



North Carolina Department of Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

June 22, 2015

MEMORANDUM

TO: Vanessa Patrick
Human Environment Unit
NC Department of Transportation

FROM: Renee Gledhill-Earley 
Environmental Review Coordinator

SUBJECT: Historic Structures Survey Report for widening of SR 1700 from SR 1711 in Winterville
to US 264A/NC43 in Greenville, U-2817, Pitt County, ER 05-0843

Thank you for your memorandum of June 8, 2015, transmitting the above-referenced report. We concur with its National Register evaluations that:

Lakewood Pines Historic District (PT2254) is eligible under Criteria A & C
WNDT-TV Station (PT2074) is eligible under Criteria A & C

Pinewood Forest (PT2064) is not eligible
Lynndale (PT2077) is not eligible

The proposed boundaries for the two eligible properties appear appropriate.

We would note that Lynndale is misspelled as "Lynnwood" in numerous points throughout the report. To avoid any future confusion, we request that the text be corrected and provided to us in both hard and electronic copies.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT

mfurr@ncdot.gov

Historic Architectural Resources Evaluation Report

Widening of SR 1700 (Evans Street/Old Tar Road) from SR 1711
(Worthington Road) in Winterville to US 264A/NC 43 (Greenville Boulevard)
Greenville, Pitt County

North Carolina Department of Transportation
TIP No. U-2817
WBS# 34868.1.FD3

Prepared by Mdm Historical Consultants
Post Office Box 1399
Durham, North Carolina 27702
919.368.1602

Prepared for:

Historic Architecture Group
Project Development and Environmental Analysis
North Carolina Department of Transportation
1598 Mail Service Center
Raleigh, North Carolina 27699-1598
919.707.6068

May 22, 2015

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May 22, 2015

Jennifer F. Martin, Project Manager and Principal Investigator Mdm Historical Consultants	Date
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Cynthia de Miranda, Senior Architectural Historian Mdm Historical Consultants	Date
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Mary Pope Furr, Supervisor Historic Architecture Section, NCDOT	Date
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I. Project Description and Methodology

The North Carolina Department of Transportation (NCDOT) proposes to widen SR 1700 (Evans Street/Old Tar Road) from SR 1711 (Worthington Road) in Winterville to US Highway 264A/NC 43 (Greenville Boulevard) in Greenville, Pitt County, including intersection improvements at SR 1711 (Worthington Road), SR 1708 (Fire Tower Road), and US 264A/NC 43 (Greenville Boulevard).

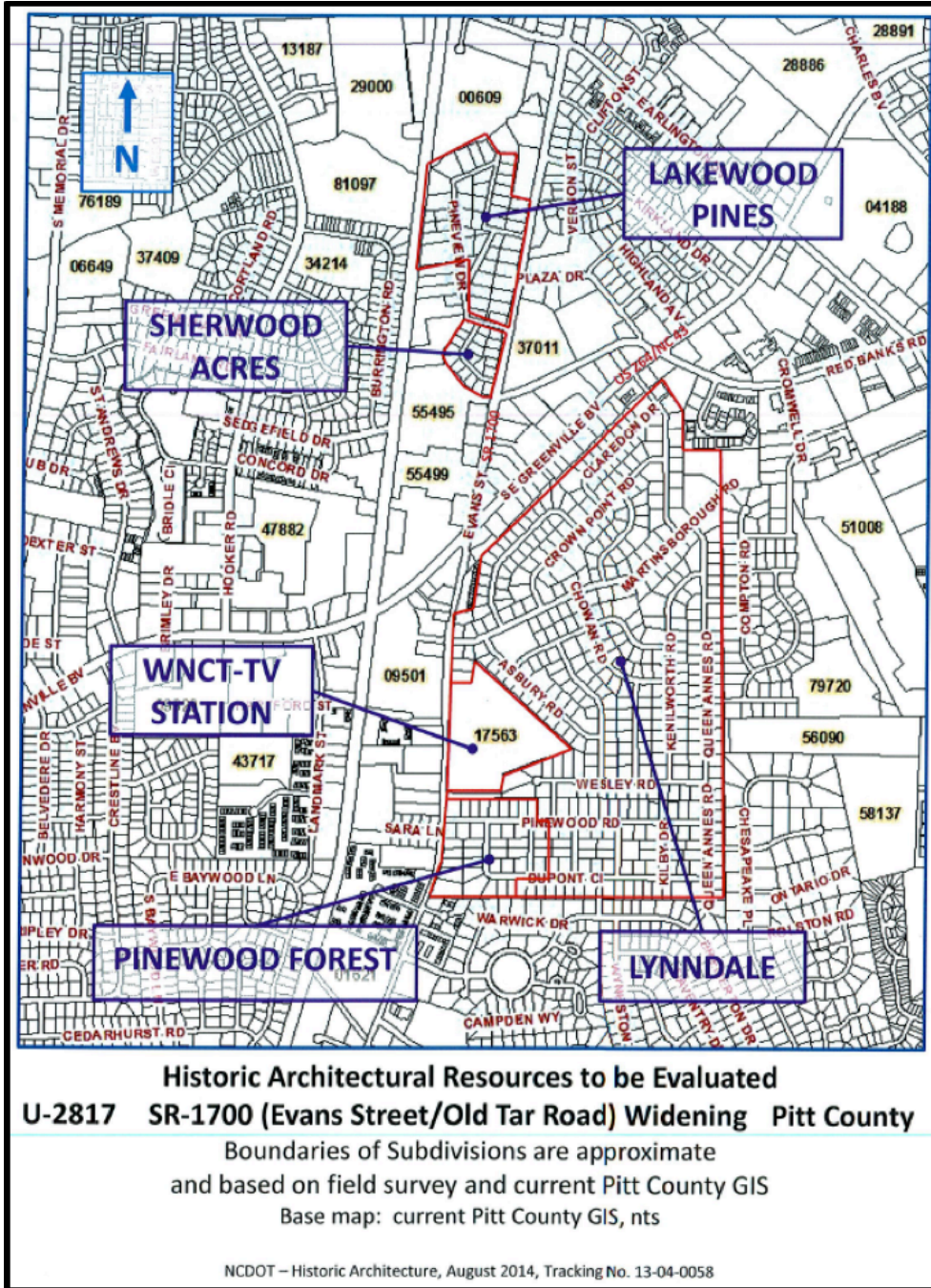
NCDOT architectural historians conducted investigations of earlier versions of the U-2817 project in 2005-2007. Redefinition of the project prompted yet another survey (April 8, 2014) of a new Area of Potential Effects (APE) (see APE map that follows) and the identification of five resources warranting further study. The U-2817 project as currently defined is now subject to review under the Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA, 2007).

MdM Historical Consultants (MdM) prepared evaluations for the five properties in the Area of Potential Effects (APE) previously identified by NCDOT. The properties were evaluated according to National Register of Historic Places (NRHP) criteria. MdM historians Jennifer F. Martin and Cynthia de Miranda conducted an on-site investigation on October 16 and 17, 2014 in order to document and evaluate the five properties fronting or adjacent to SR 1700 (Evans Street). The properties evaluated are:

- Lakewood Pines Subdivision
- Sherwood Acres Subdivision
- WNCT-TV Station
- Pinewood Forest Subdivision
- Lynndale Subdivision

In addition to on-site study, MdM reviewed survey files at the North Carolina State Historic Preservation Office (NC HPO) in Raleigh, met with Scott Power, Supervisor of the Eastern Office of Archives and History to discuss the resources, and conducted research in the North Carolina Collection at Joyner Library at East Carolina University in Greenville. The investigators also contacted numerous local residents and property owners familiar with specific historic resources.

Of the five resources, the Lakewood Pines and Sherwood Acres subdivisions are on the State Study List (SL) of properties that appear potentially eligible



Location Map of Subject Resources, from NCDOT Architecture Group (2014).

for listing in the NRHP as Lakewood Pines Historic District, an assessment confirmed by this study. These two contiguous neighborhoods are evaluated in this report as one resource—the Lakewood Pines Historic District—since they were placed on the Study List together under the named Lakewood Pines Historic District. Of the remaining three properties, WNCT-TV Station is

considered eligible for the National Register of Historic Places. Pinewood Forest Subdivision and Lynndale Subdivision, are considered not eligible for the NRHP.

Summary of Eligibility Findings

Property Name	NC HPO Survey Site Number	Eligibility Determination	NRHP Criteria, if applicable
Lakewood Pines Historic District (composed of Lakewood Pines and Sherwood Acres neighborhoods)	PT 2254	Eligible for the NRHP	A for Community Planning and Development and C for Architecture
WNCT-TV Station	PT 2074	Eligible for the NRHP	A for Entertainment/ Recreation and C for Architecture
Pinewood Forest	PT 2064	Not Eligible for the NRHP	n/a
Lynnwood	PT 2077	Not Eligible for the NRHP	n/a

II. Introduction

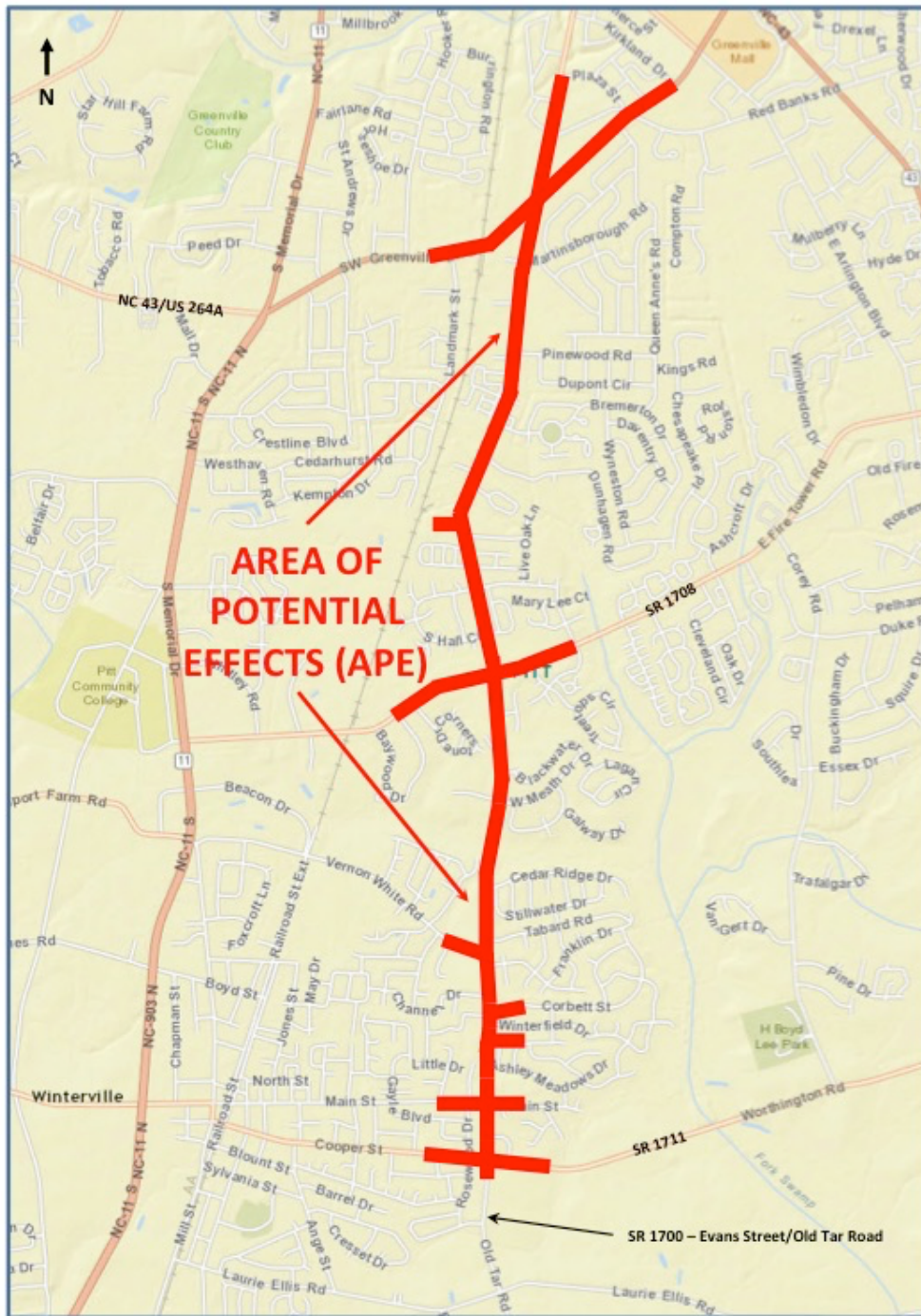
The North Carolina Department of Transportation (NCDOT) proposes to widen SR 1700 (Evans Street/Old Tar Road) from SR 1711 (Worthington Road) in Winterville to US Highway 264A/NC 43 (Greenville Boulevard) in Greenville, Pitt County, including intersection improvements at SR 1711 (Worthington Road), SR 1708 (Fire Tower Road), and US 264A/NC 43 (Greenville Boulevard).

