

INDIVIDUAL PROPERTY FORM FOR

Historic Resources of Morganton

XX MULTIPLE RESOURCE OR THEMATIC NOMINATION

1 NAME

HISTORIC

West Union Street Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER along sections of West Union Street,
Montrose St., and Riverside Drive

NA NOT FOR PUBLICATION

CITY, TOWN

Morganton

CONGRESSIONAL DISTRICT

NA VICINITY OF

STATE

North Carolina

CODE

037

COUNTY

Burke

CODE

023

3 CLASSIFICATION

CATEGORY

DISTRICT

BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

NA

STATUS

OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER

4 OWNER OF PROPERTY

NAME

Multiple Ownership (See continuation sheet)

STREET & NUMBER

NA

CITY, TOWN

STATE

NA

VICINITY OF

NA

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Burke County Courthouse

STREET & NUMBER

South Green Street

CITY, TOWN

STATE

Morganton

North Carolina 28655

6 FORM PREPARED BY

NAME / TITLE

Suzanne Pickens Wylie

ORGANIZATION

DATE

Preservation Consultant

July 31, 1986

STREET & NUMBER

TELEPHONE

3301-T Park Road

(704) 527-1610

CITY OR TOWN

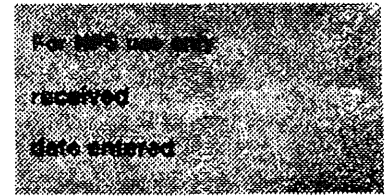
STATE

Charlotte

North Carolina 28209

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

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

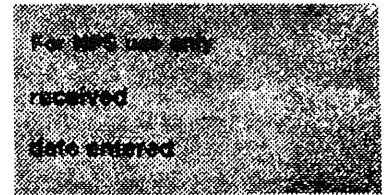


Continuation sheet WUHD: Owners Item number 4 Page 1

<u>OWNER NAME</u>	<u>PROPERTY NUMBER</u>
Daniel, Stephen T. Jr. & Sharon P. O. Box 1825 Morganton, NC 28655	1
Patton, Mabel Pitts 311 West Union Street Morganton, NC 28655	2
Hoyle, Claude E. & Myrtle L. 313 W. Union St. Morganton, NC 28655	3
Huffman, Robert Dec. & Pearl 315 W. Union St. Morganton, NC 28655	4
Phifer, Mary Adair P. O. Box 609 Morganton, NC 28655	5
Helms Properties Suite 100 NCNB Plaza Helms, Thomas H. Winston Salem, NC 27101	7
Jarrah, Azmi S. & Maha B. 319 West Union Street Morganton, NC 28655	6
Daniel, David M. & Pamela M. 401 West Union Street Morganton, NC 28655	8
Riddle, Mira D. 403 West Union Street Morganton, NC 28655	9
Southmont Ltd. Partnership Box 2372 Winston Salem, NC 27102	10
Brothers, Edith McCormick 409 W. Union St. Morganton, NC 28655	12

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Continuation sheet

WUHD: Owners

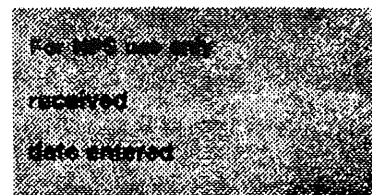
Item number 4

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<u>OWNER NAME</u>	<u>PROPERTY NUMBER</u>
Triggs, C. Gary & P. M. Triggs 411 West Union Street Morganton, NC 28655	13
McIlwain, James M. & Jonnie C. 413 West Union Street Morganton, NC 28655	14
Hairfield, Beverly D. Jr. & Connie 602 West Union St. Morganton, NC 28655	15
Blanton, Thomas R. III & Elizabeth 407 West Union Street Morganton, NC 28655	11
Matthews, Lucille Dawn 603 West Union St. Morganton, NC 28655	22
Phifer, Edward W. III & Rebecca 601 West Union St. Morganton, NC 28655	21
Stoney, Mary Kistler 509 W. Union St. Morganton, NC 28655	20
McBrayer, Gerald F. & Audrey G. 507 W. Union St. Morganton, NC 28655	19
Browning, Henry L. III & Carol 505 W. Union St. Morganton, NC 28655	18
Hart, Elzie F. Jr. Hart, Elzie F. Jr. & Nancy B. 501 W. Union St. Morganton, NC 28655	16
Harrell, Bert E. & Judy R. 605 W. Union St. Morganton, NC 28655	23

