built ca. 1876. The house is a vernacular, yet sophisticated, interpretation of the Italianate style. Incorporated into the brick house is an antebellum frame house, possibly the house shown on Joseph Erwin's map at the fork of Yellow Mountain and Fleming Ford Roads. It is likely that Avery obtained the land for his house from the estate of Waighstill Avery.

As is characteristic of much of Morganton's residential development, the North Green Street-Bouchelle Street Historic District saw the early construction of large, stylistically sophisticated homes. The Perkins House (#11), the Connelly House (#12), the Howard House (#1) and 405 North Green Street (#3) are good examples. All of these homes were constructed ca. 1890 and represent the first wave of development on North Green Street after the early construction of the Avery House. The Perkins House, a

(See continuation sheet)

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For NPS use only: received _____ date entered _____

Continuation sheet NGBHD: Description Item number 7 Page 1

highly developed example of Queen Anne style architecture is easily the most sophisticated of these. The Connelly House and 405 North Green Street are good examples of vernacular forms with Victorian ornamentation applied, a practice common in towns situated in predominantly rural areas.

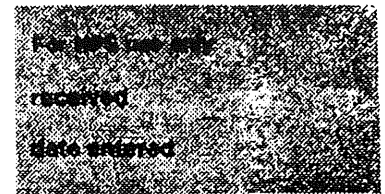
Also characteristic is the later infill construction of more modest residences in nationally popular styles. This type of resource shows up on Bouchelle Street in the excellent examples of Craftsman bungalows as well as the less sophisticated bungalows and cottages also found along this street and on Patterson Street. About this same time at the other end of Bouchelle, a small black neighborhood developed associated with the black Avery family. The houses are generally one-story, frame cottages with small facade porches. The Avery family was active in the formation of St. Stephens Episcopal Church and when the congregation built its present building, they purchased the property on Bouchelles Street from the Averys.

Still later development in the form of modest Colonial Revival and eclectic cottages took place on North Green Street in the 1930s. The A. C. Avery House was purchased by real estate developers in the 1920s and used as rental property. In the late 1930s the owners subdivided the property for a development called Avery Place which is adjacent to the historic district.

The North Green Street portion of the district faces commercial development pressures because of its proximity to the central business district and because North Green Street has become a major traffic artery. The Bouchelle Street and Patterson Street sections seem relatively stable although there is some question as to how the Waightstill Avery House site will be developed.

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North Green Street-Bouchelle Street Historic District

INVENTORY

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

- C 1. 401 N. Green St. (Howard House): ca. 1890; two-story, frame, L-shaped, gable-roofed residence; hip-roofed, wraparound porch with scrollwork brackets; polygonal bay windows with bracketed cornice; home of Hugh Alexander Howard, boot and shoe maker, farmer, and merchant.
- N a. Small frame carport to rear.

- C 2. 403 N. Green Street: ca. 1935; two-story, hip-roofed, brick residence; Colonial Revival influence.

- C 3. 405 N. Green Street: ca. 1900; two-story, hip-roofed, frame residence one-story wing on south elevation; two-story pedimented portico with unusual star-in-circle motif; second-story balcony on facade.

- C 4. 407 N. Green Street: ca. 1900; two-story, hip-roofed, frame residence with projecting gabled bays; hip-roofed, wraparound porch with pedimented entrance.

- C 5. 409 N. Green Street: ca. 1920; one-and-one-half story, frame, gable-roofed bungalow; pedimented dormer; hip-roofed wraparound porch.

- C 6. 418 N. Green Street: ca. 1930; one-and-one-half story, brick, gable-roofed bungalow.

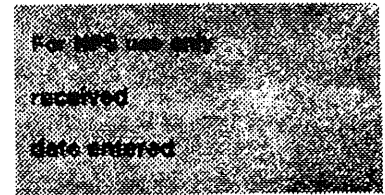
- C 7. 414 N. Green Street: ca. 1930; two-story, frame, gable-roofed residence; small pedimented entrance portico; flanking projections-north is a porte cochere, south is a screened porch; Colonial Revival influence.

- C 8. 412 N. Green Street: ca. 1935; two-story, gambrel-roofed, frame residence; large shed dormer; picturesque tapered chimney on facade.
- C a. Small, frame one-bay carport to rear.

- C 9. 410 N. Green Street: ca. 1930; two-story, brick and frame, gable-roofed residence; shed-roofed dormer; gabled entrance portico and one-story wing.
- C a. Small, frame one-bay carport to rear.