NCDOT architectural historians conducted investigations for earlier versions of the U-2817 project in 2005-2007 and recorded twenty-two resources. Eight of the twenty-two are now outside the current Area of Potential Effects (APE) (see APE map on page 7), four are demolished, and eight continue as unexceptional variously altered examples of their types (determined not eligible for the National Register of Historic Places, September 18, 2007). When work ceased temporarily on the U-2817 project, NCDOT and the North Carolina State Historic Preservation Office (HPO) had agreed that the two remaining resources—the WNCT-TV Station built in 1952 and the Lynndale subdivision established in the early 1960s—warranted additional investigation. Preliminary screening of this part of the current APE not contained in the earlier project versions, including a field survey conducted on April 8, 2014, has identified several resources dating to the 1950s and early 1960s, of which Pinewood Forest, Sherwood Acres, and Lakewood Pines subdivisions, the later represented by the study-listed Lakewood Pines Historic District (PR2254), are candidates for further study. The U-2817 project as currently defined is now subject to review under the Programmatic Agreement for Minor Transportation Projects (NCDOT/NCHPO/FHWA, 2007).

Under the terms of an open-ended contract with NCDOT, MDM prepared National Register of Historic Places (NRHP) evaluations of five properties previously identified by the staff of NCDOT's Historic Architecture Group. Jennifer F. Martin and Cynthia de Miranda, MDM's principals, conducted on-site investigation of the five specified resources on October 16 and 17, 2014. The investigators photographed each resource, including auxiliary buildings and structures, settings, landscape features, representative viewsheds, and integrity issues, where relevant. The investigators documented architectural or landscape alterations that compromise the historic integrity of the five resources and the inter-relationship of resource components, as well the relationship of the resources to neighboring properties. The location of each resource was keyed to a GIS-based map and county PINs and 911 addresses are provided. The result of the above investigation, including documentary research and oral history, is presented in this report, submitted initially in digital form and ultimately as a printed document with two digital versions.

MdM prepared the evaluations in accordance with the provisions of the Secretary of the Interior's standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 60; 36 CFR Part 800; and the NCDOT document entitled Historic Architectural Resources: Survey Procedures and Report Guidelines (2003). The evaluations meet the guidelines of NCDOT and the National Park Service.

In order to fulfill the requirements of the above laws, regulations, and guidelines, the work plan included the following items: (1) conducting general historical and architectural background research in order to develop contexts within which to evaluate the potential National Register eligibility of the five resources in question; (2) on-site investigation of the five resources, including recording, describing, evaluating, and proposing specific National Register boundaries for any resources believed to be eligible for the National Register; (3) historical and architectural research of each resource; and (4) preparation of a report developed pursuant to the above-referenced laws, regulations and guidelines. The report is on file at NCDOT and is available for review by the general public.



Area of Potential Effects (APE)
Base map: HPOWeb, nts

U-2817 Pitt County
300-foot width

NCDOT – Historic Architecture, March 2015, Tracking No. 13-04-0058

III. Physical Environment

The project area for the widening of SR 1700 (Evans Street/Old Tar Road) adjacent to the five properties identified for evaluation is a densely-developed suburban corridor. It is lined with mostly large retail businesses, primarily chain establishments, and suburban neighborhoods that pre-date the commercial development that surrounds them. Greenville is the seat of Pitt County and the tenth largest city in North Carolina.

The topography of the Evans Street/Old Tar Road widening project area consists of level terrain typical of eastern North Carolina. Elevations range from fifty-five to seventy feet above sea level. The area is mostly clear of trees except in the mid-twentieth-century neighborhoods that border the project area. In those neighborhoods tree coverage is fairly dense, and yards are grass-covered. The commercial areas of the project area are surfaced in asphalt parking lots interrupted by some street trees and small patches of grass.



Evans Street/Old Tar Road, looking North (Lakewood Pine Historic District to the left).

Greenville Boulevard SW (NC Highway 43/US Highway 264 Alternative) intersects Evans Street towards the northern end of the project area adjacent to the five subject properties. US Highway 264 originates at the beltline (Interstate 440/US Highway 64) in Raleigh and terminates 215 miles to the east at US Highway 64 in Manns Harbor, Dare County. The junction of Greenville Boulevard SW and Evans Street is a bustling intersection in one of the city's busiest commercial areas.

Greenville began in 1774 as Martinsborough, a trading post on the Tar River. In 1787 the settlement was renamed for General Nathanael Greene. When the 1890s brought the Wilmington and Weldon Railroad and tobacco processing and markets, the town grew and became a commercial center in eastern North Carolina. The opening of East Carolina Teachers Training School, later East Carolina University, in 1909 led to further expansion evidenced in the doubling of the population between 1900 and 1920. Healthcare, education, and manufacturing supplanted tobacco as the leading industries in Greenville, whose current population stands at just over 89,000.¹

IV. Context: Mid-Twentieth-Century Residential Suburban Development in Greenville

Greenville, like cities across the country, experienced significant growth outside its urban center in the mid-twentieth century. Several forces enabled suburbanization to expand in the United States after World War II. Widespread automobile ownership allowed developers to build low-density residential neighborhoods away from streetcar lines and the city center. Long-term, fixed-rate mortgage loans, which came about in the 1930s, and the creation of the Federal Housing Administration (FHA), an agency that insured mortgages through the federal government, made home ownership more affordable to a greater number of Americans. The federal government further boosted home ownership among veterans returning from service in World War II. The G. I. Bill authorized the Veterans Administration to guarantee mortgages to returning war veterans and allowed veterans to buy a house without a down payment.

Residential suburban developments of the mid-twentieth century in Greenville and throughout the country typically followed a curvilinear layout, a design with origins in the nineteenth-century picturesque movement. With their spacious yards and houses set back from the street, these neighborhoods gave residents greater privacy, adapted to all types of

¹ Scott Power, editor, *The Historic Architecture of Pitt County, North Carolina* (Pitt County: Pitt County Historical Society, 1991), 79, 111, 185; Greenville, North Carolina population, <http://quickfacts.census.gov/qfd/states/37/3728080.html>, accessed November 30, 2014.

topography, and eschewed four-way intersections, which could be dangerous to motorists. Zoning and subdivision regulations insured that a certain amount of uniformity occurred throughout these developments.

In November 1953 Greenville city building inspector George W. Gardner reported an increase in applications for building permits in the early 1950s. According to Gardner, in 1952 permits were granted for 133 dwellings. The local newspaper reported “the building inspector brought out that many homes have been built in newly developed subdivisions and later brought into the city.”²

With the increase in building, the City of Greenville had to deal with how to regulate new subdivisions at the edges of the city limits. In December 1953 the city planning board laid out new regulations for subdivisions. Streets in subdivisions had to have fifty-foot rights of way and a width of twenty-two feet of paving. The city did not require curb and gutters and sidewalks in new subdivisions in the early 1950s. Fifty feet was established as the minimum frontage for any residential lot, and all lots had to be at least 6,000 square feet in area. Utilities in subdivisions were to be installed at no cost to the city.³

In suburbs that developed in Greenville in the 1950s and 1960s, the brick ranch house, with its low-pitched roof and open floor plan, became the dominant house type. The ranch style originated in California in the 1930s and by the middle of the century it had been adapted to meet the needs of families who desired a low-cost dwelling with living area on one level.

By the mid-1960s, the rate of construction in subdivisions started to decline. The United States’ participation in the Vietnam War created an economic increase in inflation. Construction materials and labor began to cost more and as a result home prices rose twice as fast as wages. The Tax Reform Act of 1964 provided incentives for private lending to build multi-family houses. This led to the construction of more condominiums and apartment buildings and fewer houses. In 1974, the Arab oil boycott meant higher gas prices, which led to a decline in extensive suburban growth.⁴

² “More than \$8 Million Work of Building in 3 Years,” (Greenville) *Daily Reflector*, November 28, 1953, 3.

³ “New Subdivision Regulations Are Outlined in Long Board Meeting,” (Greenville) *Daily Reflector*, December 10, 1953, 3.

⁴ Fricker Historic Preservation Services, LLC, “Louisiana Architecture: 1945-1965: Post-War Subdivisions and the Ranch House,” Louisiana State Historic Preservation Office, www.crt.state.la.us, accessed November 30, 2014; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 72.

Mid-Twentieth-Century Neighborhoods in Greenville

In 2009-2010, the City of Greenville undertook a comprehensive survey update that included mid-twentieth century resources.⁵ The principal investigator documented several neighborhoods from the 1950s, 1960s, and 1970s, and five, including the Lakewood Pines Historic District (PT2254) were placed on the State Study List of properties that appear potentially eligible for listing in the NRHP. Pinewood Forest and Lynnwood, which are evaluated in this report, were not surveyed during the 2009-2010 project.

Platted in 1940 as Rock Springs Park, Rock Springs (PT 2255) lies between East Tenth Street and East Fourteenth Street and east of Charles Boulevard. The compact neighborhood developed between 1940 and 1960 contains well-preserved examples of Colonial Revival, Cape Cod, Tudor Revival, and ranch-style dwellings. Located just north of East Carolina University, Rock Springs features mature shade trees and well-tended yards. Rock Springs was placed on the Study List under Criteria A and C for its significance in the areas of Community Planning and Development and Architecture.

Greenville engineers Henry and Thomas Rivers platted the earliest section of Colonial Heights (PT 2250) in 1953 in southeast Greenville. The Rivers laid out 101 building lots on streets named for figures from early American history including Jefferson, Monroe, Madison, Franklin, and Hamilton. Over time, the neighborhood expanded to the south to include Polk and Tryon Drives, Eden Place, and Crockett Drive. Colonial Revival and ranch styles mixed with minimal traditional houses are set back on mostly rectangular lots. Colonial Heights was placed on the Study List under Criteria A and C for its significance in the areas of Community Planning and Development and Architecture.

Brookgreen (PT 2248) is located in southeast Greenville east of South Elm Street and north of East Fourteenth Street. Brookgreen Realty laid out Brookgreen in 1948 and over the next thirty years the neighborhood became home to a fine collection of dwellings executed in the Colonial Revival, Tudor Revival, ranch, and neo-Colonial Revival styles. Brookgreen boasts mature shade trees, curvilinear streets, and large building lots. Brookgreen was placed on the Study List under Criteria A and C for its significance in the areas of Community Planning and Development and Architecture.

⁵ Taylor and Taylor Associates Inc., "Survey Report: Greenville Phase I Historic Resource Survey," August, 2010.

Laid out in 1954 south of downtown Greenville, Forest Hill (PT 2251), also known as Forest Hills, contains mostly Colonial Revival and ranch style houses from the 1950s and 1960s. One and two-story dwellings are finished with wood siding, brick, and non-historic synthetic materials, mostly vinyl. When platted, the neighborhood contained sixty-four building lots. Forest Hill was placed on the Study List under Criteria A and C for its significance in the areas of Community Planning and Development and Architecture.

