

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Morgan House
other names/site number _____

2. Location

street & number 416 Church Street not for publication _____
city or town Central vicinity _____
state South Carolina code SC county Pickens code 077 zip code 29630

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x 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 forth in 36 CFR Part 60. In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide x locally. (___ See continuation sheet for additional comments.)

Mary W. Edmonds 2/16/01
Signature of certifying official Date

Mary W. Edmonds, Deputy State Historic Preservation Officer, S.C. Dept. of Archives and History, Columbia, S.C.
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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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): _____

for
Signature of the Keeper Edna K. Beall Date of Action 3/29/01

Morgan House
Name of Property

Pickens County, South Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 2 | 0 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 2 | 0 | Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed
in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Category: Domestic

Subcategory: Single Dwelling

Current Functions
(Enter categories from instructions)

Category: Recreation and Culture

Subcategory: Museum

7. Description

Architectural Classification
(Enter categories from instructions)
Queen Anne
Classical Revival

Materials
(Enter categories from instructions)
foundation Brick
walls Weatherboard
roof Synthetics
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Morgan House
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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- a owned by a religious institution or used for religious purposes.
- b removed from its original location.
- c a birthplace or a grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture
 Commerce

Period of Significance

1893 - 1923

Significant Dates

1893
 ca. 1917

Significant Person

(Complete if Criterion B is marked above)

Morgan, Jephtha Norton

Cultural Affiliation

Architect/Builder

Unknown

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:
 Central Museum, Central, S.C.

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10. Geographical Data

Acreage of Property 2.775 acres

UTM References

(Place additional UTM references on a continuation sheet)

| | |
|----------------------------|-----------------------|
| Zone Easting Northing | Zone Easting Northing |
| 1 <u>17 336975 3843485</u> | 3 _____ |
| 2 _____ | 4 _____ |

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Robert C. Benedict
 organization Walker-Benedict Preservation Services date August 31, 2000
 street & number 411 Hampton Avenue telephone 864-271-5220
 city or town Greenville state SC zip code 29601

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Central Heritage Society
 street & number P.O. Box 1162 telephone 864-639-2156
 city or town Central state SC zip code 29630

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 Morgan House
Name of Property
 Pickens County, South Carolina
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The Morgan House is a single-story, frame residence constructed in 1893 at what is presently 416 Church Street in Central, South Carolina. The house was originally constructed in the Queen Anne style and subsequently altered circa 1917 with Classical Revival design elements. It was built by Jephtha Norton Morgan, a prominent local merchant and banker, in anticipation of his marriage to Minnie Eugenia Morgan. The Morgan House was purchased in 1995 by the Central Heritage Society and is currently used as the Central History Museum.

The Morgan House is located on 2.775 acres on Church Street two blocks from the business district of Central. The immediate area is comprised of other historic single-family residences, historic Mt. Zion United Methodist Church, and non-historic apartment and governmental buildings. The immediate area is still largely residential in character. Main Street and the Norfolk Southern Railroad line are two blocks north of the Morgan House. The now demolished "Railroad Hotel" and railroad depot also were nearby and were the focal points of Central at the turn of the twentieth century. Jephtha Norton Morgan and his brother F. A. Morgan owned Morgan's Store, which became one of the region's leading retail establishments serving travelers and nearby residents. Morgan's Store and the other important structures in Central were within easy walking distance of the Morgan House. The site has relatively level topography and the house has an eastern orientation, facing Church Street.

The Morgan House contains approximately 2,900 square feet on a single level over a crawl space. The foundation is brick and the exterior is lapped wood siding. The asymmetrical design has three bays on the front elevation with a main hipped roof complemented with porch and roof gables. Built originally in a Queen Anne gabled-ell design, the original elaborately detailed porch was altered prior to 1917 with Classical Revival detailing including Doric columns and the addition of porch gables with glass, classical motifs.

