State of North Carolina
Division of Archives and History

INDIVIDUAL PROPERTY FORM FOR
Historic Resources of Morganton

X MULTIPLE RESOURCE OR THEMATIC NOMINATION

1 NAME
HISTORIC
White Street-Valdese Avenue Historic District

2 LOCATION
STREET & NUMBER
along sections of White St. and Valdese Avenue
CITY, TOWN
Morganton
STATE
North Carolina

3 CLASSIFICATION
CATEGORY

DISTRICT
BUILDING(S)
STRUCTURE
SITE
OBJECT

OWNERSHIP
PUBLIC
PRIVATE
BOTH
PUBLIC ACQUISITION
IN PROCESS
BEING CONSIDERED

STATUS
OCCUPIED
UNOCCUPIED
WORK IN PROGRESS
ACCESSIBLE
YES: RESTRICTED
YES: UNRESTRICTED
NO

PRESENT USE
AGRICULTURE
COMMERCIAL
MUSEUM
PARK
EDUCATIONAL
PRIVATE RESIDENCE
ENTERTAINMENT
RELIGIOUS
GOVERNMENT
SCIENTIFIC
INDUSTRIAL
TRANSPORTATION
MILITARY
OTHER

4 OWNER OF PROPERTY
NAME
Multiple Ownership (See continuation sheet)

STREET & NUMBER
NA

CITY, TOWN
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

6 FORM PREPARED BY
NAME / TITLE
Suzanne Pickens Wylie

ORGANIZATION
Preservation Consultant

STREET & NUMBER
3301-T Park Road

CITY OR TOWN
Charlotte

STATE
North Carolina

DATE
July 31, 1986

TELEPHONE
(704) 527-1610

STATE
North Carolina
# United States Department of the Interior
## National Park Service
### National Register of Historic Places
#### Inventory—Nomination Form

**Continuation sheet**

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United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

Continuation sheet  WVHD: Owners  Item number 4

OWNER NAME

Ross, Ruth A.
203 Valdese Avenue
Morganton, NC  28655

Gregorius, Lela R.
111 Valdese Avenue
Morganton, NC  28655

Rowland, Henry S. & Susan D.
209 Valdese Avenue
Morganton, NC  28655

Leonhardt, George W. Jr. and Clyde
211 Valdese Avenue
Morganton, NC  28655

Herman, Mary Leonhardt
215 Valdese Avenue
Morganton, NC  28655

Briggs, Douglas A. & Susan A.
206 Robinhood Drive
Morganton, NC  28655

Mull Inc.
702 College Street
Morganton, NC  28655

Hemmings, Hugh C. & Sharen D.
108 Valdese Avenue
Morganton, NC  28655

Digh, Earl T. & Margaret L.
106 Valdese Avenue
Morganton, NC  28655

Calvary Baptist Church
505 S. Green Street
Morganton, NC  28655

Kibler, Lucy & Luckhardt, Flora
100 Valdese Avenue
Morganton, NC  28655

PROPERTY NUMBER
14
11
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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The White Street-Valdese Avenue Historic District is located along sections of White Street and Valdese Avenue. The district is a collection of Victorian, Queen Anne, bungalow, cottage, and Colonial Revival residences and also includes the one remaining building from Broadoaks Sanitarium. The properties were constructed between ca. 1885 and ca. 1936 and reflect the development of the area as a residential neighborhood. The presence of Broadoaks, an off-shoot of Broughton Hospital, illustrates the important influence of Broughton on the town. There are thirty primary buildings and fifteen secondary buildings (garages and sheds) included in the district. Of the forty-five total buildings, thirty-eight, or eighty-four percent, are contributing. The district reflects the community development themes of subdivision of property associated with an earlier house for later, more modest infill, and adjacent streets of substantial housing and smaller residences. Although some modern construction has taken place, the properties are, for the most part, set back from the street and located on large landscaped lots.

The boundaries of the White Street-Valdese Avenue Historic District were determined by the presence of modern commercial and residential construction on East Meeting Street to the west, White Street and Church Street to the east, and East Concord Street to the south. Clusters of thematically unrelated buildings set the boundaries to the west on East Concord Street and Hogan Street to the northeast. Forest Hill Cemetery bounds the district to the north.