V. Property Inventory and Evaluations

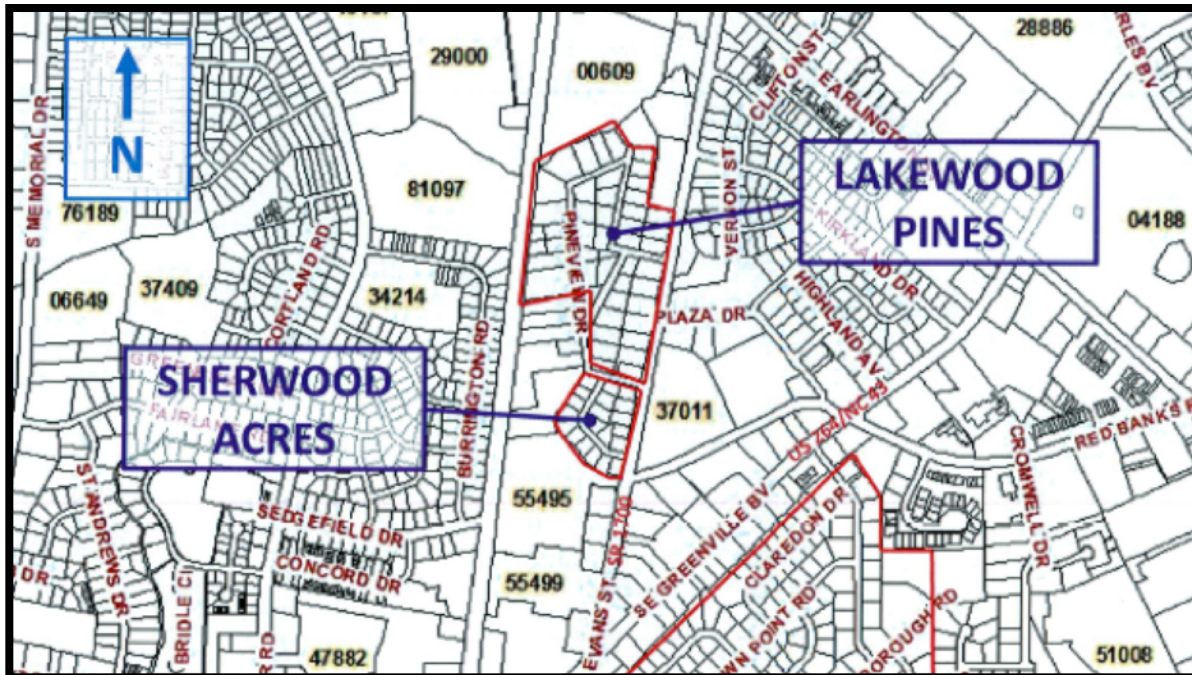
Five properties previously identified by NCDOT's Historic Architecture Group were documented, analyzed, and evaluated to determine their eligibility for the NRHP. Two properties, Lakewood Pines neighborhood and Sherwood Acres neighborhood, are on the State Study List of properties that appear potentially eligible for the NRHP as a single resource: Lakewood Pines Historic District. The district is recommended as eligible for the NRHP under Criteria A and C in the areas of Community Planning and Development and Architecture.

Of the remaining properties, WNCT-TV Station is recommended eligible for the NRHP under Criteria A and C in the areas of Communication and Entertainment/Recreation and Architecture. Pinewood Forest and Lynndale are recommended as not eligible for the NRHP.



Lindell Drive, looking West.

Resource Name	Lakewood Pines Historic District
HPO Survey Site Number	PT2254
Location	On the west side of Evans Street, southeast of Arlington Road
Parcel IDs	Multiple
Dates of Construction	Circa 1953-1965
Recommendation	Currently on Study List; Eligible for the NRHP under Criteria A and C



Description

Lakewood Pines Historic District was placed on the State Study List in 2010 following a comprehensive survey update of Greenville. The potential district is composed of the Lakewood Pines and Sherwood Acres neighborhoods. For this report, the two neighborhoods composing the Study Listed Lakewood Pines Historic District are evaluated together.

Streets in Lakewood Pines include Poplar Street and Lakewood, Pineview, and Dogwood Drives. Lindell Drive is the primary street in the more compact neighborhood of Sherwood Acres. Evans Street forms the eastern boundary of the Lakewood Pines Historic District. A railroad line borders to the west. Dense commercial development has occurred within the last twenty years north and south of the district.

The Lakewood Pines Historic District remains a residential neighborhood with high integrity. Ranch houses, mostly built of red brick, dominate and display hipped and side-gable roofs. Most have small covered stoops. Several minimal traditional houses dot the neighborhood and are characterized by a side-gabled roof, sometimes with an intersecting, off-center front gable, and a rectangular footprint that lacks the horizontality of the ranch house form. Five Colonial Revival dwellings occupy Lakewood Pines. The majority are two-story, side-gabled houses with synthetic siding. Typically they boast a front-gabled or curved pediment over a centered stoop that shelters the entrance. Lakewood Pines contains two contemporary houses, one with a low, side-gable roof and one with a flat roof. Outbuildings are few and consist mostly of garages and small sheds. Of the sixty dwellings in the Lakewood Pines Historic District, six are noncontributing, and one of those is noncontributing due to alterations.

A variety of trees planted in public areas and on private property contribute to the historic character of the Lakewood Pines Historic District. Many street trees, which include oaks and pines, date to the establishment of the neighborhood in the 1950s. Residents have added to the canopy by planting and tending to a variety of trees and other plantings. In general, Lakewood Pines is more heavily wooded than Sherwood Acres, which tends to have more open lawn space in front of the dwellings than the adjacent neighborhood. A dense swath of trees divides the district from the railroad line to the west.

Eighteen dwellings in the Lakewood Pines Historic District lie within the APE of the SR 1700 (Evans Street) widening project. Two of these dwellings, ranch houses from 1953 and 1960, are in the Lakewood Pines neighborhood and are contributing buildings in the district. The remaining sixteen houses range in

date from 1953 to 1964 and are in the Sherwood Acres neighborhood. Two houses are minimal traditional forms and the remaining are ranch houses and except for one, all are brick veneer. These properties are contributing resources in the Lakewood Pines Historic District.

Inventory of Properties in Lakewood Pines Historic District Located within the APE

Information about owners comes from Pitt County deeds and Miller's Greenville City Directories (CD).

Date	House Name, if known	Address/PIN	Description
1960	Vonda and Ralph Hall House	2810 Evans Street 4687113164	Brick ranch house with side-gabled roof with an intersecting front gable with a picture window. Halls purchased in 1961 and owned until 1985. Ralph Hall was a contractor (1960-1961 CD).
1953	House	2812 Evans Street 4687113063	Brick ranch house with side-gabled roof and intersecting front gable on its south end.
1963	House	2902 Evans Street 468103727	Brick ranch house with side-gabled roof and inset carport.
1963	House	2904 Evans Street 4687102697	Brick ranch house with side-gabled roof, a front gable over a brick stoop, and an inset carport.
1964	House	2906 Evans Street 4687102598	Brick ranch house with side-gabled roof and uncovered brick stoop.
1957	House	2908 Evans Street 4687102478	Brick ranch house with hipped roof and an intersecting front gable with a picture window.
1953	House	2910 Evans Street 4687102350	Vinyl-sided, side-gabled minimal traditional house with a front-gabled porch sheltering a concrete stoop.
1955	Mary and Francis Jordan Jr. House	303 Lindell Drive 4687101872	Brick ranch house with side-gabled roof and intersecting front gable with picture window. Includes a two-car attached garage. Francis Jordan Jr. worked for the E. F. Craven Company (1958-1959 CD).
1958	Barbara and Ralph L. Tyson House	305 Lindell Drive 4687101732	Brick minimal traditional house with side-gabled roof and a front-gabled porch with metal posts sheltering a brick stoop. Includes a side-gabled carport and large gable-end brick chimney. Ralph Tyson was a deputy sheriff (1960-1961 CD).
1958	Nancy and Clifton Warren House	307 Lindell Drive 4687101603	Brick ranch house with a house with a hipped roof, interior chimney, and two-car garage incorporated into west end. Clifton Warren was a police officer (1960-1961 CD).

MDM HISTORICAL CONSULTANTS INC.

1959	House	308 Lindell Drive 4687108682	Brick minimal traditional house with a recessed porch and carport under the main hipped roof. Includes a front-gabled garage with vertical wood siding.
1961	Doris and Michael Wallace House	309 Lindell Drive 4687101585	Brick minimal traditional house with a shed-roofed front porch sheltering a brick patio. Michael Wallace was a bookkeeper (1960-1961 CD).
1956	Agnes and Lyman Heath House	310 Lindell Drive 4687109554	Brick ranch house with an inset carport and a picture window. Lyman Heath was a clerk in his family's store (1962-1963 CD).
1959	Gail and Alton Clark House	312 Lindell Drive 4687100427	Brick ranch house with an intersecting off-center vinyl-sided front gable. Attached garage is vinyl sided. Alton Clark was a salesman (1962-1963 CD).
1961	Melva and David Jones House	314 Lindell Drive 4687100389	Brick ranch house with an inset carport, new windows, and shed-roofed porch that was extended recently to shelter an expanded brick and concrete stoop. David Jones was an auto mechanic (1962-1963 CD).
1961	Doris and Glenn Barnes House	316 Lindell Drive 4687101363	Brick ranch house with a hipped roof and inset carport. Windows are replacements. Glenn Barnes worked at Bilbro Wholesale Company in 1962-1963 (CD). The couple remains the owners.
1956	Magdalene and James Jones House	101 Poplar Drive 4687103858	Brick ranch house with side-gabled roof and intersecting front gable with synthetic board-and-batten siding. Entrance is sheltered under roof overhang. A small frame storage building stands in the rear yard. James Jones worked at Dupont (1962-1963 CD).
1960	Frances and Neil Olesons House	103 Poplar Drive 4687102921	Brick ranch house with a side-gabled roof and added shed-roofed porch. A side-gabled garage attaches to the west gable end. Windows have been replaced. The Olesons were owners in the early 1960s (1960-1961 CD).



2810 Evans Street.



2812 Evans Street.



2902 Evans Street.



2904 Evans Street.



2906 Evans Street.



2908 Evans Street.



2910 Evans Street.



303 Lindell Drive.



305 Lindell Drive.



307 Lindell Drive.



308 Lindell Drive.



309 Lindell Drive.



310 Lindell Drive.



312 Lindell Drive.



314 Lindell Drive.



316 Lindell Drive.



101 Poplar Drive.





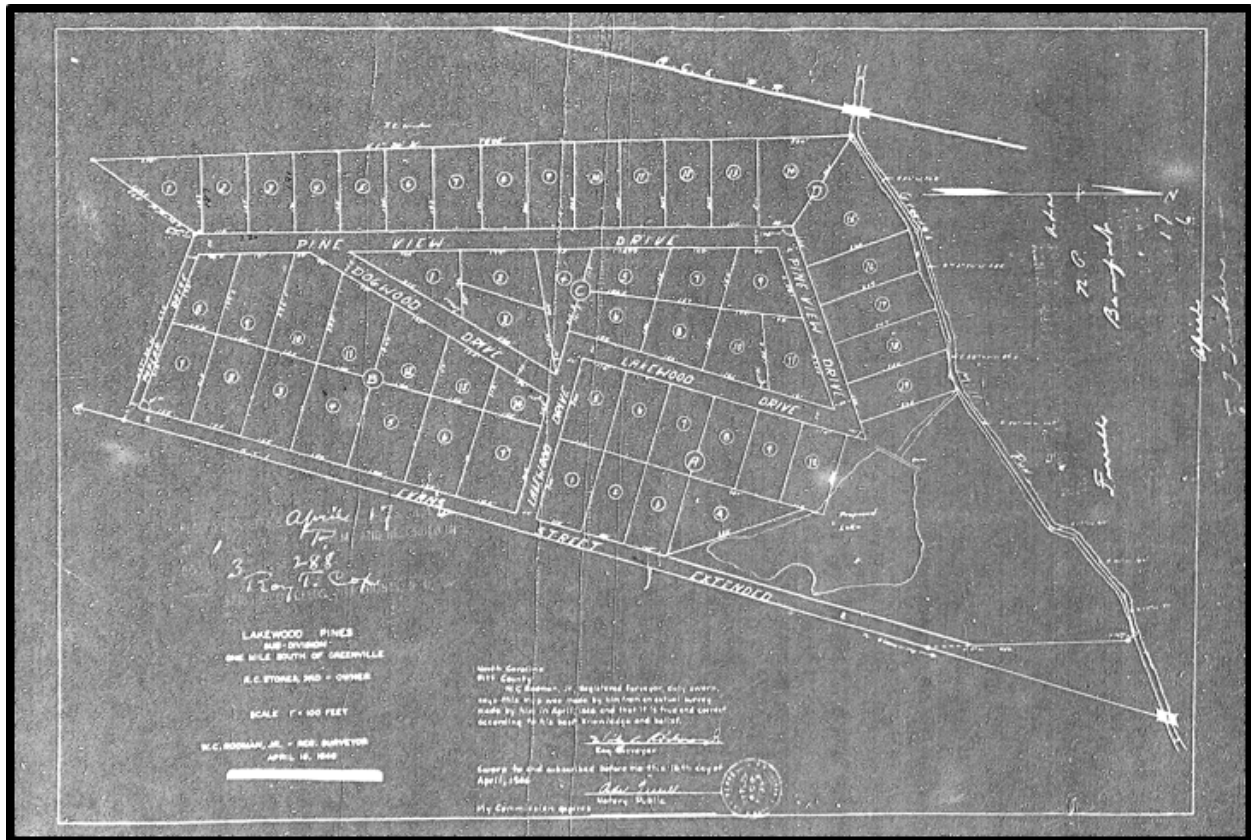
Lindell Drive, looking East.



