

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 1,2,3,4 Page 1

Magnolia Place (Boundary Decrease)
Burke County, NC

1. Name of Property

historic name Magnolia Place (Boundary Decrease)

other names/site number N/A

2. Location

street & number 1201 Burkemont Avenue

N/A not for publication

city or town Morganton

N/A vicinity

state North Carolina code NC county Burke code 023 zip code 28655

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination
 request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property
 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally
 statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____
North Carolina Department of Natural and Cultural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet
for additional comments.)

Signature of certifying official/Title _____ Date _____
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet
- determined eligible for the
National Register.
 See continuation sheet
- determined not eligible for the
National Register.
- removed from the National
Register.
- other, (explain:) _____

Signature of the Keeper

Date of Action

_____	_____
_____	_____
_____	_____
_____	_____

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Section 7. Narrative Description

Magnolia Place was listed in the National Register of Historic Places in 1973 under Criterion C for architecture with a nineteenth-century period of significance. The nomination is very brief, as was typical for those written during that time. Three noncontributing resources have been erected since 1973: a 1976 garage, a 1989 shed, and a 1991 garage. The following narrative describes those buildings as well as setting changes in order to justify the boundary decrease, which does not affect the contributing resource count. The house remains the only contributing building.

Setting

Magnolia Place stands on a slight rise at the southeast corner of the Interstate 40 and U. S. Highway 64 (Burkemont Avenue) junction. Although the interchange was in place at the time of National Register designation, both corridors have been widened since 1973. Additionally, the area has experienced extensive commercial development. Service stations, fast food restaurants, and strip malls line Burkemont Avenue.

Dr. J. Iverson Riddle and his wife Marsha Baxter Riddle occupied Magnolia Place in 1972. Members of the Riddle and Walton families sold the portion of the property east and south of the house in 1989. The residual 0.95-acre tract encompasses an early-nineteenth-century dwelling enlarged in the 1840s, a 1976 garage, a 1989 shed, and a 1991 garage.¹ The house faces north, while the garages have east-west orientation.

Deciduous and evergreen trees and shrubs and planting beds punctuate the lawn, surround the house, and line the fence. The Riddles added most of the vegetation, but nineteenth-century plant material includes magnolia and cedar trees. A perimeter fence designed by Morganton architect Marvin Folger and installed in 1989 aligns with the tax parcel boundaries. The fence consists of brick posts with corbelled caps spanned by a vertical-board railing. Horizontal and diagonal battens on the fence's exterior face support the vertical boards. At the primary entrance from Burkemont Avenue, tall brick posts topped with cast-iron lamps flank the asphalt-paved driveway. A double-leaf wrought-iron gate secures the entrance.

The driveway extends east along the south fence, broadening to create asphalt-paved parking areas west and south of the 1976 garage. A double-leaf board-and-batten gate secures the service entrance at the driveway's east end. The service drive provides access from the northeast corner of the 1.21-acre commercial tract south of Magnolia Place. The 41.47-acre tract east of the Riddle property is wooded with the exception of its northwest quadrant, which is being cultivated. Williams Road runs north-south along the wooded parcel's east edge. North Carolina Department of Transportation right-of-way provides a natural buffer of grass lawn and deciduous and evergreen trees north and west of the house.

¹ Burke County Deed Book 753, p. 250; Marsha Baxter Riddle, conversation with Heather Fearnbach, June 7, 2017.

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The 9.9-acre 1973 National Register boundary was not demarcated on a map, but presumably extended east and south of the 0.95-acre tax parcel created in 1989. The tract's reduction in size and setting changes necessitate this boundary decrease.

Resources erected since 1973 include three noncontributing buildings and the 1989 two-pen dog kennel east of the original kitchen. The kennel comprises a chain-link fence, chain-link gates, a poured-concrete floor, and a corrugated-metal roof supported by square posts and dimensional lumber rafters.

Garage, 1976, Noncontributing building

A front-gable-roofed, Masonite-sided, single-bay garage stands south of the kitchen. The building rests on a concrete block foundation and is sheltered by a metal roof. A wide, roll-up garage door fills most of the west elevation. Two small windows pierce the south elevation. Vertical-board fences with vertical-board gates span the distance between the garage and the kitchen, creating a courtyard. A short vertical-board fence extends from the garage's southwest corner, screening the garbage cans from view. Cat kennels erected in 1989 project from the north and east elevations. Both have corrugated-metal shed roofs supported by square posts and dimensional lumber rafters. The east kennel is screened and has a wood railing, a poured-concrete floor, and a single-leaf wood-frame screen door on the south elevation. A chain-link fence and gate enclose the north kennel.

Shed, 1989, Noncontributing building

The front-gable-roofed, T-111-sided, frame shed that abuts the 1976 garage's east wall also served as a cat kennel. A single-leaf T-111 door on the shed's east elevation provides interior access. An inset, screened, east porch with square wood posts and a wood railing shelters the entrance. A small window pierces the north elevation's center. Particle board screens the foundation piers. Asphalt shingles cover the roof.

