

INDIVIDUAL PROPERTY FORM FOR  
Historic Resources of Morganton

MULTIPLE RESOURCE OR  THEMATIC NOMINATION

**1 NAME**

HISTORIC  
South King Street Historic District  
AND/OR COMMON

**2 LOCATION**

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NA NOT FOR PUBLICATION

**3 CLASSIFICATION**

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

**4 OWNER OF PROPERTY**

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

**5 LOCATION OF LEGAL DESCRIPTION**

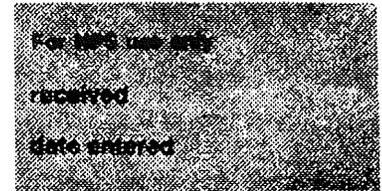
COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Burke County Courthouse  
STREET & NUMBER  
South Green Street  
CITY, TOWN  
Morganton  
STATE  
North Carolina 28655

**6 FORM PREPARED BY**

NAME / TITLE  
Suzanne Pickens Wylie  
ORGANIZATION  
Preservation Consultant  
DATE  
July 31, 1986  
STREET & NUMBER  
3301-T Park Road  
TELEPHONE  
(704) 527-1610  
CITY OR TOWN  
Charlotte  
STATE  
North Carolina 28209

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Continuation sheet SKHD: Owners

Item number 4

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OWNER NAME

PROPERTY NUMBER

B. T. Partnership  
205 South King Street  
Morganton, NC 28655

1

TAWI  
P. O. Drawer 1269  
Morganton, NC 28655

2, 3

Grace Episcopal Church  
303 S. King Street  
Morganton, NC 28655

4, 5, 6

Sain, Henry Theron & Jean  
Box 650  
Morganton, NC 28655

8

Kirksey, William A.  
302 S. King Street  
Morganton, NC 28655

9

Grace Episcopal Church  
303 S. King Street  
Morganton, NC 28655

10

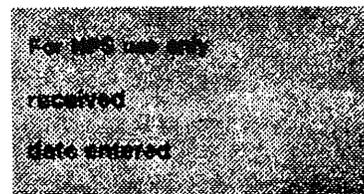
City of Morganton  
p. O. Drawer 430  
Morganton, NC 28655

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Continuation sheet SKHD: Description Item number 7 Page 1

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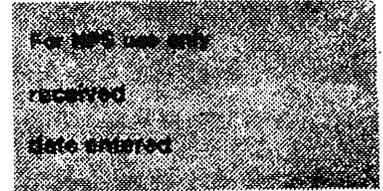
The building at 306 South King Street, originally a nurses home, is the last remaining building associated with the original Grace Hospital complex.

The hospital was established in 1906 under the auspices of Grace Hospital and was located at the site of the new city auditorium at South King and McDowell Streets. The nurses home was constructed ca. 1939 by the WPA with the assistance of the city in recognition of the contributions Grace Hospital made to the community. The ca. 1935 Georgian Revival Morganton Library occupies the former site of Rose Villa, a substantial home owned by the Erwin family. The library was designed by M. R. Marsh and donated to the community by Charles and Mary Kistler. The building is Morganton's first substantial library facility.

The South King Street Historic District is surrounded by modern development; however, the district retains its distinctive character with landscaped lots and street trees. The large parcels of land associated with the library and with Grace Church are perhaps the most stable elements of the district and anchor it at either end.

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Continuation sheet

SKHD: Inventory

Item number 7

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South King Street Historic District