Brick marker at entrance to Lakewood Pines, looking Southwest.

Historical Background

R. C. Stokes III, a member of a locally prominent tobacco dealing family, developed Lakewood Pines in 1946 (see plat below). The majority of the building occurred in the 1950s and early 1960s. The 1954-1955 city directory reported only two households in Lakewood Pines: Etta Williams, a bookkeeper who lived on Pineview Drive, and Vivian and Gary Stanley, whose address was reported simply as Lakewood Pines.⁶ Development in Sherwood Acres began around the same time although Lindell Drive, the neighborhood's principal street, does not appear in the city directory until 1960-1961.



1946 Plat for Lakewood Pines, Pitt County Book of Maps 3, Page 288.

Many of Lakewood Pines' early residents worked at the DuPont plant that began operations in Grifton in March 1953.⁷ In fact, DuPont, which manufactured polyester, employed more heads of households in the

⁶ *Miller's Greenville, N. C. City Directory, 1954-1955*, Volume XI (Asheville: Southern Directory Company, 1954), 175 and 323.

⁷ "Dacron Now in Production: First Unit of Dupont Plant Now Operating," (Greenville) *Daily Reflector*, March 24, 1953.

neighborhood in the 1950s and 1960s than any other company or institution.⁸ Several homeowners or occupants worked as teachers at what was then called East Carolina College.⁹

Since the 1960s, intense commercial growth has occurred around Lakewood Pines, and Evans Street has been widened to accommodate increased traffic. Despite this development pressure, Lakewood Pines Historic District remains a desirable neighborhood.

Evaluation

The Lakewood Pines Historic District retains all seven qualities of integrity. The form, plan, space, structure, and style of the district and its resources appear intact so that the district retains integrity of design. Despite encroachment from modern commercial development, the district retains the qualities of a mid-twentieth-century suburban development, namely its landscape and circulation network, and therefore retains its integrity of setting. For the most part, the buildings retain their historic fabric, therefore contributing to the district's integrity of materials. The overall massing and form of the buildings remain intact contributing to the district's integrity of workmanship. The well-preserved street layout, vegetation, setbacks, and the overall intact condition of its dwellings contribute to the district's integrity of feeling and association.

The Lakewood Pines Historic District composed of the Lakewood Pines and Sherwood Acres neighborhoods was placed on the Study List in 2010 and is recommended eligible for listing in the NRHP under Criterion A in the area of Community Planning and Development as an intact and significant representation of post-World War II suburban development in Greenville. The plat that R. C. Stokes III had commissioned in 1946 shows a neighborhood where streets follow a curvilinear pattern to create a distinctly non-urban landscape where families could escape the densely settled neighborhoods of earlier decades. The automobile afforded residents the opportunity for greater mobility away from the tobacco warehouses in central Greenville and made possible neighborhoods like Lakewood Pines and Sherwood Acres. The Lakewood Pines Historic District with its winding streets, lush tree coverage, and houses set back on their parcels, embodies the types of suburban neighborhoods developed in the 1950s and 1960s in Greenville.

⁸ Sai Srikanth, "Lenoir County (1791)," North Carolina History Project, www.northcarolinahistory.org, accessed November 21, 2014.

⁹ *Miller's Greenville, N. C. City Directory, 1960-1961*, Volume XIV (Asheville: Southern Directory Company, 1960), passim.

Lakewood Pines is among several intact historic post-war neighborhoods in Greenville that convey significance in the area of Community Planning and Development. The 2010 survey identified Brookgreen (PT2248), Colonial Heights (PT2250), and Forest Hill (PT2251) as planned neighborhoods that developed primarily in the 1950s and 1960s to accommodate families who had become more mobile as a result of widespread automobile ownership and improved transportation corridors. Like the other subdivisions identified in the 2010 survey that were placed on the State Study List, Lakewood Pines retains a high degree of physical integrity in its original network of curvilinear streets, uniform setbacks of dwellings on building lots, and natural landscaping.

The Lakewood Pines Historic District is also recommended eligible for the NRHP under Criterion C in the area of Architecture for its collection of mid-twentieth-century domestic styles. Predominant in the district is the brick ranch house, the quintessential 1950s and 1960s suburban dwelling. Ranch houses appealed to homebuyers' desire for a dwelling with modern amenities in an informal setting. Suburban developments like Lakewood Pines and Sherwood Acres containing large building lots were well suited to the broad, one-story, sprawling form typical of ranch houses. Other styles present in the district include minimal traditional, a small-gable-roofed house type built widely in the post-World War II era when housing was in high demand, and Colonial Revival dwellings, which enjoyed a long run of popularity beginning in the nineteenth century. In the 1950s and 1960s, as evidenced by the few examples in the Lakewood Pines Historic District, the style became less elaborate.

Lakewood Pines is one of four historic post-World War II suburban developments in Greenville placed on the Study List in 2010 for eligibility in the area of architecture for their collections of 1950s and 1960s houses. Like Colonial Heights, Brookgreen, and Forest Hill, Lakewood Pines retains its intact and well-preserved dwellings from this period. In these neighborhoods, the ranch house predominates, but examples of the Colonial Revival style also remain.

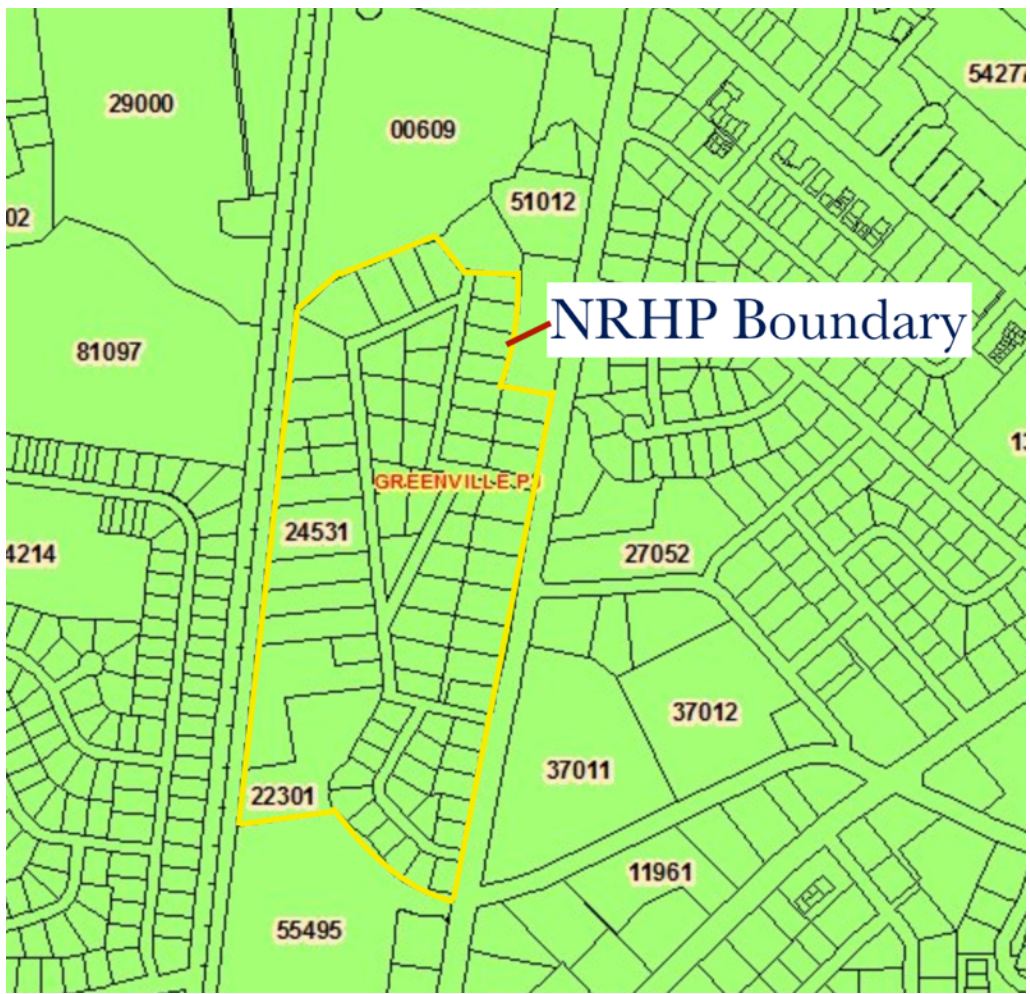
The Lakewood Pines Historic District is not recommend eligible for the NRHP under Criterion B because it is not associated with anyone who made significant and identifiable contributions to our history.

Because the district is unlikely to yield any important historical information not readily available from other sources, it is not considered eligible under Criterion D.

Of the seventy dwellings in the Lakewood Pines Historic District, sixty-two are contributing and eight are noncontributing. Only one dwelling is noncontributing due to alterations. The remainder seven post-date 1965 and therefore are noncontributing due to age.

Boundary Description and Justification

The National Register boundary is shown on the following map as a bright yellow line and includes all of the parcels historically associated with the Lakewood Pines and Sherwood Acres neighborhoods. The boundaries follow the rights-of-way for the railroad corridor on the west side of Lakewood Pines and Evans Street to the east.





WNCT-TV facade, looking East

Resource Name	WNCT-TV Station
HPO Survey Site Number	PT2074
Location	3221 Evans Street
Parcel IDs	4686162848
Dates of Construction	1952
Recommendation	Eligible for the NRHP under Criteria A and C

Description

Completed in 1952, the two-story, flat-roofed, painted-brick, Modernist building stands near the center of a twenty-three acre parcel on the east side of Evans Street south of its junction with Southwest Greenville Boulevard. Large trees occupy a majority of the parcel, except in front of and immediately around the building.

A modern, one-story, flat-roofed canopy with aluminum-clad columns shelters the double-glass doors at the entrance located on the south end of the façade. A similar canopy was on the building circa 1980, but originally an awning or pent roof sheltered the entrance. The northern two-thirds of the building’s façade is recessed and sheltered by an aluminum-clad overhang. A full-height wall projects forward on the north end of the façade. On the upper level, the original nineteen windows were composed of four horizontal lights. They have been replaced with black-tinted solid windows. The lower level windows have been covered with solid panels of a tan color similar to the painted brick. A panel to the south of the windows projects forward of the plane containing the windows and features the station’s call letters in glossy metal. A taller block to the south projects forward, but has a blank façade. It was added in the early 1960s.

Two large satellite dishes surrounded by chain-link fences are in front of or to the east of the building. A large modern antennae tower stands behind, or to the east of the building. It is in the location of the station’s original antennae tower.

The interior has been altered with new finishes (floors and walls) throughout. The original interior wood paneling has been removed. The original plan consisting of a corridor that extends the length of the two-story portion of the building on both levels remains intact. The investigator was not allowed to photograph the interior.

Historical Background

A. Hartwell Campbell, whose grandfather founded Campbell University in Buies Creek, North Carolina, organized a group of investors to form Carolina Broadcasting System in 1948. The company purchased radio station WGTC in Greenville and took over operations on April 1, 1949. In July 1949, the company, under Campbell, petitioned the Federal Communications Commission (FCC) to expand the station to include television. After a period of pushback from the Federal government because of competition from other locales that also applied for approval for new stations, Campbell's group received approval in May 1951. Campbell began selling stock in the company to fund the construction of a television station.¹⁰ After obtaining the proper licensing from the FCC, the group established WNCT-TV in 1952.¹¹

Only two television stations were broadcasting in North Carolina by 1950: WBTV in Charlotte and WFMY in Greensboro. Both were established in 1949.¹²

Even before approval was granted, Campbell ordered equipment for the building, including a transmitting tower from the Skyline Tower Company of Chicago.¹³ In order to erect an 874-foot tower, Campbell had to get approval from the Civil Aeronautics Authority.¹⁴

Construction of the WNCT TV building began in April 1952. James W. Griffith (1910-1962) served as architect and P. S. West Construction Company as general contractor. Griffith had an office in Greenville and designed many schools, houses, churches, and office and commercial buildings throughout eastern North Carolina.¹⁵

When completed, the local newspaper described the WNCT-TV station as, "a modern, spacious building constructed specifically for television use." It contained 7,000 square feet and fifteen offices, plus the television studio. The newspaper described

¹⁰ "TV Prospects for City Still Bright, Club Told," (Greenville) *Daily Reflector*, January 6, 1953, 3; "Four Years of Effort to be Culminated Here Sunday," (Greenville) *Daily Reflector*, December 18, 1953, 1.