Garage, 1991, Noncontributing building

A large, prefabricated, steel-frame, side-gable-roofed garage is situated next to the east fence. The building faces west. A poured-concrete parking pad and walkway surrounds the garage, which is at a slightly lower elevation than the house and other outbuildings. A brick retaining wall at the pad's outer north, west, and south edges ameliorates the change in grade.

Corrugated-aluminum roof and siding panels enclose the garage, which rests on a rusticated concrete-masonry-unit foundation. A deep roof overhang protects the five-bay west elevation, which comprises, from north to south, a single-leaf door, a six-over-six aluminum-frame window, and three roll-up garage doors. The southernmost garage door is one section narrower than the other two.

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A pair of six-over-six aluminum-frame sash pierce the north elevation. The east and south elevations are blind. A small, one-story rear entrance vestibule projects from the east elevation's north end. An open shed south of the vestibule covers a portion of the concrete walkway east of the building. Two square louvered vents are centrally located in the south elevation's gable.

Integrity Statement

Magnolia Place possesses integrity of location, feeling, association, design, materials, and workmanship. The house remains on its original site. Although commercial and highway corridor development have transformed the once-rural surroundings, the property's approximately one-acre tax parcel provides an appropriate setting. The two-story, side-gable-roofed, red brick house was erected in two stages: the first four rooms between 1799 and 1818 and a substantial west addition in the late 1840s. The dwelling displays character-defining stylistic elements of both periods. Intact Greek Revival-style features include a full-height inset portico, double-leaf wood doors with diamond-paned sidelights and transoms, and tall, double-hung, multipane wood sash. The east section retains door and window surrounds and second-story mantels executed in the Federal style. The west wing's Greek Revival-style door and window surrounds, cornices, and mantels are more robust. The classical staircase in the addition's west room was likely moved from the original dwelling in conjunction with the 1840s remodeling.

Interior modifications have been cosmetic. The Riddles installed floor-to-ceiling kitchen cabinets in 1972 and subsequently updated the bathrooms. In order to facilitate Dr. Riddle's use of the one-story rear kitchen as an office, the wide door opening on the west elevation was filled with a single-leaf door and T-111 siding. The Riddles also enclosed the open ends of the breezeway between the house and kitchen with aluminum-frame windows and single-leaf doors. Following damage from Hurricane Hugo in 1989, the roof was structurally reinforced and the pressed-tin shingles that had been in place since the late nineteenth century replaced in kind.²

² Marsha Baxter Riddle, conversation with Heather Fearnbach, June 7, 2017.

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Section 8. Significance

Magnolia Place was listed in the National Register of Historic Places in 1973 under Criterion C for architecture with a nineteenth-century period of significance. Although the box indicating that the property possesses military significance was checked on the form, it is assumed that was inadvertent as context was not provided for that area of significance and the claim is not justifiable. The period of significance corresponds with the construction dates of the dwelling's two phases: the first between 1799 and 1818 and the second in the late 1840s. The purpose of this boundary decrease is to reflect a reduction in tax parcel size and setting changes that have occurred since 1973. Members of the Riddle and Walton families sold the portion of the property east and south of Magnolia Place in 1989. The Interstate 40 and U. S. Highway 64 (Burkemont Avenue) interchange was in place at the time of National Register designation, but both corridors were subsequently widened and the area has experienced extensive commercial development.

Section 9. Bibliography

Burke County Register of Deeds. Deed Book 753, p. 250.

Riddle, Marsha Baxter. Conversation with Heather Fearnbach, June 7, 2017.

Section 10. Geographical Data

Latitude/Longitude Coordinates

1. Latitude: 35.718138
2. Longitude: -81.693644

Verbal Boundary Description

The nominated property consists of Burke County tax parcel PIN 2702075181 (0.95 acres), as indicated by the heavy solid line on the enclosed map. Scale: one inch equals approximately 60 feet.

Boundary Justification

Magnolia Place's 9.9-acre 1973 National Register boundary was not demarcated on a map, but presumably extended east and south of the 0.95-acre tax parcel created in 1989. The parcel's reduction in size and setting changes necessitate this boundary decrease. The nominated tract encompasses the residual acreage historically associated with Magnolia Place.

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Photos Burke County, NC

11. Form Prepared By

name/title Heather Fearnbach
organization Fearnbach History Services, Inc. date 6/12/2017
street & number 3334 Nottingham Road telephone 336-765-2661
city or town Winston-Salem state NC zip code 27104

Additional Documentation

Current Photographs

All photographs by Heather Fearnbach, Fearnbach History Services, Inc., 3334 Nottingham Road, Winston-Salem, NC, on June 7, 2017. Digital images located at the North Carolina Department of Natural and Cultural Resources.