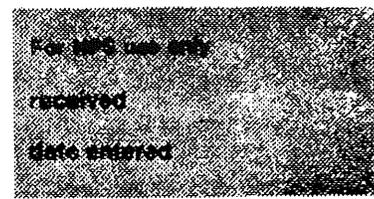
INVENTORY

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

- C 1. 205 S. King St.: ca. 1895; one-story, L-shaped, gable-roofed frame cottage; hip-roofed canopy supported by heavy brackets shelters paired floor-to-ceiling windows; hip-roofed porch supported by plain posts.
- C 2. 207 S. King Street: ca. 1895; one-story, L-shaped gable-roofed, frame cottage; boxed cornice with returns; gabled dormer; ornate shed-roofed porch features Eastlake inspired sawn and turned frieze and balustrade.
- N 3. 209 S. King St.: ca. 1950; two-story, brick, hip-roofed apartment building.
- N 4. Grace Church Rectory: ca. 1947; two-story, stone, gable-roofed residence; pedimented portico.
- C 5. Grace Episcopal Church Parish House: ca. 1923; two-story, cruciform, cross-gable-roofed, stone building; central Gothic-arched entrance.
- C 6. Grace Episcopal Church Sanctuary: ca. 1893; small, stone, gable-roofed church; two-story, crenellated, stone entrance tower with Gothic-arched doors and vents; stained-glass lancet windows; facade features a large Gothic-arched tracery window and a wheel window. Church is surrounded by a cemetery, portions of which date to ca. 1846 when the previous church building was constructed.
- C 7. 306 S. King St. (The Children's School): ca. 1939; two-story, L-shaped, gable-roofed building; monumental polygonal portico with Tuscan columns shelters a corner entrance with a rectangular transom surmounted by a small cantilevered balcony; constructed by WPA as a nurses home for Grace Hospital.
- C 8. 304 S. King St.: ca. 1930; two-story, square, hip-roofed, brick residence; offset pedimented portico supported by brick pillars; denticulated boxed cornices; lozenge-paned windows.
  - C a. Small hip-roofed garage behind main house.
- C 9. 302 S. King St. (Kirksey House): ca. 1898; two-and-one-half-story, frame, asymmetrical, hip-roofed residence with clipped-gable bays; hip-roofed wraparound porch supported by fluted posts; gables feature imbricated shingles and small diamond-shaped windows.
  - C a. Two-story frame garage with second-floor apartment behind main house.

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Continuation sheet SKHD: Inventory Item number 7 Page 3

PL 10. Parking Lot.

C 11. 204 S. King St. (Morganton Library): ca. 1935; one-story, T-shaped, brick, parapet-gable-roofed Georgian Revival building; designed by Charlotte architect M. R. Marsh; features pedimented portico with Adam inspired garland and swags in typanum; denticulated cornice, wide Tuscan corner pilasters, twelve-over-twelve sash curmounted by shaped concrete lintels; central entrance is surrounded by a classically inspired architrave and topped by a segmental pediment; modern rear additions were designed by Marsh's firm; funds for the library were donated by Charles and Mary Kistler in memory of A. M. Kistler.

Resources Count

	<u>Contributing</u>	<u>Noncontributing</u>	<u>Totals</u>
Primary Buildings	8	2	10
Secondary Buildings	2		2
	<u>10</u>	<u>2</u>	<u>12</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 checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

## SPECIFIC DATES

ca. 1890-ca. 1940

## BUILDER/ARCHITECT

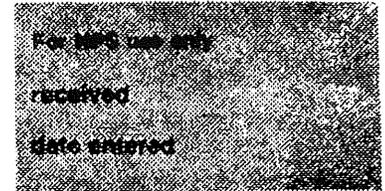
Unknown, M. R. Marsh

## STATEMENT OF SIGNIFICANCE

See continuation sheet

## CRITERIA ASSESSMENT

See continuation sheet

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Continuation sheet

SKHD: Significance

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## STATEMENT OF SIGNIFICANCE

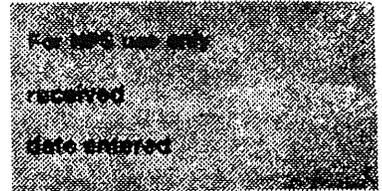
The South King Street Historic District is located immediately southeast of the Central Business District and is the only remnant of residential construction within the boundaries of the city's original grid plan. The properties were constructed between ca. 1890 and ca. 1940 and include residences, a church, a library, and the last remaining building from the original Grace Hospital complex, a ca. 1940 WPA-constructed nurses home. Almost all of the residential properties have been converted to business use, but the renovations have retained the original appearances of the houses. This area has traditionally been a mixed-use neighborhood. As early as 1846 the area included houses, a church and a school. The district is surrounded by modern construction including parking lots, a fast-food restaurant, the modern city hall and the new city auditorium. The district is anchored however, by the Grace Episcopal Church complex and the Morganton Library, both stable properties, and the district appears to be stable as well. There are eleven properties in the district of which eight or approximately seventy-two percent are contributing. Architecturally significant properties include the Grace Church complex, a collection of stone buildings. The church, built in 1893 and Morganton's earliest remaining church building, is executed in Gothic Revival mode, as is Parish Hall, ca. 1923. Although the ca. 1947 rectory falls outside the district's period of significance, it too is of stone and is a good example of Georgian Revival. The Morganton Library was designed by M. R. Marsh and is an important example of Colonial Revival architecture. There are also several Victorian residences in the district. The Grace Hospital Nurses Home is significant as the last building remaining from the original Grace Hospital complex located on the site of the new city auditorium. It is also significant as one of the collection of Depression-era federal works projects constructed in Morganton.