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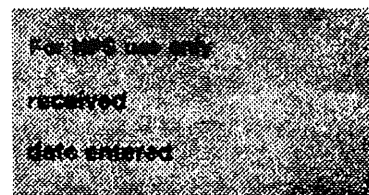


Continuation sheet NGBHD: Inventory Item number 7 Page 3

- C 10. 408 N. Green Street (Avery-Summersette House): ca. 1876; two-story, brick, asymmetrical residence; strong Italianate influences including a square tower, long narrow windows, arcaded porch; relatively ornate, Italianate and Victorian interior detail.
- C 11. 402 N. Green Street (Perkins House): ca. 1890; two-and-one-half story, frame, asymmetrical, Queen Anne style residence with a complex roofline; one-story wraparound porch with spindle frieze; polygonal bay windows; balcony on facade; bracketed window hoods.
- C 12. 400 N. Green St. (Connelly House): ca. 1890; two-story, central-hall, gable-roofed, frame residence; hip-roofed wraparound porch; boxed cornice with scroll brackets and dentil blocks; balcony on the facade; entrances have transom and side-lights; polygonal bay window.
 N a. small, frame carport to rear; compatible but recent.
- C 13. 309 Bouchelle St.: ca. 1920; one-story, frame, gable-roofed residence; shed-roofed porch.
 C a. Gable-roofed frame garage to rear.
- C 14. 307 Bouchelle St.: ca. 1920; one-story, hip-roofed, frame residence; hip-roofed porch.
- C 15. 305 Bouchelle St.: ca. 1925; one-and-one-half story, frame, gable-roofed bungalow; gable-roofed wraparound porch supported by tapered pillars on piers; gabled dormer and facade projection; craftsman inspired brackets under eaves.
- C 16. 303 Bouchelle Street: ca. 1925; one-story, frame, gable-roofed, shingle-sided bungalow; brackets under the eaves.
- PL 17. Parking Lot.
- C 18. 202 Patterson St.: ca. 1920; one-story, gable-roofed, frame, shingle-sided bungalow; gable-roofed porch supported by tapered pillars on piers; brackets under the eaves and a shed-roofed bay window.
- C 19. 204 Patterson St. (Dark Inn): ca. 1920; one-and-one-half story, frame, gable-roofed residence; hip-roofed porch with pedimented entrance; gable-roofed dormer has boxed cornice with returns; small pedimented entrance portico on one side.

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Inventory—Nomination Form

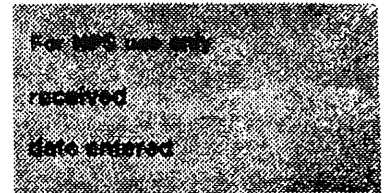


Continuation sheet NGBHD: Inventory Item number 7 Page 4

- C 20. 206 Patterson St.: ca. 1935; two-story, hip-roofed, brick residence; central, one-story, hip-roofed portico on the facade.
 - C a. Two-story, hip-roofed garage and apartment to rear.
- C 21. 205 Patterson St.: ca. 1930; one-story, gable-roofed, frame bungalow; shed-roofed porch; eave brackets.
- VL 22. Vacant Lot: Former site of the Waightstill Avery House.
- C 23. 302 Bouchelle St.: ca. 1920; one-and-one-half story, gable-roofed, frame residence; recessed corner porch.
- C 24. 304 Bouchelle St.: ca. 1920; one-and-one-half story, gable-roofed, frame bungalow; gable-roofed porch and porte cochere; heavy eave brackets.
- C 25. 306 Bouchelle St.: ca. 1925; one-and-one-half story, gable-roofed, brick bungalow; shed-roofed porch; shed-roofed dormer.
 - C a. Small, two-bay gabled frame garage to rear.
- C 26. 308 Bouchelle St.: ca. 1925; one-story, gable-roofed, frame bungalow; offset front porch.
- C 27. 310 Bouchelle St.: ca. 1925; one-and-one-half story frame gable-roofed, bungalow; eaves extend to shelter porch; shed-roofed dormer.
- C 28. 312 Bouchelle St.: ca. 1925; one-and-one-half story, gable-roofed, frame bungalow; eaves extend to cover porch; shed-roofed dormer.
- C 29. 314 Bouchelle St.: ca. 1925; one-story, gable-roofed, frame bungalow; eaves extend to shelter porch; shed-roofed dormer.
- VL 30. Vacant Lot.
- N 31. 318 Bouchelle St. (St. Stephen's Episcopal Church): ca. 1948; concrete block, stuccoed, Gothic Revival influenced church.
- C 32. 320 Bouchelle St.: ca. 1920; one-story, frame bungalow; gable-roofed; shed-roofed porch supported by pillars on piers.
- VL 33. Vacant Lot.
- C 34. 400 Bouchelle St.: ca. 1920; one-story, frame, shiplap-sided, hip-roofed cottage; hip-roofed porch supported by plain posts.
- C 35. 402 Bouchelle St.: ca. 1920; one-story, gable-roofed, frame cottage; hip-roofed porch supported by plain posts; four-vertical-over-one sash vertical-paned attic light.