¹¹ Virginia Jones Adams, Carolyn Westbrook Brown, and Sara Adams White, "Carolina Broadcasting System Television Station, WNCT, Greenville, North Carolina," *Chronicles of Pitt County, North Carolina, Volume I* (Greenville: Pitt County Historical Society, 1982), 73-74.

¹² *Broadcasting Yearbook for 1950: the Newsweekly of Radio and Television Telecasting*, Washington, D. C., 224, 226.

¹³ "Go-Ahead for TV Outlet," (Greenville) *Daily Reflector*, March 12, 1953, 1.

¹⁴ "Four Years of Effort to be Culminated Here Sunday," (Greenville) *Daily Reflector*, December 18, 1953, 1.

¹⁵ James W. Griffith Jr., Architectural Records, 1930-1967, Preliminary Inventory, Joyner Library, East Carolina University, Greenville, North Carolina.



WNCT-TV Station in the early 1960s, photo in offices of WNCT-TV.



WNCT-TV Station, circa 1980, photo in offices of WNCT-TV.



WNCT-TV Station facade, looking East-Northeast.



most of the interior as finished in “beautiful wood paneling.”¹⁶

In October 1953 the company assembled a seventy-four-foot antenna to be placed on the tower.¹⁷ The tower, once assembled, was the tallest manmade structure in both North and South Carolina.¹⁸

The station, whose call letters stand for “We’re North Carolina Television,” began broadcasting on December 22, 1953.¹⁹ It is the oldest television station in eastern North Carolina and the fourth oldest in the state. Originally it broadcast within a seventy-five mile radius and reached over 900,000 people.²⁰

Roy Hampton Park (1910-1993) bought WNCT-TV in 1962. Born in Dobson, North Carolina, Park worked as a newspaper reporter and in public relations early in his career. In the late 1940s, he formed Hines-Park Foods, Inc., a food company whose products included the extremely successful Duncan Hines Cake Mix. After Park’s company launched over 100 food products, Proctor and Gamble acquired Hines-Park Foods in 1956. Park remained an executive for them until 1962. After leaving Proctor and Gamble, Park established Park Broadcasting Inc. and purchased several radio and television stations and newspapers, including WNCT-TV, which was the first station he acquired. After his death in 1993, 70% of his holdings went toward the creation of the Park Foundation Inc., which funds education and environmental interests.²¹ WNCT-TV remains in operation.

Context: Mid-Twentieth Century Television Broadcasting Buildings in North Carolina

In the 1950s and 1960s, architects typically designed television stations that reflected a modern aesthetic well-suited to the buildings’ purposes. These stations often lacked ornament, emphasized rectangular forms and horizontal and vertical lines, and displayed an emphasis on horizontal planes and broad roof overhangs. Large expanses of glass helped to meld exterior and interior spaces, while traditional materials, namely brick, were used in a simplified manner characteristic of the Modernist idiom. The WNCT-TV Station is among a small number of mid-twentieth-century television stations in North Carolina that exhibit Modernist characteristics such as a flat roof, prominent windows, and overhanging eaves.

¹⁶ “Four Years of Effort to be Culminated Here Sunday,” (Greenville) *Daily Reflector*, December 18, 1953, 1.

¹⁷ “TV Station Antennae Being Readied,” (Greenville) *Daily Reflector*, October 20, 1953, 12.

¹⁸ “Four Years of Effort to be Culminated Here Sunday,” (Greenville) *Daily Reflector*, December 18, 1953, 1.

¹⁹ “Son of WNCT’s Founder Reflects on Bringing TV to Eastern North Carolina,” www.wnct.com, accessed November 21, 2014.

²⁰ *Miller’s Greenville, N. C. City Directory, 1954-1955, Vol. XI* (Asheville: Southern Directory Company, 1954), 10, 310.

²¹ “Roy Park,” Park Scholarship brochure, North Carolina State University, www.ncsu.edu/parkscholarships/pdf/roypark.pdf, accessed November 21, 2014.

Constructed in the 1950s and 1960s, the stations that own these buildings have updated and altered them as technology in the field has advanced.

Architects Milton Small and Joseph Boaz designed the Capital Broadcasting Corporation buildings (WA 4585) on Western Boulevard in west Raleigh. Built in 1959, the complex is composed of two large brick, flat-roofed modernist buildings containing offices and the television studio for WRAL-Television. The original two-story International-style office building displays a recessed first floor and exposed concrete and steel columns. The second floor cantilevers over the first level and features deep eaves that shelter the windows. All window glass has been replaced and the interior has been extensively remodeled with new finishes. A glass atrium connects the office building to the windowless brick studio building, which has been expanded greatly to accommodate new technology and additional equipment. The tall steel radio tower west of the building is original.²² WRAL-TV, an outgrowth of an AM radio station founded by Raleigh businessman A. J. Fletcher, went on the air on December 15, 1956.²³

WXII Television Studio (FY 3581) at 700 Coliseum Drive in Winston Salem dates to 1966 and is a flat-roofed Modernist buff-colored brick building with projecting cast concrete walls flanking a tinted plate-glass curtail wall at the entrance. An overhanging roof shelters narrow, full-height windows with cast-concrete surrounds. WXII Television Studio features an interior courtyard containing concrete pavers and raised beds of trees, shrubs, and flowers. Like WNCT-TV, the building's interior has been extensively remodeled. WXII Television began broadcasting as WSJS radio on April 17, 1930 from a studio on North Marshall Street. WSJS-TV first broadcast on September 30, 1953, four months before WNCT-TV. The Winston-Salem station occupied several buildings before moving into its current home, a building designed by the local firm, Stinson-Hines Associates, in 1966. Although the interior of WXII Television Studio has been greatly altered, the exterior retains most of its original fabric, including the tinted-glass windows.²⁴

The WWAY-Television Station (NH 1177) at 615 North Front Street in Wilmington dates to 1969 and is a long, low, one-story, red-brick building with a flat roof and a heavy concrete cornice sheltering narrow, full-height windows. A two-story rear portion holds the television studio.²⁵ WWAY-TV Station, although displaying some attributes of Modernism, is a later example that reflects more influence of contemporary architecture.

²² Sara Davis Lachenman, Survey file for Capital Broadcasting Corporation (WA 4585), May 4, 2006, North Carolina State Historic Preservation Office, Raleigh, North Carolina.

²³ Edward and Elizabeth Waugh, *The South Builds: New Architecture in the Old South* (Chapel Hill: UNC Press, 1960), 117-119.

²⁴ Heather Fearnbach, Survey file for WXII Television Station (FY 3581), April, 2009, North Carolina State Historic Preservation Office, Raleigh, North Carolina.

²⁵ Edward F. Turberg, Survey file for WWAY-TV3 Television Station (NH 1177), March 3, 1987, North Carolina State Historic Preservation Office, Raleigh, North Carolina.



View from WNCT-TV Tower from the (Greenville) *Daily Reflector*, June 22, 1954. From the *Daily Reflector* Image Collection, East Carolina University, www.digital.lib.ecu/reflector.

Evaluation

WNCT-TV Station retains its form and style of the building so that its integrity of design is intact. Located on a twenty-three-acre parcel, the property retains its integrity of setting. The overall integrity of materials remains in place despite the alteration of windows and the replacement of interior finishes. The overall massing of the building remains intact so that it displays integrity of workmanship. The integrity of feeling and association remains in place so that the building conveys the form and style of a mid-century contemporary commercial building.

WNCT-TV Station is eligible for the NRHP under Criterion A. The station, one of the earliest established in the state, is significant in the areas of Communication and Entertainment/Recreation for its role in establishing the first television service in



Satellite dishes in front of building, looking Northwest towards Evans Street.

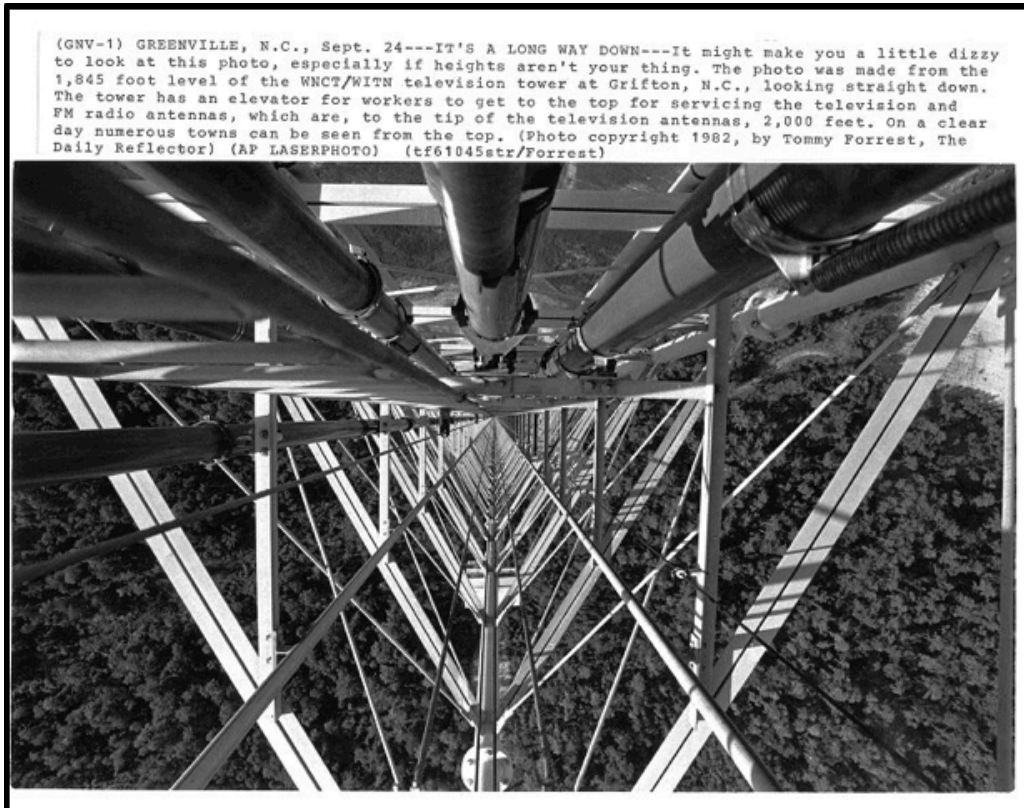


Photo of TV tower from the (Greenville) *Daily Reflector*, 1982. From the

eastern North Carolina in 1953.

WNCT-TV Station is not recommended eligible under Criterion for its association with B. A. Hartwell Campbell or Roy Hampton Park. Both were important figures in the history of broadcasting in North Carolina, but current research has not revealed sufficient information about historic resources associated with either man.

WNCT-TV Station is eligible under Criterion C as a largely intact example of a mid-twentieth-century Modernist television broadcasting building in eastern North Carolina. The station's forward-thinking aesthetic was well-suited to its role in the development of modern television broadcasting in the region. Like television station buildings in Raleigh and Winston-Salem, WNCT-TV has been altered in order to accommodate modern equipment and to update its public and office spaces. With its overall form intact, WNCT-TV remains a good example of Modernist architecture in Greenville.

Because the station is unlikely to yield any important historical information not readily available from other sources, it is therefore not eligible under Criterion D.

Boundary Description and Justification

The boundary for WNCT-TV Station is the twenty-three-acre parcel historically associated with the building. The boundary provides adequate setting for the resource and its associated features. The boundary extends to the right-of-way for Evans Street. The boundary is shown as a light blue line on the following map.