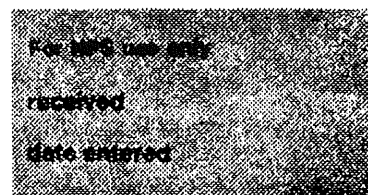
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<u>OWNER NAME</u>	<u>PROPERTY NUMBER</u>
Pitts, Ralph S. & Teresa R. 609 W. Union St. Morganton, NC 28655	25
Berry, Evelyn Kibler 607 W. Union St. Morganton, NC 28655	24
Hairfield, Elizabeth Gaston 604 W. Union St. Morganton, NC 28655	27
Hairfield, Beverly D. & Elizabeth 604 W. Union St. Morganton, NC 28655	26
Walker, Ruth F. 101 Riverside Drive Morganton, NC 28655	29
Bartle, Douglas W. & Jeanie E. 805 W. Fleming Drive Morganton, NC 28655	31
Jokinen, John V. & Huntie H. 207 Riverside Drive Morganton, NC 28655	33
Triebert, H. R. & Marjorie Miller 600 W. Union St. Morganton, NC 28655	28
Russell, Claude P. & Katherine 209 Riverside Drive Morganton, NC 28655	34
Copeland, Frederick L. & Susan 211 Riverside Drive Morganton, NC 28655	35
Teele, H. Dockery Jr. & Judith W. P. O. Drawer 2215 Morganton, NC 28655	36

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WUHD: Owners

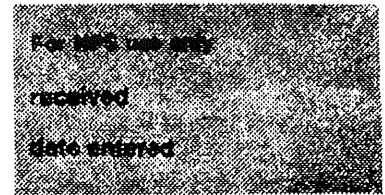
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<u>OWNER NAME</u>	<u>PROPERTY NUMBER</u>
Hemstreet, Donald J. & Joy G. 205 Riverside Drive Morganton, NC 28655	30, 32
Davis, C. V. Mrs. 103 Pearson Drive Morganton, NC 28655	38
Simpson, Ronald Mrs. 5401 Cedarwood Drive Raleigh, NC 27609	37
Spake, Yates E. and Alberta B. 108 Riverside Drive Morganton, NC 28655	39
First Baptist Church 502 W. Union St. Morganton, NC 28655	41, 41a
Bennett, R. M. & Pamela M. 410 W. Union St. Morganton, NC 28655	42, 43
Cutting, Douglas S. & Nancy Y. 406 W. Union St. Morganton, NC 28655	44
Riddle, Joseip I & Caroline H. Western Carolina Center Morganton, NC 28655	45
Driscoll, William H. & Mikell A. 400 W. Union St. Morganton, NC 28655	46
Pearson, Herron S. & Linda K. 310 W. Union St. Morganton, NC 28655	50

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OWNER NAME

PROPERTY NUMBER

Collett, Nancy Bernhardt
312 W. Union St.
Morganton, NC 28655

49

Best, James M. & Patrice B.
314 W. Union St.
Morganton, NC 28655

48

Mull, Gladys B.
316 W. Union St.
Morganton, NC 28655

47

7 DESCRIPTION

10/14/1983

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input 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 type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

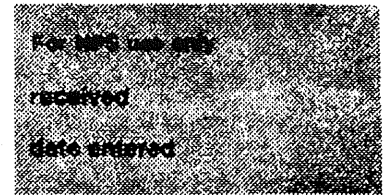
The West Union Street Historic District, located along sections of W. Union Street and Riverside Drive contains Morganton's most stylistically sophisticated collection of residential architecture. There are forty-eight primary buildings and twenty-seven secondary buildings (garages and carports) included in the district. Of the seventy-five total buildings, sixty-two, or eighty-three percent, are contributing.

All of the contributing buildings were constructed between ca. 1815 and ca. 1940. The majority of those were constructed between ca. 1890 and ca. 1938. The district has traditionally been the home of Morganton's most prominent citizens and the imposing Queen Anne and Colonial Revival residences that line W. Union and Riverside attest to their status. Even the smaller cottages and bungalows that dot the district are stylistically more sophisticated than similar residences in other parts of the town. Some modern residential construction has taken place, but scale, setback, and landscaping are visually compatible. The modern First Baptist Church occupies a large parcel on W. Union, but the traditional design of the building does not significantly impair the integrity of the district.