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



Continuation sheet NGBHD: Inventory Item number 7 Page 5

- VL 36. Vacant Lot.

- C 37. 406 Bouchelle St.: ca. 1920; one-story, gable-roofed, frame cottage; shed-roofed porch supported by wrought iron posts.

- C 38. 408 Bouchelle St.: ca. 1925; one-and-one-half story, frame, gable-roofed bungalow; roof extends to shelter porch supported by pillars on piers; gabled dormer; Craftsman eave brackets.

Resources Count

	<u>Contributing</u>	<u>Noncontributing</u>	<u>Totals</u>
Primary Buildings	32	1	33
Secondary Buildings	5	2	7
	<u>37</u>	<u>3</u>	<u>40</u>

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. 1876-ca. 1935

BUILDER/ARCHITECT

Unknown

STATEMENT OF SIGNIFICANCE

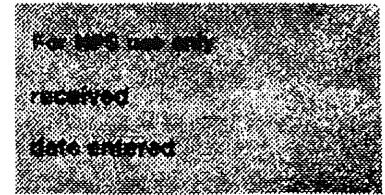
See continuation sheet

CRITERIA ASSESSMENT

See continuation sheet

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National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

NGBHD: Significance

Item number 8

Page 1

STATEMENT OF SIGNIFICANCE

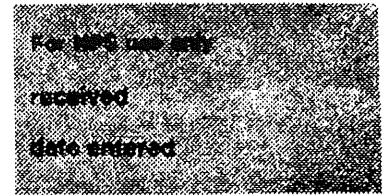
The North Green Street-Bouchelle Street Historic District is located northwest of the central business district along sections of North Green Street, Bouchelle Street, and Patterson Street. The properties were constructed between ca. 1876 and ca. 1935 and illustrate the development of North Green Street as a small, but substantial, residential neighborhood, and of Bouchelle and Patterson Streets as a later, middle-class residential area. The district as a whole is another example of the recurring theme of early, substantial construction followed by subdivision of land and middle-and working-class construction in the 1920s and 30s. Also present in this district is a small concentration of houses associated with black citizens, notably the Avery family. St. Stephen's Episcopal Church, built ca. 1948, does not contribute to the character of the district because it falls outside the period of significance. The church is important nonetheless, because it is the present building for a black congregation that began as a mission of Grace Episcopal Church. The black Avery family was instrumental in founding the mission and provided the land for this building. The district is significant architecturally for its notable examples of Victorian architecture including the Italianate-influenced Avery-Summersette House, the Queen Anne Perkins House, and a number of vernacular-form houses with Victorian embellishment. Bouchelle and Patterson streets contain a number of substantial bungalows that are notable examples of the form and are quite similar to the bungalows on Morehead Street. These houses share a one-and-one-half-story form and Craftsman detailing. There has been little modern construction in the district and that which has occurred has been of similar scale and materials to the historic properties. Of the thirty-three primary elements in the district, thirty-two or ninety-seven percent are contributing. The Bouchelle and Patterson Street sections of the district appear to be fairly stable. The North Green Street area however, is under considerable pressure from commercial development, both residential and retail and office.

CRITERIA ASSESSMENT

- A. The North Green Street-Bouchelle Street Historic District is significant as an illustration of a recurring theme in Morganton's history, that of residential neighborhoods developing from small collections of earlier substantial houses situated on large lots into mixed-scale, mixed-income neighborhoods as smaller infill houses were constructed on lots subdivided from the larger parcels.
- C. The North Green Street-Bouchelle Street Historic District is significant as a collection of historic residential architecture containing notable examples of Queen Anne, Italianate, and vernacular Victorian houses and Craftsman-inspired bungalows.