Most of the property in the Valdese Avenue area was originally part of the Claywell family's Broadoaks farm. The earliest extant residence on Valdese is the Claywell-McGimpsey House, a brick, vernacular Victorian residence constructed ca. 1885 by Edward B. Claywell next door to his family home at Broadoaks. At least two other substantial homes on the street, the Claywell House (#7) and the Hogan House (#10) were built by members of the Claywell family. Two other larger homes on Valdese Avenue, 209 (#15) and 215 (#17, greatly altered), are associated with Dr. James Vernon and Dr. Erasmus Taylor, who were associated with Broadoaks Sanitarium. Later construction is generally small brick and frame cottages and bungalows marking this district as another in the group that illustrates the most pervasive development theme in Morganton's residential development history. As in the Avery Avenue District and the North Green Street-Bouchelle Street Historic District, the neighborhood began with large, more stylistically sophisticated houses and then saw later, more modest infill. The area also saw infill construction of this type on White Street, perpendicular to Valdese. It is believed that some of the smaller houses on Valdese Avenue were constructed by workers at Broadoaks and it is possible that some of the houses on White Street were built for these workers as well. Morganton's professional class also constructed more substantial bungalows on Valdese Avenue. The Kibler House (#24) is an excellent example, a one-and-one-half story, brick bungalow with Colonial Revival details.

Two of the earliest houses on White Street, 200 (#32) and 202 (#31), are simple early twentieth century cottages associated with black families. Two other interesting early twentieth century cottages are located in the 300 block of White Street. The house at 302 White Street has a particularly interesting rounded bay window.

(See continuation sheet)
The houses in the district are well-maintained and the area appears to be secure. Broadoaks has recently been rehabilitated for office space and this project anchored a crucial end of the district.
White Street-Valdese Avenue Historic District

INVENTORY

Key:  C - Contributing  
     N - Noncontributing

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| C | 1. 203 White St. (Hudson House): ca. 1885; two-story, frame, gable-roofed, central-hall plan residence with Victorian ornamentation; two-story portico and wraparound porch feature turned posts and sawn brackets; sawn work including a star-in-circle motif in gables; house was moved from the site of 105 Valdese Avenue in 1930s.  
   a. German-sided, one-bay, gable-roof garage. |
| C | 2. Vacant Lot.                                                                                                                                                                                                 |
| C | 3. 207 White St.: ca. 1930; one-story, frame, gable-roofed bungalow; gable-roofed porch supported by pillars on piers.                                                                                           |
| C | 4. 209 White St.: ca. 1930; one-story, gable-roofed, frame bungalow; hip-roofed porch supported by tapered pillars on piers.                                                                                      |
| C | 5. 211 White St.: ca. 1930; one-and-one-half story, frame, gable-roofed bungalow; hip-roofed dormer; facade-width porch sheltered by roof extension.                                                             |
| C | 6. 301 White St.: ca. 1935; one-and-one-half story brick cottage; side porch; two gabled dormers; small pedimented entrance portico.                                                                                |
| C | 7. 303 White St.: ca. 1895; two-story, frame, asymmetrical residence; hipped-roof with projecting, two-story, gable-roofed bays; wraparound porch with scroll brackets; scrollwork barge boards; bay windows with bracketed cornice; altered by application of vinyl siding.  
   a. Small hip-roof garage; frame. |
| C | 8. 105 Valdese Ave.: ca. 1936; two-and-one-half story, brick, gable-roofed Colonial Revival residence; symmetrical five-bay facade; two end chimneys; three gable-roofed dormers.                                   |
| C | 9. 107 Valdese Ave.: ca. 1928; one-and-one-half story brick bungalow; clipped-gable roofs on main house, projecting wing, porch, and dormer.                                                                      |
| C | 10. 109 Valdese Ave. (Hogan House): ca. 1890; two-and-one-half story, asymmetrical, frame, Queen Anne style residence; main core of house has a gable-on-hip roof with projecting gable bays; two-story polygonal tower with a pyramidal roof; wraparound porch with sawn and turned ornamentation; second-story balcony has similar trim; home of William Gaither Hogan.  
   a. Small, hip-roof, board and batten outbuilding. |
N 11. 111 Valdese Ave.: ca. 1960; one-story, brick, ranch house.
N a. Two-bay brick garage.

C 12. 113 Valdese Ave.: ca. 1930; one-story, L-shaped, gable-roofed, frame bungalow; gable-roofed porch supported by tapered pillars on piers.

C 13. 201 Valdese Ave.: ca. 1935; one-and-one-half story brick cottage; small pedimented entrance portico.


C 15. 209 Valdese Ave.: ca. 1895; two-story, L-shaped, gable-roofed, frame residence; late Victorian and Colonial Revival influences.
C a. Small, frame servant's cottage to rear.
C b. Second small, frame servant's cottage.