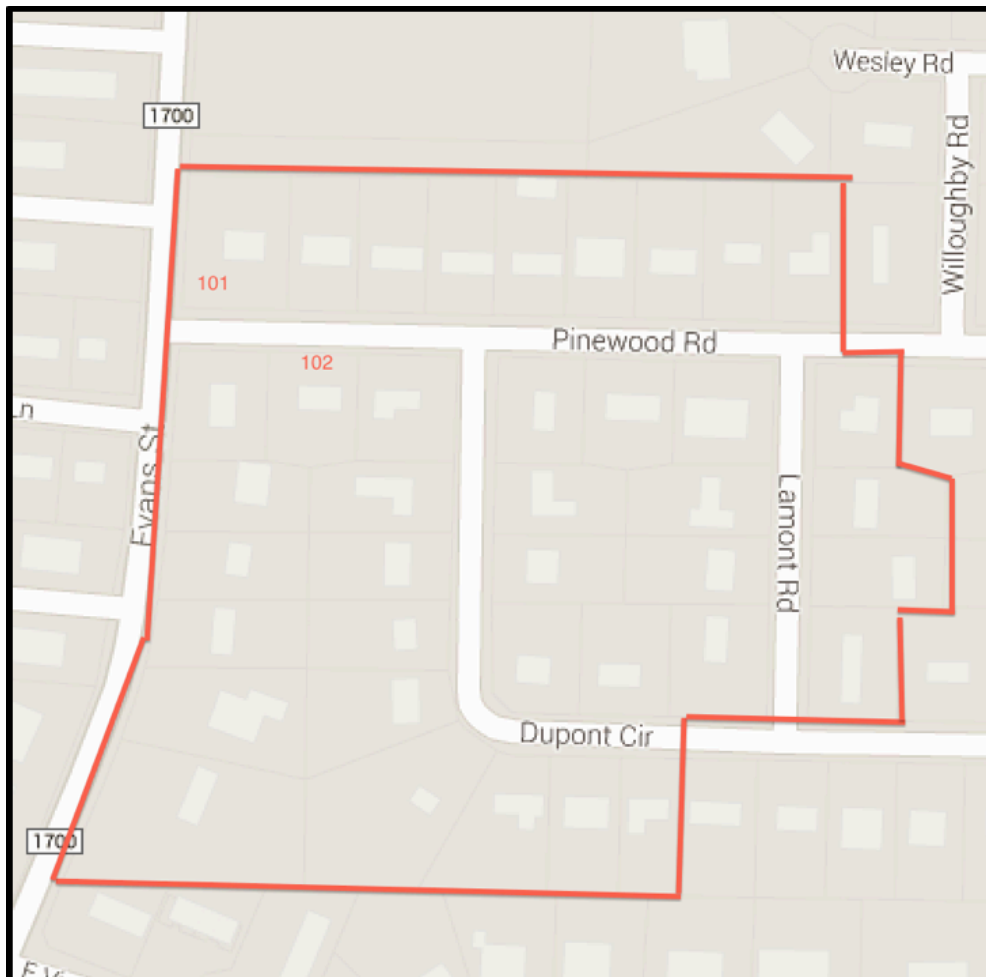


NRHP boundary for WNCT-TV, source: Pitt County GIS.



Pinewood Road, looking East.

Resource Name	Pinewood Forest
HPO Survey Site Number	PT2064
Location	On the east side of Evans Street, along Pinewood Road and Dupont Circle
Parcel IDs	Multiple
Dates of Construction	Circa 1953-1965
Recommendation	Not Eligible for the NRHP



Map of Pinewood Forest, source: Pitt County GIS.

Description

Pinewood Forest contains thirty-five dwellings spanning the period 1956 to 1986. Six houses were built in the 1950s, eighteen in the 1960s, and eleven post-date 1970. Brick ranch houses dominate the neighborhood, and except for one split-level and a story-and-a-half minimal traditional house all dwellings are one story in height. Very few houses have been altered and the majority is well maintained. The neighborhood consists of four wide streets with curbs and gutters. Mature pine trees and ornamental yard trees are plentiful, and houses are set back behind expansive lawns.

Inventory of Properties in Pinewood Forest Located within the APE

Information about owners comes from Pitt County deeds and Miller's Greenville City Directories (CD).

Date	House Name, if known	Address/PIN	Description
1960	Frances Tyson House	101 Pinewood Road 4686069032	Brick ranch house with hipped roof, inset front entrance porch supported by metal posts. Large picture window and simulated cementitious veneer foundation. Tyson was a teacher at the junior high school (1958-1959).
1962	Mary Lou and William C. Landing Jr. House	102 Pinewood Road 4686150748	Brick ranch house with a hipped roof, replacement one-over-one windows and an integrated one-car garage. Landing worked at Dupont.



101 Pinewood Road



102 Pinewood Road

Historical Background

Pinewood Forest was platted in 1955 and grew slowly over the next three decades.²⁶ It was one of several Greenville neighborhoods that developed after World War II.

Evaluation

Pinewood Forest is not recommended eligible for listing in the NRHP under any criteria.

Pinewood Forest is not eligible under Criterion A. Although the neighborhood was platted in 1955, fourteen of its thirty-five dwellings post-date 1965 and collectively it does not possess exceptional significance that would qualify it for eligibility under Criterion Consideration G.

Pinewood Forest is not recommend eligible for the NRHP under Criterion B because it is not associated with anyone who made significant and identifiable contributions to our history.

Pinewood Forest is not recommended eligible for the NRHP under Criterion C. Although it contains twenty-one intact houses from the period 1956 to 1965, the neighborhood as a whole does not represent a significant entity in a city where mid-twentieth-century suburban residential development is well-represented by several intact historic districts. Neighborhoods such as Rock Springs (PT2255), Colonial Heights (PT2250), Brookgreen (PT2248), Forest Hill (PT2251), and Lakewood Pines (PT2254), all on the State Study List, contain collections of primarily 1950s and



Dupont Circle, looking South.

²⁶ Pitt County Book of Maps 7, page 1, Pitt County Register of Deeds, Greenville, North Carolina.

1960s dwellings and better represent architectural significance from the mid-twentieth century.

Because the neighborhood is unlikely to yield any important historical information not readily available from other sources, it is therefore not eligible under Criterion D.



Crown Point Road, looking Northeast.

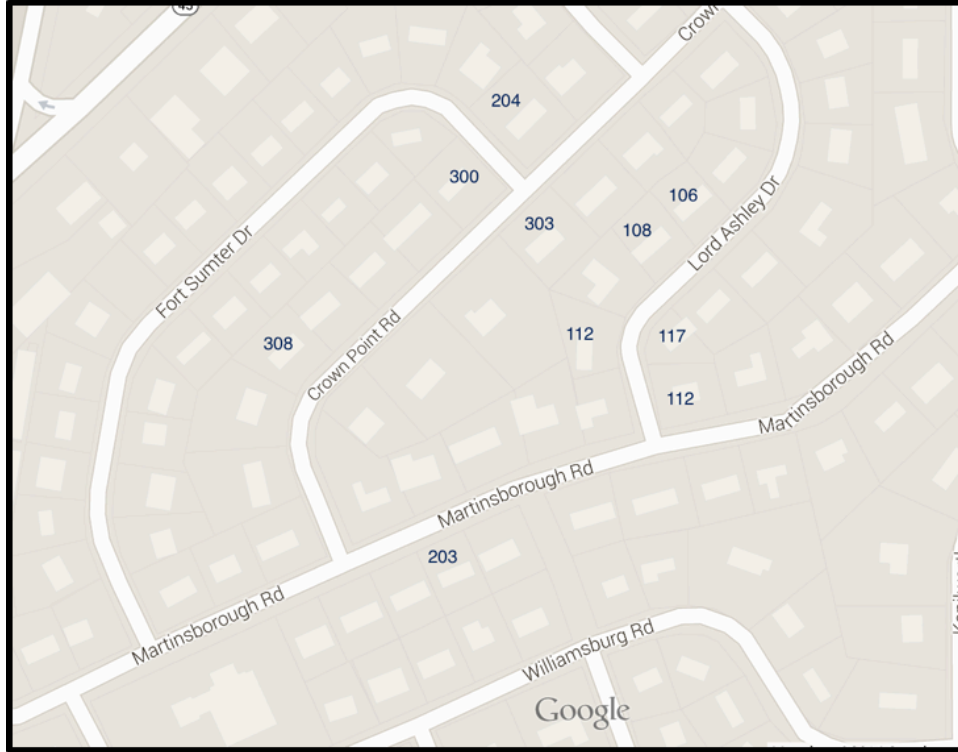
Resource Name	Lynndale
HPO Survey Site Number	PT2077
Location	On the east side of Evans Road, encompassing primarily Martinsborough Road, Lord Ashley Drive, and Crown Point Road
Parcel IDs	Multiple
Dates of Construction	1961 to present
Recommendation	Not Eligible for the NRHP

Description

Lynndale is a large residential subdivision developed beginning in the 1960s. The oldest portions, known as Sections One and Two, were platted in 1961 and 1963, respectively. Section One includes Colleton Avenue, the portion of Crown Point Road between Colleton Avenue and Lord Ashley Drive, and Lord Ashley Drive. Section Two includes Martinsborough Road and Crown Point Road. Its curvilinear streets are wide and lined with curbs and gutters. Additional sections were platted, but they post date 1970. For example, Fort Sumter Drive, which is one block north of Crown Point Road, contains houses all built in the late 1980s.

In Sections One and Two houses are set back an average of approximately forty feet from the street. Yards are well tended, typically grass-covered, and dotted with ornamental trees and bushes. Pines and oaks are the most common trees.

By far, brick ranch houses are the most common dwelling. They display side-gabled or hipped roofs, sometimes with an off-center intersecting front gable. Some feature Colonial Revival elements, such as a columned entry porch, but most display modest to no adornment typical of the 1960s. Other styles present, albeit on limited display, include Colonial Revival, contemporary, split level, and neo-Colonial Revival.



Lynnwood Neighborhood with Surveyed Properties Identified.

Inventory of Properties in Lynndale Located within the APE

Date	House Name, if known	Address/PIN	Description
1964	Louise and H. V. Elks House	204 Crown Point Road 4686292002	Brick ranch house with side-gabled roof, center projecting front gable porch with vertical siding in gable with round window. Porch with square fluted posts shelters entrance and two windows set in vertical wood siding. Original six-over-six windows. The Elks bought the parcel in late 1963 and built the house the next year. H. V. Elks served as president of Home Builders Supply and was with the company from 1950 to 1980.
1964	House	300 Crown Point Road 4686280888	Brick, two-story, Colonial Revival-style side-gabled house with a full-height flat roofed portico that spans the main block is topped by a balustrade. One-story, side-gabled wings flank the two-story block. Original eight-over-eight windows.

MDM HISTORICAL CONSULTANTS INC.

1964	House	303 Crown Point Road 4686281579	One-story, U-shaped, contemporary-style dwelling with gable roof with overhanging eaves and rafter tails.
1961	House	308 Crown Point Road 4686187501	Brick ranch house with side-gabled roof, picture window, original six-over-six windows, and dentil cornice.
1962	House	106 Lord Ashley Drive 4686285865	Brick ranch house with side-gabled roof and intersecting front-facing projecting gable. Square posts front an inset porch. Windows are modern vinyl.
1963	House	108 Lord Ashley Drive 4686284769	Brick ranch house with side-gabled roof and Colonial Revival-influenced front-gabled porch with columns.
1961	House	112 Lord Ashley Drive 4686283566	Brick ranch house with hipped roof, double paneled doors, and vinyl replacement windows.
1964	House	117 Lord Ashley Drive 4686285545	Two-story, Neo-Dutch Colonial Revival-style house with synthetic siding, six-over-six windows, and three front-gabled dormers.
1964	Mary Lou and Earl Hardee House	112 Martinsborough Road 4686285464	One-and-a-half-story, side-gabled, Tudor Revival-influenced brick house with two front-facing gables. Synthetic shingles finish the shed dormer and portions of the front-facing gables. The Hardees likely built the house, but sold it in 1963.
1964	Winton Hill House	203 Martinsborough Road 4686280075	Brick ranch house with a side-gabled roof and an intersecting, off-center front-facing gable with vertical wood siding in its upper gable. Six-over-six windows top paneled wood aprons. Hill has owned the house since 1964, but it is unclear if he had it built.