District boundaries were established to the northeast by encroachment of modern commercial construction, to the southwest by vacant land, a modern church complex and modern residential construction, to the northeast by modern residential construction and to the southeast by modern residential construction and older construction that did not fit within the themes of significance for this district. All of the historic properties remain single-family units with the exception of the A. M. Kistler House which is utilized by the First Baptist Church. The church complex constitutes the largest single noncontributing element in the district; however, its effect on the visual integrity of the district is softened by the traditional design of the church and the retention of the A. M. Kistler House as a semi-detached feature. Other modern construction has taken place, however the houses are of a similar scale and are usually set back from the street on large, landscaped lots. Of fifty primary properties in the district forty, or eighty percent, contribute.

West Union Street continued past the original town grid to become the Asheville Highway as shown by the 1846 map of the town. Judging by the number of houses shown along the road, it was probably one of the earliest residential areas outside the grid. Samuel Greenlee had constructed Mountain View Plantation in 1815 just outside the city limits, which had been extended about 1806 to include land along the highway Greenlee sold to the town commissioners. Farther out the Asheville Highway was the Waltons' Creekside, built ca. 1836, indicating the area was a popular residential section. Among others shown along the road within the city limits in 1846 was B. S. Gaither, whose ca. 1842 Greek Revival Cottage survives, moved and altered, on North Anderson Street. The street has a gentle curve that wraps the rise on which Mountain View is located, likely a remnant of its origin as the Asheville Highway. Riverside Drive is a sharply winding street that runs northwest from West Union toward the Catawba River. Riverside Drive is home to a variety of architectural styles: small bungalows, Tudor Revival, Colonial Revival, Queen Anne, and vernacular Victorian.

(See continuation sheet)

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WUHD: Description

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The houses in the district are, with few exceptions, well-maintained and set on landscaped lots punctuated by large shade trees and flower beds. Generally, the older, Victorian era houses are closer to the street, possibly because the streets were widened after the houses were constructed. The sophisticated Colonial Revival mansions in the district are usually set far back on their lots, fronted by broad expanses of lawn.

Although the area was established as a desirable residential neighborhood early on, the first real wave of development came in the 1890s. Morganton was experiencing new commercial and industrial prosperity and those creating that prosperity were in a position to construct substantial residences. Influenced by the sophisticated high-style designs of Broughton Hospital and the School for the Deaf, prominent citizens built large Queen Anne residences on huge landscaped lots. The best surviving examples are the Riddle House (#13) and the Frisard House (#36). Small-scale versions were also constructed; the best surviving examples are seen in the Lazarus House (#14) and 408 West Union (#43).

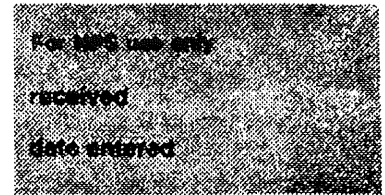
Ironically, a new wave of prosperity in the 1920s and the 1930s, interrupted briefly by the Depression, led to the demise of many of these elaborate homes. The affluent of this period wanted, and could afford, the most modern residences. In a flurry of building activity, West Union Street and Riverside Drive became a showcase of Colonial Revival architecture. Without question, the two most outstanding examples are the Kistler-Stoney House (#20) and the Franklin P. Tate House (#42, NR). The Kistler-Stoney House was designed by Charlotte architect M. R. Marsh and is a superb academically correct example of the style. The Tate House was designed by New York architect Electus Litchfield and is an excellent example of the style translated into native North Carolina stone. Other notable examples are the A. C. Chaffee House (#50) designed by Charlotte architect Louis Asbury, and the J. Henry Gaston House (#27).

Three smaller scale houses on West Union are notable, though varied, examples of the bungalow mode. The houses at 314 (#48) and 609 (#25) West Union are excellent examples of bungalows with Colonial Revival influences. The house at 311 West Union (#2) is an outstanding example of the bungalow style as influenced by the Craftsman movement and the Prairie School.

The twenty-seven secondary buildings consist predominantly of garages built to accompany the Colonial Revival houses built in the early twentieth century. These are of similar architectural design and material as the houses, and are a distinctive, contributing group of resources within the district.