N 16. 211 Valdese Ave.: ca. 1960 brick ranch house.
N a. Two-bay brick garage.

N 17. 215 Valdese Ave.: ca. 1920; two-story, frame, gable-roofed house; altered with new sash, new portico.

C 18. 313 Valdese Ave.: ca. 1905; L-shaped, frame, hip-on-gable-roofed cottage; hip-roofed dormer; wraparound porch.

C 19. 210 Valdese Ave.: (Broadoaks): ca. 1905; two-story, hip-roofed, brick building; two-story, central, pedimented portico supported by simple tripled columns; central entrance features sidelights and transom; two-story sleeping porch on left elevation; Colonial Revival influences; originally main building for Broadoaks Sanitarium, recently rehabbed as offices.
C a. Small frame garage with gable roof, shingles in gables; rehabbed as office.

C 20. 108 Valdese Ave. (Claywell-McGimpsey House): ca. 1885; two story, hip-roofed, brick residence with numerous projecting, gable-roofed bays giving it an asymmetrical appearance; one-story wraparound porch; balcony on facade; restrained Victorian influences; home of Edward Bascomb Claywell of the Morganton Savings and Loan and his son-in-law James F. McGimpsey of Claywell Brothers Hardware, later Morganton Hardware Company.
C a. Two-bay frame garage to side.

C 21. 106 Valdese Ave.: ca. 1936; two-story, gable-roofed, brick residence; flanking one-story wings; two-story, facade-width portico; central entrance with fanlight and side lights; Colonial Revival influence.
C a. Hip-roof brick garage to rear.
22. 104 Valdese Ave.: ca. 1950 brick Colonial Revival residence.

23. Vacant Lot.

24. 100 Valdese Ave. (Kibler House): ca. 1925; one-and-one-half story brick bungalow; wide triangular dormer features stickwork; gable-roofed porch on right elevation supported by Tuscan columns; shed canopy supported by Tuscan columns shelters front entrance.

25. 302 White St.: ca. 1905; one-story, T-shaped, gable-roofed, frame cottage; scalloped bargeboard; unusual rounded bay window.

26. 300 White St.: ca. 1905; one-story, T-shaped, gable-roofed, frame cottage; hip-roofed porch; hip-roofed dormer; arched attic vents.

27. 210 White St.: ca. 1925; two-story, hip-roofed, frame residence; bungalow-style, hip-roofed porch supported by clustered pillars on piers.

28. 208 White St.: ca. 1930; one-story, gable-roofed, brick cottage; hip-roofed porch supported by plain pillars.

29. 206 White St.: ca. 1920; one-story, gable-roofed, T-shaped, frame cottage; pedimented entrance portico.

30. 204 White St.: ca. 1920; one-story, gable-roofed, T-shaped, frame cottage-pedimented entrance portico.

31. 202 White St.: ca. 1900; two-story, multi-gabled, frame residence; one-story wraparound porch with bracketed posts and simple balustrade; associated with the black Hennessee family.

32. 200 White St.: ca. 1910; one-and-one-half story, gable-roofed, frame residence; hip-roofed porch supported by simple posts; associated with the black Avery family.

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**STATEMENT OF SIGNIFICANCE**

See continuation sheet

**CRITERIA ASSESSMENT**

See continuation sheet
The White Street-Valdese Avenue Historic District is located northeast of Morganton's Central Business District on a section of White Street and Valdese Avenue. The area is significant as a collection of historic residential architecture ranging from substantial high-style Victorian houses to modest bungalows and cottages. The district also includes the last remaining building from Broadoaks Sanitarium, a private mental hospital, and two houses associated with doctors who owned and operated the sanitarium. The White Street-Valdese Avenue Historic District developed along the lines of a consistent theme in Morganton's history, that of earlier large residential construction and later infill of more modest houses. All of the properties in the district remain single family dwellings with the exception of the Broadoaks building which has recently been renovated for office use. Although some modern residential construction has taken place in the district, it is of similar scale, materials, and density as the historic properties and does not seriously compromise the character of the district. The properties were constructed between ca. 1885 and ca. 1936 and reflect the development of the area as a residential area during a time of prosperity for Morganton. In spite of the Depression in the 1930s, residential construction did take place in a number of areas including this district. Of forty-five buildings in the district, thirty-eight or approximately eighty-four percent are contributing. The most notable houses in the district are the Queen Anne Hogan House (#10), the Victorian Claywell-McGimpsey House (#20), and the Hudson House (#1), a vernacular farmhouse embellished with Victorian ornamentation. Broadoaks is a good example of institutional Colonial Revival architecture. The Kibler House (#24) is a good example of a bungalow with Colonial Revival influences and several interesting late-Victorian cottages appear on White Street including 302 White Street with its unusual rounded bay window.