Crown Point Road, Looking Southwest





300 Crown Point Road.



303 Crown Point Road.



308 Crown Point Road.



106 Lord Ashley Drive.



108 Lord Ashley Drive.



112 Lord Ashley Drive.



117 Lord Ashley Drive.



112 Martinsborough Road



203 Martinsborough Road.

Historical Background

Lynndale Development Company, which was started by Taft family of Greenville, platted Section One of Lynndale in November 1961 and Section Two in June 1963. Section One is on the northeast side of Martinsborough Road and contains Colleton Avenue and portions of Lord Ashley Drive and that portion of Crown Point Road east of Lord Ashley Drive. Section Two included Crown Point Road north of Martinsborough Road and the five parcels on the south side of Martinsborough Road west of Chowan Road.²⁷

As was common for subdivisions, the developer set forth a series of covenants to guide property owners. Only single-family, detached dwellings and outbuildings, including fallout shelters, could be built. The covenants allowed that a church could be built in the subdivision. The developer or an architect had to approve any dwelling built. Houses had to be set back forty feet from the front lot line. Dwellings had to cost at least \$18,000 to construct. Property purchasers had to keep their lots free of “weeds, rubbish, trash, debris, and other matter.”²⁸

Dwellings in Lynndale Sections One and Two date mostly to the 1960s. However, houses along Martinsborough Road west of Fort Sumter Drive date to 1967 and 1974. The Church of Jesus Christ of Latter Day Saints at 307 Martinsborough Road dates to 1972. Of the twenty-nine houses on Martinsborough between Fort Sumter Drive and Queen Anne’s Road , eight were built between 1960 and 1964. The remaining twenty-one houses date from 1965 to 1969.

Evaluation

Lynnwood, as a whole, retains the form, plan, space, structure, style and resources of a mostly late 1960s neighborhood so that its integrity of design is intact. The neighborhood possesses the qualities of a late 1960s suburban development, namely its landscape and circulation network, and therefore retains its integrity of setting. For the most part, the buildings retain their historic fabric, therefore contributing to the integrity of materials. The overall massing and form of the buildings remain intact contributing to the neighborhood’s integrity of workmanship. The well-preserved street layout, vegetation, setbacks, and the overall intact condition of it dwellings contribute to the district’s integrity of feeling and association.

Although Lynndale retains its integrity, it does not exhibit historic significance because of its age and therefore is not eligible for the NRHP.

²⁷ Pitt County Book of Maps x-33, page 569 and Book of Map 10, page 144. Pitt County Register of Deeds Office, Greenville, North Carolina.

²⁸ “Restrictive Covenants of Record,” Book Z-32, page 338, Pitt County Register of Deeds, Greenville, North Carolina.

Lynndale is not eligible under Criterion A in the area of Community Planning and Development. The oldest portions of Lynndale, Sections One and Two, were platted in 1961 and 1963, respectively, but construction of dwellings did not start immediately. Those sections contain dwellings mostly dating to 1965 and later. Of the seventy-nine houses in those two sections, thirteen date to 1965 and twenty-five date to the first half of the 1960s. The oldest house in Lynndale Sections One and Two dates to 1961. The remaining forty-one post date 1965. Although the oldest sections of Lynndale were laid out more than fifty years ago, the majority of the dwellings is less than fifty years old.

Lynndale is not recommend eligible for the NRHP under Criterion B because it is not associated with anyone who made significant and identifiable contributions to our history.

Lynndale is not recommended eligible for the NRHP under Criterion C. The neighborhood contains a large and intact collection of the types of dwellings built in post-World War II suburbs, namely split-levels and ranch houses. However, several neighborhoods in Greenville contain the same type of housing stock, but as a whole these other neighborhoods' resources date primarily from 1965 and earlier. The 2010 survey identified Brookgreen (PT2248), Colonial Heights (PT2250), Pinewood Acres (PT2254), and Forest Hill (PT2251) as planned neighborhoods that developed primarily in the 1950s and 1960s to accommodate families who had become more mobile as a result of widespread automobile ownership and improved transportation corridors. These neighborhoods retain a high degree of physical integrity and a housing stock that mostly pre-dates 1966. Lynndale, because of the number of post-1965 dwellings, does not rise to the level of significance in the area of architecture.

Because the neighborhood is unlikely to yield any important historical information not readily available from other sources, it is therefore not eligible under Criterion D.

Lynndale does not meet Criteria Consideration G because it does not possess exceptional significance under any of the Criteria. Lynndale should be re-evaluated when the majority of its resources are fifty years of age.

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Professional Qualifications

Jennifer Frances Martin

- Position:** Founding Principal
- Education:** M.A. History with Emphasis in Historic Preservation , Middle Tennessee State University
- B.A. History and B.A. Sociology, University of South Carolina
- Introduction to Section 106 of the National Historic Preservation Act
University of Nevada, Reno
- Professional Affiliations:** Preservation Durham
- Preservation North Carolina
- City of Durham Historic Preservation Commission
- Southeastern Chapter Society of Architectural Historians

Experience:

Jennifer F. Martin has worked as an architectural historian and preservation planner since 1991 and is a founding principal with Mdm Historical Consultants, Inc. She has documented scores of historic properties through successful completion of architectural surveys, National Register of Historic Places nominations, and local landmark designation reports. She has worked with local governments and commissions on programs to identify, document, and protect historic and cultural resources. She has further contributed to the field through publication and well as by making presentations at academic and professional conferences.

Ms. Martin was previously the Carolinas Regional Manager for Edwards-Pitman Environmental, where she oversaw a staff of architectural historians, preservation planners, and archaeologists working on projects in the Carolinas and Virginia. Ms. Martin was responsible for scoping projects, preparing budgets, and monitoring and overseeing cultural resource surveys, nominations to the National Register of Historic Places, environmental documents necessary for compliance with federal and state laws, and consultations with historic preservation commissions throughout the region. Prior to joining Edwards-Pitman Environmental, Ms. Martin worked for the North Carolina State Historic Preservation Office as the National Register Coordinator in Raleigh and as the Historic Preservation Specialist in Asheville. Ms. Martin is the award-winning author of *Along the Banks of the Old Northeast: the Historical and Architectural Development of Duplin County, North Carolina* and a co-author of *The Historic Architecture of Western North Carolina*.

Some projects Ms. Martin has been involved with are listed below.

- *Ashe County Memorial Hospital National Register Nomination*, Jefferson, North Carolina (2015)
- *Erwin Commercial Historic District National Register Nomination*, Erwin, North Carolina (2015)
- *Flyway Club National Register Nomination*, Currituck County, North Carolina (2015)
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Interstate 26 Widening*, Buncombe and Henderson Counties, North Carolina (2014)
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 60 Replacement*, Ashe County, North Carolina (2014)

- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 17 Replacement, Ashe County, North Carolina (2014)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 61 Replacement, Ashe County, North Carolina (2014)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 428 Replacement, Ashe County, North Carolina (2014)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 66 Replacement, Ashe County, North Carolina (2014)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 187 Replacement, Ashe County, North Carolina (2014)*
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 192 Replacement, Macon County, North Carolina (2014)*
- *Proximity Print Works National Register Nomination, Greensboro, North Carolina (2014)*
- *Oneida Cotton Mills and Scott-Mebane Manufacturing Complex National Register Nomination, Graham, Alamance County, North Carolina (2014)*
- *Penderlea Homesteads Historic District National Register Nomination, Pender County, North Carolina (2014)*
- *Hillside Park High School National Register Nomination, Durham, North Carolina*
- *Fort Caswell Historic District National Register Nomination, Brunswick County, North Carolina (2013)*
- *Valentine-Wilder House National Register Nomination, Nash County, North Carolina (2013)*
- *Sunset Hills Historic District National Register Nomination, Greensboro, North Carolina (2013)*
- *Richard B. Harrison School National Register Nomination, Selma, North Carolina (2012)*
- *Wilkesboro School Historic Tax Credit Application, Wilkesboro, North Carolina (2012)*
- *Bray-Paschal House National Register Nomination, Chatham County, North Carolina (2011)*
- *West Selma Historic District National Register Nomination, Selma, Johnston County, North Carolina (2011)*
- *Downtown Selma Historic District National Register Nomination, Selma, Johnston County, North Carolina (2010)*
- *Perry School National Register Nomination, Franklin County, North Carolina (2010)*
- *Johnson Farm National Register Nomination, Harnett County, North Carolina (2009)*
- *Harmony Plantation National Register Nomination, Wake County, North Carolina (2008)*
- *Wake County Historic Resources Intensive Survey, Wake County, North Carolina (2007)*

- *Local Landmark Designation Report for Rogers Drug, Durham, North Carolina (2008)*
- *Local Landmark Designation Report for Fire Station #1, Durham, North Carolina (2008)*
- *Old Towne Historic District Design Guidelines, Augusta, Georgia (2006)*
- *Wake County Historic Resources Reconnaissance Survey, Wake County, North Carolina (2005- 2006)*
- *Skinnerville-Greenville Heights Historic District National Register Nomination, Greenville, North Carolina (2005)*
- *Maiden Lane Historic District National Register Nomination, Raleigh, North Carolina (2005)*
- *Dr. E. N. Lawrence House National Register Nomination, Raleigh, North Carolina (2005)*
- *York-Chester Historic District National Register Nomination, Gastonia, North Carolina (2005)*
- *Town Appearance Commission Procedures and Guidelines Evaluation, Town of Mount Pleasant, South Carolina (2005)*
- *Rowland Main Street Historic District National Register Nomination, Rowland, North Carolina (2004)*
- *City of Thomasville Architectural Survey, Thomasville, North Carolina (2004)*
- *Apex Historic District Boundary Increase and Additional Documentation Study List Application, Apex, North Carolina (2004)*
- *Borden Manufacturing Company National Register Nomination, Goldsboro, North Carolina (2004)*
- *North Carolina Department of Transportation, Phase II Survey and Report, Replacement of Bridge No. 246 over Laurel Creek, Madison County, North Carolina (2004)*
- *North Carolina Department of Transportation Phase II Survey and Report, Hillsborough Street Reconstruction, Project #1 (for Kimley-Horn and Associates, Inc.), Raleigh, North Carolina (2004)*
- *City of Greenville Revitalization Area Historic and Architectural Evaluation, for the City of Greenville, North Carolina (2004)*
- *City of Rock Hill, South Carolina Architectural Survey (for the City of Rock Hill and the South Carolina State Historic Preservation Office) (2003-2004)*
- *Valle Crucis Historic District National Register Nomination, Valle Crucis, North Carolina (2004)*
- *North Carolina Department of Transportation Phase II Survey and Report,, Replacement of Bridge No. 325 over Landrum Creek, Chatham County, North Carolina (2004)*
- *West Raleigh Historic District National Register Nomination, Raleigh, North Carolina (2003)*
- *North Carolina Department of Transportation Phase II Survey and Report (for Kimley-Horn and Associates, Inc.) Winston-Salem Northern Beltway, Forsyth County, North Carolina (2002-2003)*
- *North Carolina Department of Transportation Phase II Survey, U.S. Highway 158 Widening, Halifax and Northampton Counties, North Carolina (2003- 2004)*

- *North Carolina Department of Transportation Phase II Survey, Burgaw Bypass, Pender County, North Carolina (2003)*
- *City of Greenville, South Carolina Architectural Survey (for the City of Greenville and the South Carolina State Historic Preservation Office) (2002-2003)*
- *North Carolina Department of Transportation Phase II Survey and Report, Alston Avenue Widening, Durham County, North Carolina (2002)*
- *Belmont Hosiery Mill National Register Nomination, Belmont, North Carolina (2002)*
- *Historic Structures Report on the Morganton Depot, Morganton, North Carolina: A Transportation Enhancement Grant (TEA-21) Project for the North Carolina Department of Transportation (2002)*
- *Historic Structures Report on the Marion Depot, Marion, North Carolina: A Transportation Enhancement Grant (TEA-21) Project for the North Carolina Department of Transportation (2002)*
- *Research on Historic Train Stations for the NCDOT Rail Division at the National Archives in Washington, D.C. In conjunction with the restoration of passenger rail service in North Carolina. (2002 & 2007)*
- *North Carolina Department of Transportation Phase I Survey Report, U.S. Highway 158 Corridor, Hertford County, North Carolina (2002)*
- *Dudley High School, National Register Nomination, Greensboro, North Carolina (2002)*
- *North Carolina Department of Transportation Phase II Survey and Report, U.S. Highway 19/23, Buncombe and Haywood Counties, North Carolina (2002)*
- *Mitchell College Historic District Boundary Expansion National Register Nomination, Statesville, North Carolina (2002)*
- *Architectural Survey of Wake County Public Schools Built Before 1956, Wake County, North Carolina (2002)*
- *City of Darlington Architectural Survey, Darlington County, South Carolina (for the City of Darlington and the South Carolina State Historic Preservation Office) (2001- 2002)*
- ○ *Upper Richland County Architectural Survey, Richland County, South Carolina (for the Richland County Conservation Commission and the South Carolina State Historic Preservation Office) (2001-2002)*
- *Olympia Mill Village Architectural Survey, Richland County, South Carolina (for the Richland County Conservation Commission and the South Carolina State Historic Preservation Office) (2001-2002)*
- *Jean-Pierre Auguste Dalmas House National Register Nomination, Burke County, North Carolina (2001)*
- *Jesse Penny House and Outbuildings National Register Nomination, Wake County, North Carolina (2001)*
- *Apex Historic District Boundary Expansion II National Register Nomination, Wake County, North Carolina (2001)*
- *Occoneechee Speedway National Register Nomination, Orange County, North Carolina (2001)*