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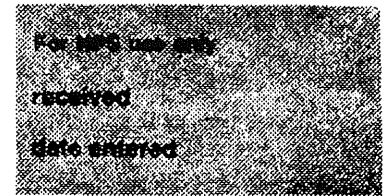
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West Union Street Historic District

INVENTORY

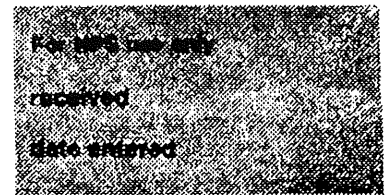
Key: C - Contributing
N - Noncontributing
VL - Vacant Lot

- C 1. 309 West Union St.: ca. 1930; two-story, frame, gambrel-roofed residence; large shed dormer, influences of the Dutch Colonial style.
- C 2. 311 West Union St.: ca. 1921; airplane bungalow; brick, low-pitched, gable-roof; shingle trim in the gables; and on second story; brackets under eaves; influenced by Craftsman movement and the Prairie School.
 - C a. Matching garage in rear attached to main house by a columned pergola.
- C 3. 313 West Union St.: (Lyman House): ca. 1910; two-story, frame, hip-roofed residence featuring Colonial Revival elements; hip-roofed dormers, central two-tiered portico extends into a one-story wraparound porch with paired, simple columns; synthetic siding.
- C 4. 315 W. Union St. (Huffman House): ca. 1932; two-story, gable-roofed, brick residence; influences of the Colonial Revival style in the symmetrical fenestration and one-story, pedimented entrance portico and modillions; asymmetrically placed chimney and offset gabled projection suggest influences of the Tudor Revival; slate roof.
- C 5. 317 W. Union St. (Phifer House): ca. 1938; two-story, brick, gable-roofed, Colonial Revival residence; block modillions; regular fenestration; flanking end chimneys; broken pediment door surround; home of Dr. Edward Phifer, a prominent local physician who helped found Grace Hospital.
 - C a. Gabled two-bay brick garage to rear.
- C 6. 319 West Union St.: ca. 1935; two-story, brick, gable-roofed, Colonial Revival residence; two-story, monumental portico on facade; block modillions; flanking end chimneys; slate roof.
 - C a. Gabled brick garage to rear.
- N 7. 101 S. Anderson: ca. 1970; two-story, brick apartment building.
- C 8. 401 W. Union St. (Collett House): ca. 1930; two-story, brick, hip-roofed, Colonial Revival residence; regular fenestration, flanking side projection, one a porch, the other a sunroom, both have balcony balustrades; one-story central portico with balcony balustrade.

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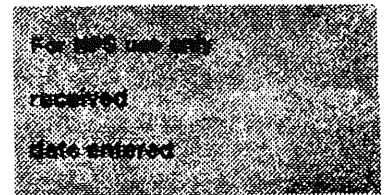
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- C 9. 403 W. Union St.: ca. 1940; two-story, brick, gable-roofed Colonial Revival residence; small pedimented entrance portico supported by clustered columns; boxed cornice with returns and modillions.
- C a. Gabled two-story garage with apartment to rear; two-bay, brick.
- VL 10. Vacant Lot.
- C 11. 407 W. Union St.: ca. 1895; two-story, frame, asymmetrical, multi-gabled-roofed residence; Queen Anne influences, probably had early-twentieth century alterations that simplified the design; hip-roofed wraparound porch; hip-roofed sunroom; imbricated shingles in gables; synthetic siding.
- C a. Gabled two-bay frame garage to rear.
- C 12. 409 W. Union (Cobb-Brothers House): ca. 1900; one-and-one-half story, frame hip-roofed residence; hip-roofed dormer; asymmetrical massing; hip-roofed wraparound porch with simple columns; balustrade has been removed from porch; synthetic siding; home of Beatrice Cobb, longtime editor and publisher of the Morganton News-Herald.
- C 13. 411 W. Union St. (Dr. Riddle House, NR): ca. 1890; two-and-one-half story, asymmetrical, hip-roofed, frame, Queen Anne residence; three story square tower, one-story polygonal bay with Queen Anne windows; wraparound porch featuring elaborate spindle work and carved sunburst brackets, balcony featuring curved supports with spindle and turned work.
- N a. Frame carport to rear; detailed to blend, but recent.
- C 14. 413 W. Union St. (Isaac Lazarus House): ca. 1895; one-and-one-half story, hip-roofed, frame, Queen Anne cottage; projecting gables; semi-engaged tower; wraparound columned porch; synthetic siding; home of Isaac Lazarus, co-founder of Lazarus Department Store.
- N a. Two-bay frame carport to rear.
- C 15. 415 W. Union St.: ca. 1895; one-and-one-half story, asymmetrical, frame, hip-roofed, Queen Anne cottage; diamond-paned attic windows; ornate wrap-around porch with turned posts topped by curved brackets and pendants.
- C 16. 501 W. Union St.: ca. 1936; one-story, brick, cross-gabled Colonial Revival residence; boxed cornice with returns; simple door surround with shelf architrave, entrance features sidelights.
- C a. Large gabled brick garage to rear, three-bay.
- C 17. 503 W. Union St. (Samuel Huffman House): ca. 1935; two-story, gable-roofed, brick residence; three pedimented dormers; one-story shed-roofed porch with simple posts; flanking end chimneys; home of Samuel Huffman, one of the founders, and first president of Drexel Furniture Co.
- C a. Small, hip-roof block garage to rear.
- C 18. 505 W. Union St.: ca. 1925; one-and-one-half story, gable-roofed, frame bungalow; large shed dormer; roof extends to shelter porch on facade.

