HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT

Intensive Evaluation

I-26 Improvements from US Highway 25 in Hendersonville in Henderson County
to I-40/I-240 in Buncombe County

TIP# I-4400/I-4700 FA# NHF-26-1(62)23 WBS# 34232.1.1

Prepared for:
Human Environment Section
North Carolina Department of Transportation
1598 Mail Service Center
Raleigh, NC 27699-1598

Prepared by:
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March 2, 2016

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North Carolina Department of Transportation

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Property Name and PIN	Address	NRHP Eligibility	NRHP Criteria
Hill View Subdivision (multiple)	Roughly bounded by US Highway 25 to the east and I-26 to the north	Not eligible	N/A
George D. and Eunice B. Cureton House (9651482063)	48 Cureton Place	Eligible	C

Management Summary

The North Carolina Department of Transportation (NCDOT) proposes to improve Interstate 26 from US Highway 25 near Hendersonville in Henderson County to Interstate 40/240 in Buncombe County. The Area of Potential Effects (APE) has been expanded and now includes Hill View Subdivision, a residential neighborhood in north-central Henderson County.

Under the terms of an open-end contract with NCDOT, MdM Historical Consultants Inc. (MdM) conducted an intensive level historic resources survey of Hill View Subdivision, which is located within the expanded APE. The staff of NCDOT's Historic Architecture Group had previously determined the expanded APE. Jennifer Martin and Cynthia de Miranda, MdM's principals, conducted the fieldwork on February 8 and 9, 2016, photographing and mapping all the properties within the APE, and authored this report. Primary source investigation included research at the Henderson County Courthouse in Hendersonville and the Henderson County Heritage Museum in Hendersonville.

After an intensive evaluation following the National Register of Historic Places (NRHP) criteria for eligibility, Hill View Subdivision was recommended not eligible under any criteria. One resource within Hill View Subdivision, the George D. and Eunice B. Cureton House, a Streamline Moderne Ranch House built in 1949 by the couple who developed Hill View Subdivision, was recommended eligible for the NRHP under Criterion C as an intact example of the style.

A historic architectural survey within the APE associated with the proposed improvements to Interstate 26 was carried out 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). This evaluation meets the guidelines of NCDOT and the National Park Service.

In order to meet the requirements of the above laws, regulations, and guidelines, the work plan for the intensive-level survey 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 resources located within the APE; (2) an intensive-level field survey of the APE, including surveying, describing, evaluating, and proposing specific National Register boundaries for any resources believed to be eligible for the National Register; (3) specific historical and architectural research on the resources inventoried at the intensive level; 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.