## CRITERIA ASSESSMENT

- A. The South King Street Historic District is significant in the area of Education as it includes the Morganton Library, the first substantial, separate library building erected in Morganton. The building was constructed ca. 1936 in memory of Andrew M. Kistler. The district is also significant in Social-Humanitarian history because of the Grace Hospital Nurses Home, the last remaining building from the original Grace Hospital complex. The hospital, founded in 1906, filled a desperate need in Morganton and Burke County and was the first real hospital in the county. The Nurses Home is also significant for its association with the WPA, which constructed the building with cooperation from the City of Morganton.
- C. The South King Street Historic District is significant in Architecture for the Grace Episcopal Church, Morganton's earliest remaining ecclesiastical building and a fine example of Gothic Revival church design. The district also contains several fine examples of Victorian residential architecture and the Morganton Library, a good example of Colonial Revival architecture designed by M. R. Marsh of Charlotte.

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Continuation sheet SKHD: Significance

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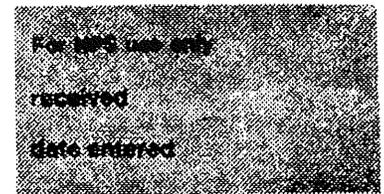
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CRITERIA EXCEPTION

- G. Although the Grace Hospital Nurses Home was constructed ca. 1940 and is not yet fifty years old, it should be considered contributing because it was constructed by the WPA and illustrates the work of that agency in Morganton. It is also significant because it is the last remaining building associated with the original Grace Hospital complex. Grace Hospital was the first real hospital in Burke County and is extremely significant in terms of the Social-Humanitarian history of Morganton and Burke County. Grace Hospital is now located on the outskirts and the rest of the original complex has been razed. Grace Episcopal Church should be considered contributing even though it is a religious property. The church is architecturally significant as a good example of Gothic Revival design and because it is Morganton's earliest remaining ecclesiastical building.

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Continuation sheet SKHD: Historical  
Background

Item number 8

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HISTORICAL BACKGROUND

The South King Street Historic District includes eight contributing properties which illustrate facets of the architectural and social/humanitarian history of Morganton. The properties were constructed between ca. 1890 and ca. 1940 and include residences, a church complex, a library, and the last remaining building from the original Grace Hospital.

The two Victorian cottages in the 200 block of South King Street and the Kirksey House at 302 South King all exhibit interesting architectural details and indicate South King Street's original status as a residential neighborhood. The Grace Church complex (ca. 1893-1947) is located on the original site of the 1846 Episcopal Church and represents Morganton's earliest extant ecclesiastical architecture.

The Morganton Library, designed by M. R. Marsh in 1935, is a well-developed example of the Colonial Revival Style. It is also significant as Morganton's first substantial separate library facility and for its association with the Kistler family who donated the land and the building in memory of A. M. Kistler. The property was originally the site of Rose Villa, home of the Erwin family.<sup>116</sup>

The building at 306 South King Street was originally constructed by the WPA in 1940 as a nurses' home for Grace Hospital. Grace Hospital was founded in 1906 by Rev. and Mrs. Walter Hughson under the auspices of Grace Episcopal Church. Until it was established, medical care in the county was primitive at best and Grace Hospital represented major strides in health care and humanitarian attitudes. The nurses' home was built with assistance from the city in recognition of the hospital's service to the community. The nurses' home is the last building remaining at the hospital's original site.<sup>117</sup>

The South King Street District is surrounded by modern development including the new city hall and a fast food restaurant on the north end and the new city auditorium on the south end. Although few of the residential buildings are still used as homes, their adaptation to commercial use has been sensitive. The South King Street Historic District remains as only a small section of the residential district that once existed just behind the commercial center of town.

See continuation sheet

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

See Cover Form, Section 9.

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY approximately 5.5 acres

UTM REFERENCES

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

VERBAL BOUNDARY DESCRIPTION

The boundary of the South King Street Historic District is shown as the heavy line on the accompanying map entitled "South King St. 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.