- *Cowee-West's Mill Historic District National Register Nomination*, Macon County, North Carolina (2000)

Publications:

The Historic Architecture of Brunswick County, North Carolina, 2014

“Biltmore Complex,” “Biltmore Forest School” and “Appalachian Rustic Architecture” in *The Encyclopedia of Appalachia*. East Tennessee State University, 2006

Along the Banks of the Old Northeast: The Historical and Architectural Development of Duplin County, North Carolina. Duplin County Historical Foundation, 2000

A Guide to the Historic Architecture of Western North Carolina

(co-author). University of North Carolina Press, 1999

Presentations:

“Introduction to Raleigh’s Historic Architecture,” Preservation North Carolina Annual Conference, Raleigh, North Carolina, November 2007

“Restoration of the Morganton and Marion Depots,” Preservation North Carolina Annual Conference, Asheville, North Carolina, November 2004

“Nominating Rosenwald Schools to the National Register of Historic Places,” National Rosenwald School Conference, Nashville, Tennessee, May 2004

“Willie Edward Jenkins, African American Architect,” Preservation North Carolina Annual Conference, Greensboro, North Carolina, September 2003

Awards:

2004 Award of Merit from the American Association for State and Local History for the series that includes *A Guide to the Historic Architecture of Western North Carolina*

2003 Special Book Award Recognizing an Outstanding Guide Book Series from the Southeast Society of Architectural Historians for the series that includes *A Guide to the Historic Architecture of Western North Carolina*

2001 Certificate of Commendation from the American Association for State and Local History for *Along the Banks of the Old Northeast*

2000 Griffin Award for Notable Research and Publication presented by the Preservation Society of Asheville and Buncombe County

Cynthia de Miranda

Position:	Founding Principal & Architectural Historian
Education & Training:	B.A. Public Policy Studies, Duke University Introduction to Section 106 of the National Historic Preservation Act, Washington, DC Commission Assistance and Mentoring Program (CAMP) Presented by the National Alliance of Preservation Commissions, Lynchburg, Virginia
Professional Affiliations:	Preservation North Carolina Preservation Durham, APAC Committee Member Society of Architectural Historians Southeastern Chapter Society of Architectural Historians

Experience:

Cynthia de Miranda, a founding Principal of MDM Historical Consultants, has worked as an architectural historian and preservation planner since 1993. Ms. de Miranda has successfully prepared National Register nominations, local landmark designation reports, architectural surveys, design review guidelines, and preservation plans. She has documented historic properties in North Carolina, South Carolina, Virginia, Minnesota, Michigan, Illinois, South Dakota, Wisconsin, and Washington State. She has also contributed to the field through publications and presentations at academic and professional conferences.

Prior to forming MDM Historical Consultants, Inc., Ms. de Miranda worked as an architectural historian with Edwards-Pitman Environmental, Inc., in Durham, North Carolina, and with Hess, Roise and Company of Minneapolis, Minnesota. Ms. de Miranda has also worked on the staffs of the Advisory Council on Historic Preservation in Washington, D.C., and the Raleigh Historic Districts Commission (now the Raleigh Historic Development Commission) in Raleigh, North Carolina.

Some projects Ms. de Miranda has been involved with are listed below.

- *Owen and Dorothy Smith House Local Designation Report*, Raleigh, North Carolina (2015)
- *Leonard Hall Local Designation Report*, Raleigh, North Carolina (2015)
- *Tyler Hall Local Designation Report*, Raleigh, North Carolina (2015)
- *Crabtree Jones House National Register of Historic Places Nomination*, Raleigh, North Carolina (2014)
- *Raleigh Business District Walking Tour for Raleigh Historic Mobile App*, Raleigh, North Carolina (2014)
- *Historic Architecture of Brunswick County*, publication, Brunswick County, North Carolina (2014)
- *Wachovia Building Company Tract House National Register Nomination*, Raleigh, North Carolina (2014)

- *Proximity Print Works National Register of Historic Places Nomination*, Greensboro, North Carolina (2014)
- *Garland S. and Toler Moore Tucker House Local Designation Report and National Register of Historic Places Nomination*, Raleigh, North Carolina (2014)
- *St. Matthew's School Local Designation Report*, Raleigh, North Carolina (2014)
- *Merrimon-Wynne House Local Designation Report and National Register of Historic Places Nomination (2013)*
- *John and Belle Anderson House Local Designation Report*, Raleigh, North Carolina (2013)
- *William and Georgia Holleman House Local Designation Report*, Raleigh, North Carolina (2013)
- *John Beaman House Local Designation Report*, Raleigh, North Carolina (2013)
- *South Brick House National Register of Historic Places Nomination*, Wake Forest, North Carolina (2013)
- *Downtown Durham Historic District Additional Documentation*, Durham, North Carolina (2012)
- *Wrights Automatic Machinery Company National Register of Historic Places Nomination*, Durham, North Carolina (2012)
- *Scott and Roberts Dry Cleaners National Register of Historic Places Nomination*, Durham, North Carolina (2011)
- *Summerfield School Gymnasium and Community Center National Register of Historic Places Nomination*, Summerfield, North Carolina (2011)
- *Special Character Statement: S. Blount-S. Person Street Historic District*, Raleigh, North Carolina (2011)
- *Pope House Application for Determination of Statewide Significance*, Raleigh, North Carolina (2011)
- *Paul O. and Elsie Stahl House Local Landmark Designation Report*, Raleigh, North Carolina (2010)
- *Harwell Hamilton and Jean Bangs Harris House and Office National Register Nomination*, Raleigh, North Carolina (2010)
- *Carpenter Farm Supply Company Complex Local Landmark Designation Report*, Wake County, North Carolina (2010)
- *Dillard and Mildred Teer House Local Designation Report*, Durham, North Carolina (2009)
- *Fayetteville Modern Architectural Survey*, City of Fayetteville, North Carolina (2009)
- *Wilbur and Martha Carter House National Register Nomination*, Greensboro, North Carolina (2008)
- *Liberty Warehouse Nos. 1 and 2 Study List Application and National Register Nomination*, Durham, North Carolina (2007 and 2008)
- *Samuel Bartley Holleman House National Register Nomination*, Wake County, North Carolina (2008)

- *Fayetteville Street National Register District Nomination*, Raleigh, North Carolina (2007)
- *George and Neva Barbee House National Register Nomination*, Zebulon, North Carolina (2007)
- *Guidesheets to Raleigh's Historic Landmarks and Districts*, Raleigh Historic Districts Commission, Raleigh, North Carolina (2007)
- *Research on Historic Train Stations for the NCDOT Rail Division at the National Archives in Washington, D.C.* In conjunction with the restoration of passenger rail service in North Carolina (2007)
- *Midway Plantation National Register Nomination (relocation)*, Knightdale, North Carolina (2007)
- *North Carolina Department of Transportation Phase II Survey and Report, Stantonsburg Road/Tenth Street Connector* (for Kimley-Horn and Associates, Inc.), Greenville, North Carolina (2007)
- *Macpelah National Register Nomination*, Vance County, North Carolina (2006)
- *Adams-Edwards House National Register Nomination*, Raleigh vicinity, North Carolina (2006)
- *Maiden Lane Historic District National Register Nomination*, Raleigh, North Carolina (2006)
- *Walltown Phase I Archaeology*, Durham, for G. H. Williams Collaborative, P.A. (2006)
- *Old Towne Historic District Design Guidelines*, Augusta, Georgia (September 2006)
- *Wake County Historic Resources Reconnaissance Survey*, North Carolina (2005-2006)
- *City of Franklin Preservation Planning (Southampton County)*, City of Franklin, Virginia (2005-2008)
- *Skinnerville-Greenville Heights Historic District National Register Nomination*, Greenville, North Carolina (2005)
- *Report on Wakestone (Josephus Daniels House)*, Raleigh, North Carolina (2005)
- *York-Chester Historic District National Register Nomination*, Gastonia, North Carolina (2005)
- *Wiley Forbus House National Register Nomination*, Durham, North Carolina (2005)
- *Wachovia Bank Building Study List Application and National Register Nomination*, Greensboro, North Carolina (2005)
- *North Carolina Department of Transportation Phase II Survey for the Construction of the Windsor Bypass*, North Carolina (2005)
- *Dorothea Dix Campus Master Plan* (with LandDesign), Raleigh, North Carolina (2005)
- *Mount Pleasant Historic District Design Review Guidelines*, Mount Pleasant, South Carolina (2004-2006)
- *City of Thomasville Architectural Survey*, Thomasville, North Carolina (2004)
- *Apex Historic District Boundary Increase and Additional Documentation Study List Application*, Apex, North Carolina (2004)

- *North Carolina Department of Transportation Phase II Survey and Report, Hillsborough Street Reconstruction, Project #1* (for Kimley-Horn and Associates, Inc.), Raleigh, North Carolina (2004)
- *North Carolina Department of Transportation Phase II Survey for New Alternative, US 158 Widening and Improvement*, Northampton County, North Carolina (2004)
- *City of Greenville Revitalization Area Historic and Architectural Evaluation*, for the City of Greenville, North Carolina (2004)
- *City of Rock Hill, South Carolina, Architectural Survey*(for the City of Rock Hill and the South Carolina State Historic Preservation Office) (2003-2004)
- *Historic Preservation Component of the Apex Comprehensive Plan*, Apex, North Carolina (a project with LandDesign) (2003-2004)
- *Valle Crucis Historic District National Register Nomination*, Valle Crucis, North Carolina (2004)
- *Part 1 Historic Rehabilitation Tax Credit Application for the Liggett & Myers Tobacco Co. Complex*, Durham, North Carolina (2004)
- *Report on the Statewide Significance of All Saints Chapel* for the Raleigh Historic Districts Commission (2003)
- *Washington Graded and High School National Register Nomination*, Raleigh, North Carolina (2003)
- *West Raleigh Historic District National Register Nomination*, Raleigh, North Carolina (2003)
- *North Carolina Department of Transportation Phase II Survey, U.S. Highway 158 Widening*, Hertford County, North Carolina (2003)
- *City of Greenville, South Carolina, Architectural Survey* (for the City of Greenville and the South Carolina State Historic Preservation Office) (2002-2003)
- *North Carolina Department of Transportation Phase II Survey and Report, Alston Avenue Widening*, Durham County (2002)

Publications:

The Historic Architecture of Brunswick County, North Carolina, Brunswick County, 2014. Coauthored with Jennifer F. Martin.

“Safety and Showmanship: Corporate Requirements for the Hardy Hydroelectric Plant,” *IA: Journal of the Society for Industrial Archaeology* 26, 2: 19-30 (2000).

“Country Life in the Suburbs: Spruce Shadows Farm,” *Hennepin History Magazine* 58, 2: 20-29 (1999).

Presentations:

Modernism Primer. Delivered at the 2014 Preservation North Carolina Conference, held in Raleigh (October 2014).

North Carolina Modernism in the National Press. Delivered at the 2nd Lowenstein Legacy Symposium, University of North Carolina at Greensboro (October 2013) and the 1st annual Roots of the Piedmont Conference: History and Preservation in Central North Carolina, held in Chapel Hill and Hillsborough (May 2014).

Usonian Antecedents to Loewenstein's Carter House: An Idea Born on the Prairie Comes to the Piedmont. Delivered at the 26th Annual Meeting of the Southeast Chapter of the Society of Architectural Historians, Greensboro (October 2008).

Downtown NC Goes Corporate: Modernist Curtain Walls in Sixties Skyscrapers. Delivered at the 1st Loewenstein Legacy Symposium, University of North Carolina at Greensboro, (November 2005) and at Preservation North Carolina Conference, Raleigh (October 2007).