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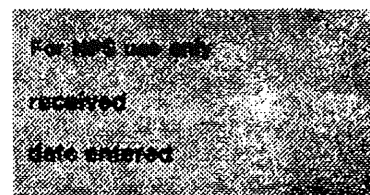
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- N a. Compatible but recent gabled frame carport.
- C 19. 507 W. Union St.: ca. 1900; two-story, asymmetrical; hip-roofed, frame residence with gabled projections; wraparound porch with pedimented entrance; combines Victorian and Colonial Revival influences.
- C 20. 509 W. Union St. (Kistler-Stoney House): ca. 1936; two-and-one-half story, brick, gable-roofed Colonial Revival residence; designed by Charlotte architect M. R. Marsh, this house is the finest example of the Colonial Revival in Morganton; paired chimneys in each gable end; symmetrical facade features a two-story pedimented portico sheltering the central entrance, while the rear elevation has a full width two-story portico; interior features include fully panelled walls and a sweeping staircase in the wide central hall; home of Charles Kistler of the Burke Tannery and Andrew Stoney, founder of Stoney-Kistler Insurance.
- C a. Matching gable-roofed garage to rear.
- C 21. 601 W. Union St. (Presnell House): ca. 1925; two-story, gable-roofed, frame residence; offset pedimented entrance portico; paired eight-over-one sash.
- C 22. 603 W. Union St. (Clodfelter House): ca. 1925; two-story, hip-roofed, brick residence; bungalow-type wraparound porch with a low hipped roof, massive tapered pillars on brick piers and a pedimented entrance.
- C a. Small, hip-roof, single-bay frame carport to rear.
- N 23. 605 W. Union St.: ca. 1950; two-story, brick Colonial Revival house.
- C 24. 607 W. Union St.: ca. 1925; two-story, gable-roofed, frame bungalow; wide overhanging braced eaves; shed-roofed porch supported by pillars on piers.
- C 25. 609 W. Union St.: ca. 1925; one-and-one-half story, gable-roofed, brick bungalow; Colonial Revival influences; large, central, gabled dormer; gabled canopy shelters central entrance which features a fanlight.
- C 26. 604 W. Union St. (Mountain View Plantation House, NR): ca. 1815 with later alterations; two-story, steeply-pitched gable roof, stuccoed brick residence; originally a modified Quaker plan; long ell added to rear; major remodelling during Victorian period added the scalloped bargeboard and other features removed in subsequent Colonial Revival remodellings. The house originally sat alone on the hill, later construction came into the former front yard of the house.
- C 27. 602 W. Union St. (J. Henry Gaston House): ca. 1926; two-story, brick, flat-roofed, Colonial Revival residence; corner quoins, stringcourses, projecting denticulated cornice; one-story, arcaded, flanking porches; projecting central pavilion of rusticated voussoirs framing an arcaded entrance with rope molding; home of J. Henry Gaston who worked in hotel management and the coal and ice business.
- C a. Matching flat-roof brick garage to rear; conversion to apartment.