Except for the aforementioned Classical Revival modifications and the addition of a room at the rear of the house, the house remains largely unaltered. The exterior consists of wood siding with a prominent front porch partially wrapping both sides and adjoining a screened porch on the northern elevation. There also is a rear porch that was reconfigured with the rear addition of the house. The front and side porches feature Doric columns that are paired to flank the concrete steps at the front and side entrances. There are protruding bays on all elevations of the house. The windows are either two over two panes or one over one pane. Historic photographs reveal shutters were originally used on the front windows but subsequently removed at an undetermined date. There are two chimneys with distinctive masonry detailing.

The interior is characterized by a large living room that opens into a central hall. The original floor plan was typical of a Queen Anne gabled-ell design. Adjacent to the living room is the parlor with an octagonal bay featuring large two over two paned windows. There is a distinctive fireplace mantel with a beveled glass mirror. As with all rooms in the house, there is 12" floor molding. The

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parlor has picture molding and beadboard walls that are presently covered with wallpaper of undeterminable age. The dining room, kitchen and one bedroom opens to the central hall. All rooms with the exception of the kitchen have thirteen-foot high ceilings. The kitchen has a dropped ceiling with ceiling tiles. The rooms have plaster walls except for the parlor and a rear bedroom with beadboard paneling. Floors are hardwood although the living room, dining room and parlor have a newer layer of hardwood flooring covering the original floors. All doors and windows have Late Victorian trim with rosettes. Several interior doors have transoms including one door within the central hall that has distinctive Italianate detailing. Most of the door hardware is historic. There are eight fireplaces in the Morgan House with the original mantels in all rooms except the living room.

The Morgan House has limited alterations with the most noticeable modifications being the front porch alterations and the partial enclosure of the rear porch that coincided with the addition of a room at the rear of the house. The front porch was originally an elaborately detailed porch in a Queen Anne design. The original front porch columns and railings were removed circa 1917 and replaced with Doric columns. The porch was further altered with the addition of gables above the porch featuring glass classical motifs within the gables. Other alterations include a dropped ceiling with acoustical ceiling tile in the kitchen and contemporary wall paneling on the rear walls of the central hall adjacent to the kitchen. Other minor alterations include a modern HVAC system, the addition of a small restroom, and fluorescent lighting in two former bedrooms that are currently used as display rooms. Contemporary ceiling tile also has been added to one of the display rooms although this room still has the original ceiling height. The alterations have not compromised the overall historic character of the house.

A small lateral-gable frame shed with a metal roof, probably constructed early in the twentieth century, also contributes to the significance of the nominated property.

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The Morgan House is one of Central's most important architectural and historical landmarks and is eligible for listing on the National Register of Historic Places under Criteria B and C. The former single-family residence is presently the home of the Central History Museum and is an excellent example of late nineteenth century Classical Revival residential architecture. The Morgan House also is significant for its association with Jephtha Norton Morgan and his family, prominent in the growth of Central's economy. Jephtha Morgan and his family contributed greatly to the social and civic life of Central during the late nineteenth and early twentieth centuries.

The architecture of the Morgan House is significant because of its evolution from its original Queen Anne style to an early twentieth century Classical Revival architectural style. The Morgan House was constructed in 1893 in the Queen Anne style and subsequently altered circa 1917 with classical design elements. This transformation is representative of a wave of popularity that occurred during the first two decades of the twentieth century with renewed emphasis on classical architectural themes. This coincided with the decreasing popularity of the Queen Anne architectural style during this time. The architectural transformation of the Morgan House is an excellent example of the later alterations becoming significant in their own right.

Jephtha Morgan was the son of Robert Finley Morgan, a prominent property owner in Pickens and Oconee County. Robert Finley Morgan owned considerable property along the Keowee River and much of the land that later became the central business district of Central. Robert Finley Morgan had six sons and three daughters. Two of the sons, Francis Burt (F. B.) and Jephtha Norton (J. N.), settled in Central to pursue business endeavors.¹ In 1882, Francis and Jephtha Morgan established F. B. and J. N. Morgan's Store, a mercantile retail establishment on property located on Main Street in Central. The property was purchased by their father in 1882 from J. C. Philpot.² Morgan's Store provided groceries, clothing, and general supplies to the growing community of Central. By the early 1880's, Central had become a thriving railroad village benefiting from the completion in 1873 of the rail line through Central by the Atlanta and Richmond Air-Line Company that connected Charlotte and Atlanta.³ Central is halfway between the two cities and the railroad company established a terminal station where engines and train crews were changed and light repairs were made.⁴ Central, which derived its name from its location halfway (133 miles each way) between Atlanta and Charlotte, was incorporated on March 17, 1875.⁵ The economy of Central flourished with the arrival of the railroad, and stores were built near the depot offering supplies and food to travelers and rail employees.