CRITERIA ASSESSMENT

A. The White Street-Valdese Avenue Historic District is significant in the history of the development of Morganton's residential neighborhoods. It illustrates the recurring theme of early substantial construction and infill of later, more modest houses. The district also contains the last remaining building from Broadoaks Sanitarium and two houses associated with the hospital. Broadoaks Sanitarium is important in the social-humanitarian history of Morganton as a private off-shoot of Broughton founded for the treatment of nervous disorders.

C. The White Street-Valdese Avenue Historic District is significant architecturally as a notable collection of residential architecture ranging from large, sophisticated Victorian houses, to vernacular interpretations of Victorian styles, to more modest cottages and bungalows. Broadoaks is important as a good example of institutional Colonial Revival design.

CRITERIA EXCEPTION

B. Although the Hudson House (#1) was moved to its present site from Valdese Avenue in the 1930s, it has been located on White St. for over fifty years and has achieved significance historically and architecturally on this site.
HISTORICAL BACKGROUND

The White Street-Valdese Avenue Historic District is significant as an intact collection of residential properties constructed between ca. 1885 and ca. 1936. The properties are significant architecturally and as an illustration of Morganton's residential development. The district also includes the main building of Broadoaks Sanitarium, which is significant in the Social/Humanitarian history of Morganton.

Most of Valdese Avenue was once part of the Claywell family's Broadoaks Farm. The earliest surviving house in the district is the Claywell-McGimpsey House, a substantial, brick, Victorian house built ca. 1885 by Edward B. Claywell. Claywell established Claywell Brothers Hardware which still exists as Morganton Hardware Company. The Claywell-McGimpsey House was joined about 1890 by the Hogan House, a very fine example of Queen Anne architecture. The house was constructed by William Gaither Hogan, owner of Morganton's first roller mill and a successful general store. Other substantial houses dating from this period include the Claywell House at the corner of White Street and Valdese Avenue. Although somewhat altered, the house still retains interesting late Victorian ornamentation. The Hudson House on White Street was originally located across the street and was moved about 1935. The House is an excellent example of Victorian era motifs applied to a vernacular form, in this case a central-hall farmhouse plan.119

In 1902 Dr. Isaac Taylor, Dr. John McCampbell, and Mr. Felix Scroggs, all associated with Broughton Hospital, purchased Broadoaks Farm and established Broadoaks Sanitarium. The facility catered to paying patients and likely dealt with nervous disorders rather than chronic mental illness. At one time the complex was quite large, but a 1924 fire destroyed many of the outbuildings. The Sanitarium closed in 1959 but the 1905 Colonial Revival main building survives on a large parcel of land. In recent months the lot has been cleared and the Broadoaks building is being renovated for office space. The houses at 209 and 215 Valdese Avenue belonged to Dr. James Vernon and Dr. Erasmus Taylor, son-in-law and son of Dr. James Taylor, who were also associated with Broadoaks.120

The White Street portion of the district has several small, one-story cottages and bungalows. Notable among these are 302 White Street, with its rounded bay window and scalloped bargeboard, and 113 and 209 White Street, good examples of small-scale bungalows. The houses at 200 and 202 White Street are interesting because they are associated with the black Avery and Hennessee families and are another illustration of the early integration of neighborhoods. The Hennessee family was instrumental in the founding of St. Stephens Episcopal Church.121

Later homes on Valdese Avenue were constructed in the Colonial Revival and bungalow styles. Two of the most notable are the Kirksey House (WVHD #9) and the Kibler House (WVHD #24) which combine the bungalow form with Colonial Revival decorative details. The Austin House (WVHD #8) is a notable academic example of the Colonial Revival.

This neighborhood is very stable with almost all the houses owner occupied and well-maintained. The renovation of Broadoaks has anchored a crucial end of the district.

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

See continuation sheet

MAJOR BIBLIOGRAPHICAL REFERENCES

See Cover Form, Section 9.

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY  approximately 22 acres

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VERBAL BOUNDARY DESCRIPTION

The boundary of the White St.-Valdese Ave. Historic District National Register nomination is shown on the accompanying map entitled "White St.-Valdese Ave. Historic District" and drawn on a scale of 100 feet to the inch. The boundary includes the largest concentration of historically and architecturally significant and intact properties in the area and excludes surrounding modern or thematically unrelated construction.