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet	Historical	Item number	8	Page	2
	NGBHD: Background				

HISTORICAL BACKGROUND

The North Green Street-Bouchelle Street Historic District is significant as an intact collection of residential buildings dating from ca. 1876 to ca. 1935. The neighborhood is another illustration of the pattern of subdividing large lots surrounding early substantial houses for smaller scale residential construction. The district also illustrates another trend in Morganton, that of blacks and whites sharing the same neighborhood. The area also includes several outstanding examples of Victorian architecture and a good collection of bungalows.

The earliest existing house in the district is the Avery-Summersette House, home of A. C. Avery a prominent attorney and jurist. The house was constructed with its side to North Green Street and obviously once had an unobstructed view of town. It is likely that Avery obtained the property from the estate of Waightstill Avery whose town home was nearby on the corner of Bouchelle and Patterson.¹¹⁴

About 1890 the Avery House was joined on North Green by several notable Queen Anne inspired houses including the Howard House, the Connelly House, the Perkins House and 405 North Green Street. All of these houses, though frame, are similar in scale to the Avery House and have large landscaped lots.

Later construction centered on Bouchelle Street where the owners of the Waightstill Avery House apparently began to subdivide the property. The house did retain a large lot of its own. The row of houses on the west side of Bouchelle Street is an excellent collection of substantial bungalows very similar to those on Morehead Street and also date from the 1920s and 30s. The houses across the street are from roughly the same period but are smaller bungalow inspired residences.

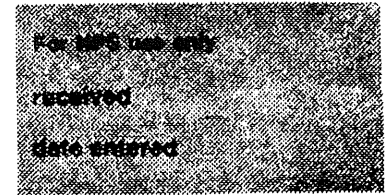
A short distance down Bouchelle Street during approximately the same time period, a small black neighborhood developed, populated mostly by families named Avery. It is likely that these families had been associated with the white Avery family during slavery and had acquired the property from the descendants of their ancestors' masters. This phenomena occurred more than once in Morganton and is a manifestation of the close and relatively amicable ties between the black and white communities. The black Avery families were instrumental in founding the St. Stephens mission of Grace Episcopal Church and sold the land to the church when its present building was constructed on Bouchelle ca. 1948.

Reuben Avery, whose home was one of the first in this section of the district, was a master brickmason and was in charge of production at Robert Presnell's brickyard. Among Avery's children are sons Herbert, who was one of the first blacks to attain the rank of captain in the black infantry in World War I, and Eugene, one of the first black Episcopal ministers and archdeacon of New Jersey.¹¹⁵

Additional construction in the district took place on North Green Street after the Avery residence was acquired by real estate developers and the large parcel was divided. These houses, built in the early 1930s, face Green Street behind the Avery House and exhibit the eclectic styles then in vogue. Much later the property

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National Park Service**

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



Continuation sheet	Historical NGBHD: Background	Item number 8	Page 3
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was further divided and four small rental houses were built in the front yard of the house.

The Bouchelle Street and Patterson Street sections of the district are relatively stable. Several of the houses on Patterson are used for commercial purposes but have been sensitively adapted. The residences on Bouchelle are occupied, and for the most part well-maintained. St. Stephen's Church is an anchor on the lower part of the street. North Green Street however, is in a state of flux, particularly the older frame houses nearest downtown. The Avery-Summersette House has been beautifully restored as a private residence, but as older residents leave and their homes come on the market, it is likely there will be pressure to develop the properties commercially because of the neighborhoods proximity to the business district and North Green Street's status as a major traffic artery.

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

See continuation sheet

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Cover Form, Section 9

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 21 acres

UTM REFERENCES

			E 17	4 3 7 3 1 0	3 9 5 6 3 0 0		
A	1, 7	4 3 7 8, 1, 5	3, 9 5, 6	1, 2, 0	B 1, 7	4 3, 7 5, 0, 0	3, 9 5, 5 9, 2, 0
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
c	1, 7	4 3, 7 2, 6, 0	3, 9 5, 5 9, 6, 0		d 1, 7	4 3, 7 1, 8, 0	3, 9 5, 6 0, 9, 0

VERBAL BOUNDARY DESCRIPTION

The boundary for the North Green St.-Bouchelle St. Historic District is shown as the heavy line on the accompanying map entitled "North Green Street-Bouchelle Street Historic District" 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 construction.