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- C 28. 600 W. Union St.: ca. 1923; two-story, hip-roofed, brick Colonial Revival residence; hip-roofed porch supported by Tuscan columns; entrance has transom and sidelights.
- C 29. 101 Riverside Dr.: ca. 1935; one-and-one-half story, brick Dutch Colonial Revival residence; clipped-gable roof; clipped-gable over central entrance; side porch supported by brick pillars; wide projecting cornice; shelf architrave over entrance supported by simple columns.
C a. Small gabled carport to rear; brick.
- C 30. 103 Riverside Dr.: ca. 1930; one-story, frame, gable-roofed bungalow with Craftsman eave brackets and porches supported by plain posts on piers.
C a. Small gabled carport to rear; frame.
- C 31. 201 Riverside Dr.: ca. 1930; two-story, hip-roofed, brick Colonial Revival residence; dentilled cornice; blind arches over six-over-six windows; segmental pedimented entrance portico supported by Tuscan columns; flanking porches with balcony balustrades.
C a. Matching hip-roof garage to rear; brick and tile.
- C 32. 205 Riverside Dr.: ca. 1935; two-story, gable-roofed, brick residence with Colonial Revival details pedimented entrance portico supported by Ionic columns shelters door with sidelights; altered.
C a. Matching gable-roof garage to rear; brick; same ionic columns support across lintel bay.
- C 33. 207 Riverside Dr.: ca. 1935; two-story, brick, gable-roofed Colonial Revival residence; symmetrical fenestration; swans' neck pediment over central entrance.
C a. Gabled frame garage to rear.
- N 34. 209 Riverside Dr.: ca. 1950; two-story, brick Colonial Revival residence.
- C 35. 211 Riverside Dr.: ca. 1928; two-story, hip-roofed, brick, Colonial Revival residence; designed by Charlotte architect M. R. Marsh; segmental pedimented entrance portico supported by Tuscan columns; central entrance has transom and sidelights; projecting one-story wing on right elevation.
C a. Hip-roof garage to rear.
- C 36. 213 Riverside Dr. (Frisard House): ca. 1890; two-story, cruciform, frame, pyramidal-roofed Queen Anne residence; bracketed cornice; projecting bays and a bay window with clipped corners decorated with flat corner brackets and pendants; wraparound porch with turned posts, scroll-brackets, and spindle trim on the balustrade; main gables have scalloped shingles; pedimented porch gable has sunburst stickwork; home of Emile Frisard, a resort and real estate developer.

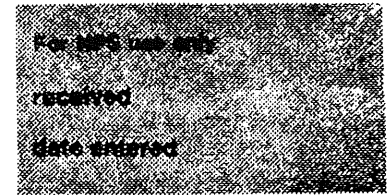
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- VL 37. Vacant Lot.
- C 38. 102 Montrose St. (Haney House): ca. 1890; two-story, T-shaped, gable-roofed, frame residence; wraparound porch with simple balustrade.
- C 39. 108 Riverside Dr.: ca. 1938; one-and-one-half story, stone, asymmetrical, multi-gable-roofed, Tudor Revival residence; mock half-timbering on upper level.
- C 40. 102 Riverside Dr.: ca. 1904; one-and-one-half story, brick, gable-roofed, cottage.
- C 41. 502 W. Union St. (A. M. Kistler House): ca. 1927; two-and-one-half story brick, hip-roofed Colonial Revival residence; now attached to the Baptist Church by an arcade; Palladian window over a flat-roofed entrance portico featuring Roman Doric columns and entablature; central entrance has traceried fanlight and sidelights; window lintels have Greek-fret designs; home of A. M. Kistler, a principal partner in the Burke Tannery.
- N a. First Baptist Church: ca. 1970; brick, Georgian Revival church connected to Kistler House by arcade.
- N b. Educational/assembly wing: large rectangular brick structure.
- C c. Two-bay, hip-roof garage built to serve Kistler House; later converted to meeting room by church.
- C d. Octagonal Kistler garden structure, open at sides; Doric columns support tile roof.
- C 42. 410 W. Union St. (Franklin P. Tate House, NR): ca. 1928; two-and-one-half story stone, gable-roofed Colonial Revival residence; designed by New York architect Electus D. Litchfield, this residence is one of the finest examples of Colonial Revival architecture in Morganton; symmetrical fenestration; gabled dormers; gable-end chimney; denticulated boxed cornice; semi-circular entrance portico; central entrance is set in a recessed, arched opening and has traceried fanlight and sidelight; home of Franklin P. Tate, principal partner in Alpine Cotton Mills and his wife Pattie, a nationally known educator of the deaf.
- C a. Matching stone garage with balustraded frame side bays.
- C 43. 408 W. Union St.: ca. 1895; one-and-one-half story, frame, hip-roofed, Queen Ann cottage; gabled dormers; bellcast dormer simulating a tower; hip-roofed wraparound porch with pedimented entrance and engaged gazebo.
- N 44. 406 W. Union St.: ca. 1970; one-story brick ranch house.
- N 45. 402 W. Union St.: ca. 1975; one-story brick ranch house.