In addition to the founding of Morgan's Store, Jephtha Morgan with his brother and three other businessmen, J. R. Falls, C. B. Smith, and T. M. Norris, founded the Bank of Central. Chartered on January 1, 1904 with deposits of \$22,500, Jephtha Morgan was the first president of the bank and was later succeeded as president by his brother. The Bank of Central played an integral role with the

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development of Central's economy during the first three decades of the twentieth century. The Bank of Central did not survive the depression of the early 1930's. The bank had numerous loans on agricultural crops that it failed to collect during this time.⁶

Morgan's Store did survive the Great Depression and continued to be a focal point of Central's economy as it rebounded. Located on Main Street, it was a retail destination where people purchased retail goods ranging from groceries to clothing to coffins. An early advertisement referred to Morgan's Store as "headquarters for dry goods, groceries, hats, shoes, hardware, clothing, wagons, buggies, furniture, coffins, tinware, crockery, school books, testaments, and Bibles." Morgan's Store also provided employment for many of the young men and women of Central, and according to long-time resident Mrs. Mattie May Morgan Allen, it "seems like everybody in the community worked there at one time or another." The store's partnership of Jephtha and Francis Morgan ended with Francis's death in 1914 and Jephtha operated the store as sole proprietor until his death in 1923. His family continued to own the store until its closing in 1949. The Morgan Store was demolished in 1956 after Carolina National Bank bought the property.⁷

In addition to Jephtha Morgan's positions as owner of Morgan's Store and founding president and director of the Bank of Central, he also was an officer in Central's first Masonic organization, Central Masonic Lodge. Chartered on December 10, 1890, this Masonic organization was founded with fourteen members and met for a period of time upstairs in Morgan's Store. A new Masonic Hall was built on Gaines Street in Central in 1964.⁸

Jephtha Morgan's role as a banker in Central led to his selection as a founding member of the board of the Bank of Commerce in Greenville. The Bank of Commerce was founded in March 1906 and was active in Greenville until 1926. Upon Jephtha Morgan's death in 1923, the Bank of Commerce board passed a resolution recognizing the value of his services and the loss "to the community of a kind, honest and generous hearted citizen." Jephtha Morgan was buried in the cemetery of Mt. Zion Methodist Church. He was active in the church and was involved in the fundraising to build the new sanctuary and auditorium in 1922, shortly before his death.¹⁰

Following his death on September 30, 1923, Jephtha Morgan's widow, Minnie Eugenia Morgan, continued to own Morgan's Store and play an active role in Central. Minnie and Jephtha had two daughters, Jessie Norton Morgan who was born May 27, 1898, and Jennie Eugenia Morgan who was born on July 10, 1901. Jessie died on November 16, 1999, and Jennie died on May 7, 1985. Both daughters were prominent citizens of Central and became leaders of Central's first Girl Scout troop that was organized in 1942.¹¹ Both daughters resided in their parents' house for most of their lives. The residence at 416 Church Street became known as the Morgan House and was acquired in 1995 by the Central Heritage Society. It is currently the Central History Museum.