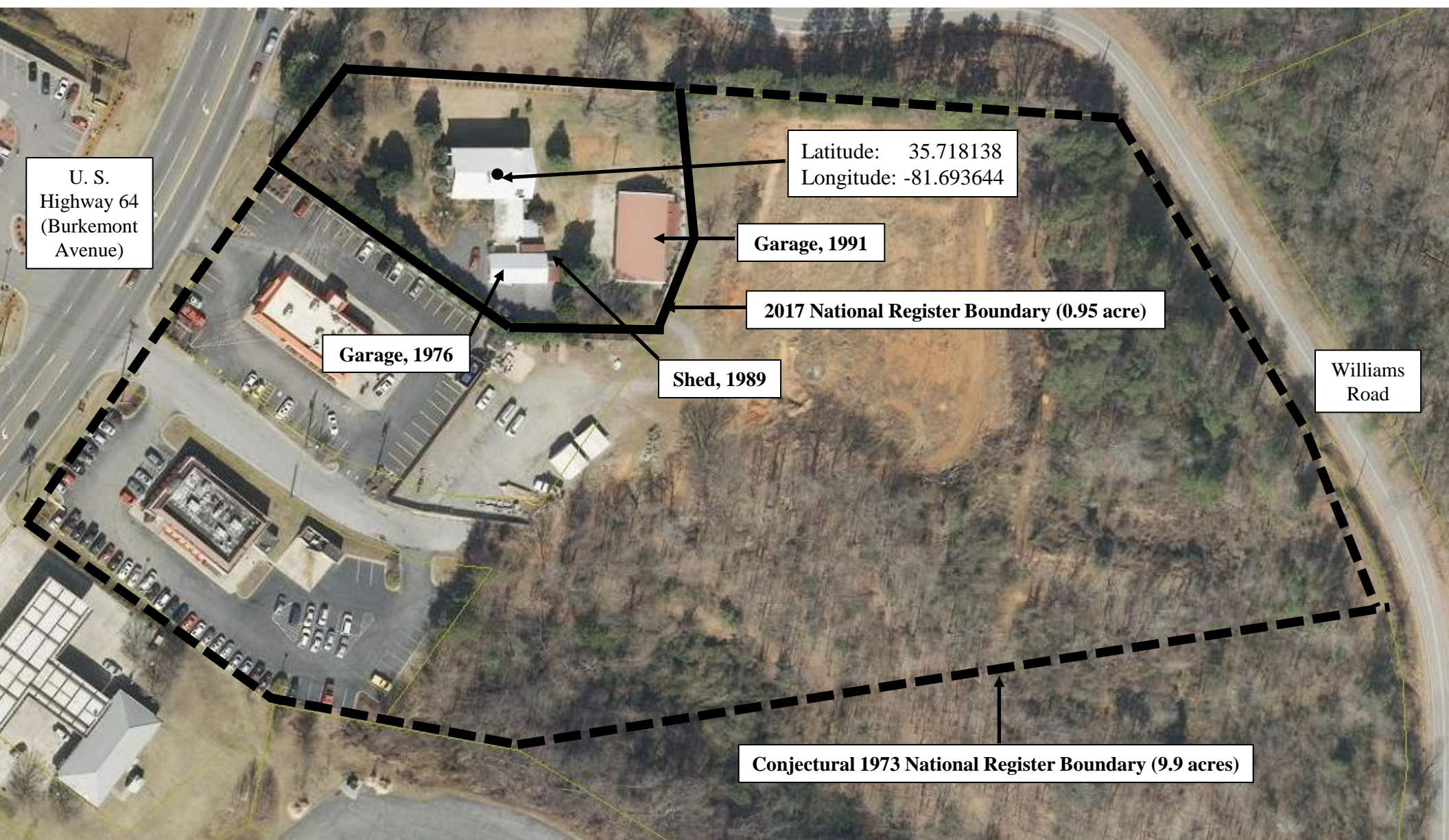
1. Looking south on U. S. Highway 64 (Burkemont Avenue)
2. Looking east at the service entrance at the driveway's east end

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Marsha Baxter Riddle
street & number 1201 Burkemont Avenue telephone 828-433-8244
city or town Morganton state NC zip code 28655

**Magnolia Place, 1201 Burkemont Avenue
Morganton, Burke County, North Carolina
National Register Boundary Decrease**



U. S.
Highway 64
(Burkemont
Avenue)

Latitude: 35.718138
Longitude: -81.693644

Garage, 1991

2017 National Register Boundary (0.95 acre)

Garage, 1976

Shed, 1989

Williams
Road

Conjectural 1973 National Register Boundary (9.9 acres)

**Magnolia Place, 1201 Burkemont Avenue
Morganton, Burke County, North Carolina
Boundary Map, Site Plan, and Photo Key**