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- C 46. 400 W. Union St.: ca. 1890; two-story, asymmetrical, hip-roofed, frame residence; Palladian window in gabled projection on facade; hip-roofed wraparound porch; house has synthetic siding and originally featured elaborate scrollwork which has since been removed.

- N 47. 316 W. Union St.: ca. 1970; one-story brick ranch house.

- C 48. 314 W. Union St. (B. S. Gaither House): ca. 1935; one-story, brick, gable-roofed bungalow with a wide center gable; designed by Charlotte architect M. R. Marsh in the Colonial Revival style; tripled windows flank the central entrance which features a shelf architrave, fanlight and sidelights; home of B. S. Gaither, principal partner in the Burke Garage, one of Morganton's earliest car dealerships.
 - C a. Small, single-bay, hip-roofed carport, of brick.

- N 49. 312 W. Union St.: ca. 1906, ca. 1950: said to be an older frame house that was brick-veneered in the 50s. Two-and-one-half stories, gable roof, gabled dormers, two-story, facade width portico supported by slender posts.
 - N a. Brick garage.

- C 50. 310 W. Union St. (A. C. Chaffee House): ca. 1919; two-story, hip-roofed, brick Colonial Revival residence; designed by Charlotte architect Louis Asbury; flanking one-story side porches; all roofs are tile; central entrance portico supported by Tuscan columns; home of A. C. Chaffee, president of Morganton Furniture Co.
 - C a. Hip-roofed brick garage to rear.

Resources Count

	<u>Contributing</u>	<u>Noncontributing</u>	<u>Totals</u>
Primary Buildings	41	7	48
Secondary Buildings	21	6	27
	62	13	75

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 | | |

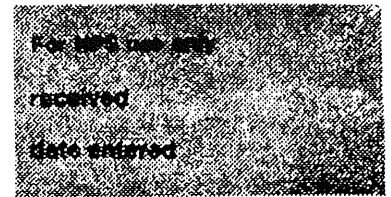
SPECIFIC DATES ca. 1815-ca. 1940 BUILDER/ARCHITECT Various

STATEMENT OF SIGNIFICANCE

See continuation sheet

CRITERIA ASSESSMENT

See continuation sheet

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Continuation sheet WUHD: Significance

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STATEMENT OF SIGNIFICANCE

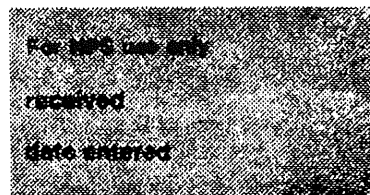
The West Union Street Historic District is located southwest of Morganton's Central Business District along sections of West Union Street and Riverside Drive. The district contains Morganton's most stylistically sophisticated collection of residential architecture and developed its present character between ca. 1890 and ca. 1938. The district also includes Mountain View Plantation (ca. 1815, NR WUHD #26), a much altered early nineteenth century residence which is now surrounded by later houses. The district is known to have been the location of other antebellum residences as well. The only one remaining today is the Burgess S. Gaither House (NR) which was moved to South Anderson St. in the 1930s. The district is significant in the architectural history of Morganton and to the town's social history. West Union Street has traditionally been the home of Morganton's well-to-do citizens; according to a lifelong resident of Morganton, it was often referred to as "Blood Street." Business and professional men and women, leading industrialists and civic leaders built their homes on West Union Street after the most fashionable architectural styles of their eras. Scattered antebellum homes gave way first to high Victorian and Queen Anne style houses. The best remaining example is the Dr. Riddle House (411 W. Union Street #13, NR). Slightly more modest cottages in these same styles were also built, including the Lazarus House (#14) on West Union Street. Later, in the 1910s and 20s, fashionable bungalows and Colonial Revival style houses were constructed. In the 1930s, several massive Colonial Revival houses were constructed in spite of the hardships of the Depression. A number of the houses on West Union and Riverside Drive were designed by prominent architects and reflect the sophistication of this wealthy segment of Morganton's population. Most notable in this regard are the Kistler-Stoney House, an elegant Colonial Revival design by M. R. Marsh, and the Franklin P. Tate House, designed by Electus Litchfield of New York.