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NOTES

- ¹ Jessie Morgan to Van Clayton, undated correspondence regarding Morgan family history, Faith Clayton Genealogical Collection, Rickman Library, Southern Wesleyan University, Central, S.C.
- ² Mattie May Morgan Allen, Central Yesterday and Today, (Taylors, S.C.: Faith Printing Company, 1973), p. 17.
- ³ Ibid., p. 26.
- ⁴ John L. McWhorter, "Central the Town That, Phoenix Like, Has Risen From the Ashes of Two Fires," Farm and Factory Journal, 29 June 1909.
- ⁵ Allen, p. 28.
- ⁶ Ibid., p. 104.
- ⁷ Harold Rogers, "Old Morgan's Store Passes from Central," Pickens Sentinel (Pickens, S.C.), 1 August 1974.
- ⁸ Allen, p. 74.
- ⁹ Archie Vernon Huff, Jr., Greenville: The History of the City and County in the South Carolina Piedmont, (Columbia: University of South Carolina Press, 1995), 333.
- ¹⁰ Chas. T. Martin, "Central's New Methodist Church, The Finest in the State," Easley Progress (Easley, S.C.), 9 August 1922.
- ¹¹ Allen, p. 76.

BIBLIOGRAPHY

- Allen, Mattie May Morgan. Central Yesterday and Today. Taylors, S.C.: Faith Printing Company, 1973.
- Huff, Archie Vernon, Jr. Greenville: The History of the City and County in the South Carolina Piedmont. Columbia: University of South Carolina Press, 1995.
- McWhorter, John L. "Central the Town That, Phoenix Like, Has Risen From the Ashes of Two Fires." Farm and Factory Journal, 29 June 1909.

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Martin, Charles T. "Central's New Methodist Church, The Finest in the State." Easley Progress (Easley, S.C.),
9 August 1922.

Morgan, Jessie, to Van Clayton. Undated correspondence regarding Morgan family history.
Faith Clayton Genealogical Collection, Rickman Library, Southern Wesleyan University,
Central, S.C.

Rogers, Harold. "Old Morgan's Store Passes from Central." Pickens Sentinel (Pickens, S.C.),
1 August 1974.

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 Morgan House
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VERBAL BOUNDARY DESCRIPTION

The boundary of the nominated property is shown on the accompanying plat drawn for Jessie Morgan of 416 Church Street, Central, Pickens County, S.C., dated 13 January 1994 and drawn at a scale of 1" = 60'.

BOUNDARY JUSTIFICATION

The boundary of the nominated property is restricted to the historic house, historic outbuilding, and their associated city lot.

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Morgan House
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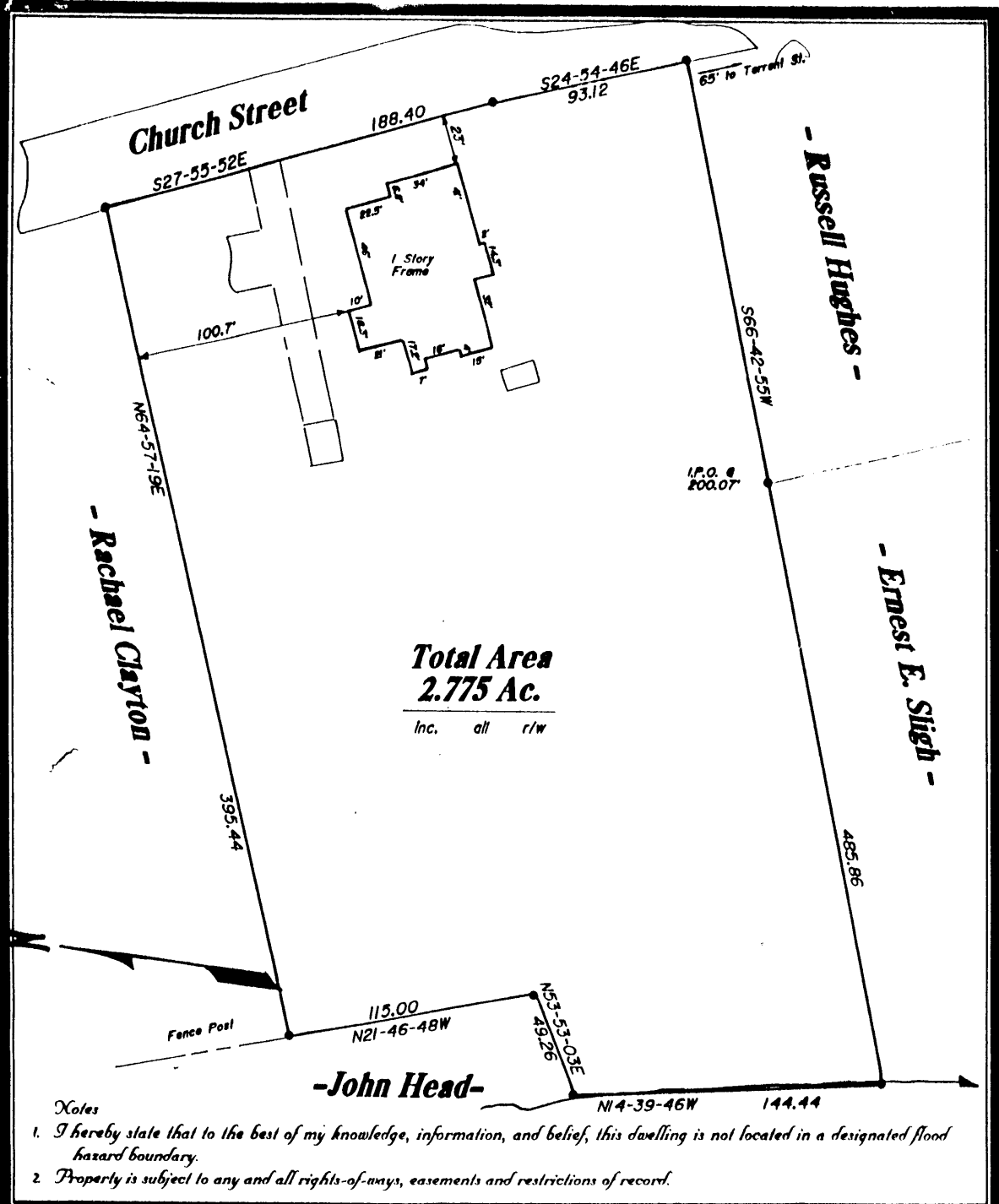
The following information is the same for each of the photographs:

Name of Property: Morgan House
Location of Property: 416 Church Street, Central
Pickens County, S.C.
Location of Original Negatives: S.C. Department of Archives and History, Columbia, S.C.

1. Historic Photograph of Morgan House, ca. 1900

Photographer: Robert Benedict
Date of Photographs: 5 August 2000

2. House – front East elevation
3. House – front East elevation
4. House – front East elevation
5. House – side South elevation
6. House – side North elevation
7. House – side North elevation showing porch details
8. House – rear West elevation
9. House – rear West elevation
10. House – rear West elevation
11. House – porch details front East elevation
12. House – porch door side South elevation
13. House – porch/roof gables front East elevation
14. Living room
15. Living room
16. Parlor
17. Mantel – parlor
18. Dining room
19. Mantel – dining room
20. Central hall
21. Central hall – wall paneling alteration
22. Master bedroom
23. Mantel – master bedroom
24. Rear bedroom/exhibit room
25. Rear bedroom/exhibit room
26. Beadboard wall paneling – rear bedroom/exhibit room
27. Kitchen
28. Kitchen
29. Rear bedroom/exhibit room



Notes

1. I hereby state that to the best of my knowledge, information, and belief, this dwelling is not located in a designated flood hazard boundary.
2. Property is subject to any and all rights-of-ways, easements and restrictions of record.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class A survey as specified therein; also there are no encroachments or projections other than shown.

Robert R. Spearman
 Robert R. Spearman, R.E.S. No. 3613

Property Designation T.M.S. #E-18-13-0530
416 Church Street, Central S.C.
 Plat Book Reference _____ Page No _____

Survey For
Jessie Morgan
 416 Church Street, Central South Carolina

Legend
 (Old) (New)
 ● — ○ — Iron Pin
 ▲ — △ — Nail & Cap
 ■ — □ — As Noted

State South Carolina County Pickens
 Scale 1" = 60' Date 01-13-94
 30 — Graphic Scale — 60

Robert R. Spearman
 REGISTERED SURVEYOR # 3613
 P.O. Box 6, Casley, SC 29641
 (803) 839-2309

Seal