CRITERIA ASSESSMENT

- A. The West Union Street Historic District is significant as a reflection of the wealth and sophistication of Morganton's upper-class. The district illustrates the prosperity of a certain segment of Morganton's society which influenced the prosperity of the town as a whole.
- C. The West Union Street Historic District is significant as a whole as Morganton's most stylistically sophisticated collection of residential architecture. Constructed between ca. 1815 and ca. 1938, the properties include notable examples of Queen Anne, Colonial Revival, and bungalow style design. A number of the houses were designed by prominent architects including M. R. Marsh, Louis Asbury, and Electus Litchfield.

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Continuation sheet

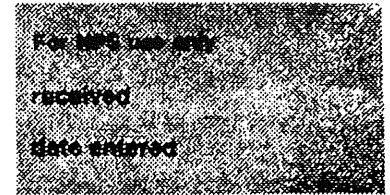
WUHD: Significance

Item number 8

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CRITERIA EXCEPTION

- G. The period of the significance of the district extends to 1940, three years beyond the usual fifty-year cut off date. The two or three Colonial Revival houses constructed between 1936 and 1941 should be considered contributing because they are good examples of the style, they are virtually indistinguishable from similar houses constructed before 1936 (see for example #s 5, 6, 7), and because inclusion of these properties correlates with a definite visual break between houses constructed in the district prior to World War II and those constructed after World War II.

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Continuation sheet WUHD: Significance Item number 8 Page 3

HISTORICAL BACKGROUND

The West Union Street Historic District is significant as the home of many of Morganton's most prominent citizens as well as the most important collection of sophisticated residential architecture in the town. The district contains approximately forty contributing buildings constructed between ca. 1815 and ca. 1940. The district contains the oldest house in Morganton, Mountain View (ca. 1815), and excellent examples of the Queen Anne and Colonial Revival styles.

Most of the area along West Union Street was originally part of Creekside and Mountain View Plantations and the estate of Burgess Sidney Gaither. West Union ran through the area as the turnpike to Asheville. The Mountain View house was originally alone on top of the hill at the end of the street, but subsequent construction has crowded into the front yard.

Beginning in the 1890s, prominent citizens began to construct high-style Victorian residences along West Union. The most significant that remain are the Riddle House on West Union and the Frisard House on Riverside Drive, a long winding street off West Union. A number of these houses were demolished to make way for modern construction, such as the Queen Anne and Romanesque Pearson House, which stood on the site of the First Baptist Church. Others, however, were demolished in the 1920s and 1930s to make way for the large Colonial Revival mansions that are the district's most dominant visual elements. Among the most significant of the Colonial Revival houses are the A. C. Chaffee House, the houses at 315, 317, and 319 West Union, the Kistler-Stoney House, and the Franklin P. Tate House. Interspersed among these grand residences are a number of notable smaller houses, both Victorian cottages and bungalows.

Prominent businessmen, industrialists, and civic leaders who made their homes on West Union Street and Riverside Drive included: A. C. Chaffee of the Morganton Furniture Company; A. M. and Charles Kistler of the Burke Tannery; Emile Frisard, who was involved in resort and real estate development; Beatrice Cobb, long the publisher and editor of the News-Herald; and Dr. Edward Phifer, a physician who was instrumental in the founding of Grace Hospital. In addition, there were the homes of Samuel Huffman of Drexel Furniture, Isaac Lazarus of Lazarus Brothers Company, B. S. Gaither of the Burke Garage Company (later Giles Motors), Franklin P. Tate of Alpine Cotton Mills and J. Henry Gaston who was in hotel management and the coal and ice business. ¹¹⁸

The West Union Street Historic District is still one of the most desirable residential neighborhoods in Morganton. Almost all of the houses are owner occupied and all are well-maintained. The neighborhood faces little development pressure.

(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 32.5 acres

UTM REFERENCES

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

VERBAL BOUNDARY DESCRIPTION

The boundary of the West Union St. Historic District is shown as the heavy line on the accompanying map entitled "West Union St. 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 adjacent modern and thematically unrelated construction.