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I. Project Location Maps

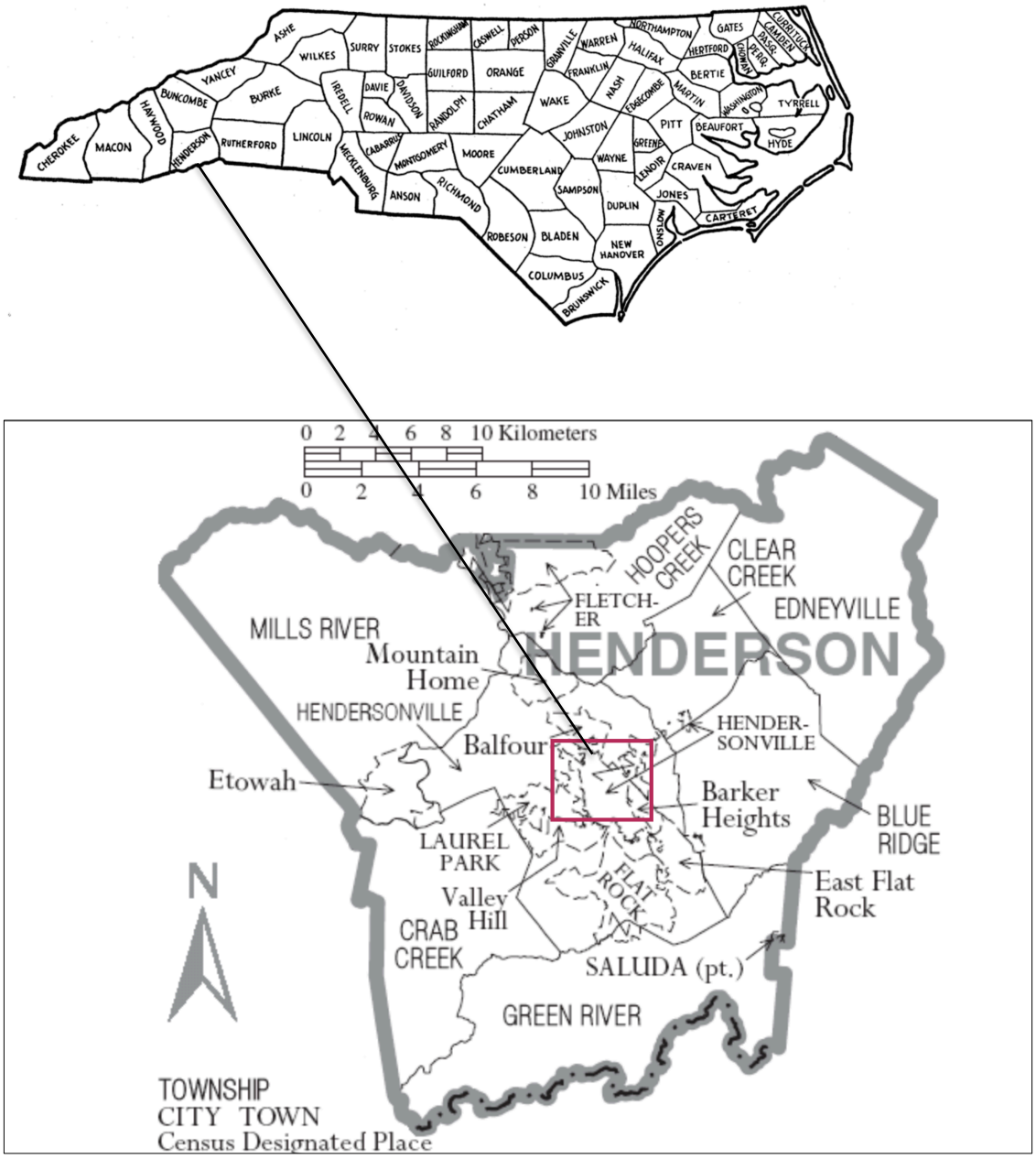


Figure 1: General Location of Project in Henderson County

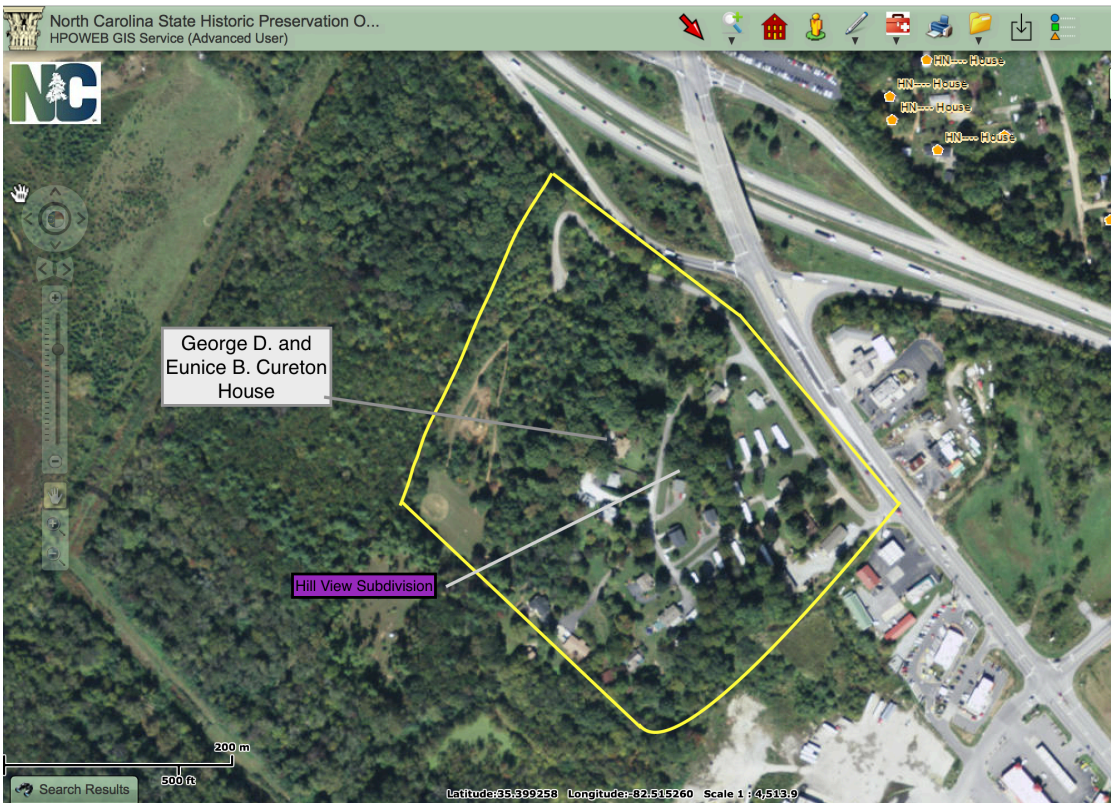


Figure 2: Location of Hill View Subdivision and thGeorge D. and Eunice B. Cureton House, Map from HPO Web

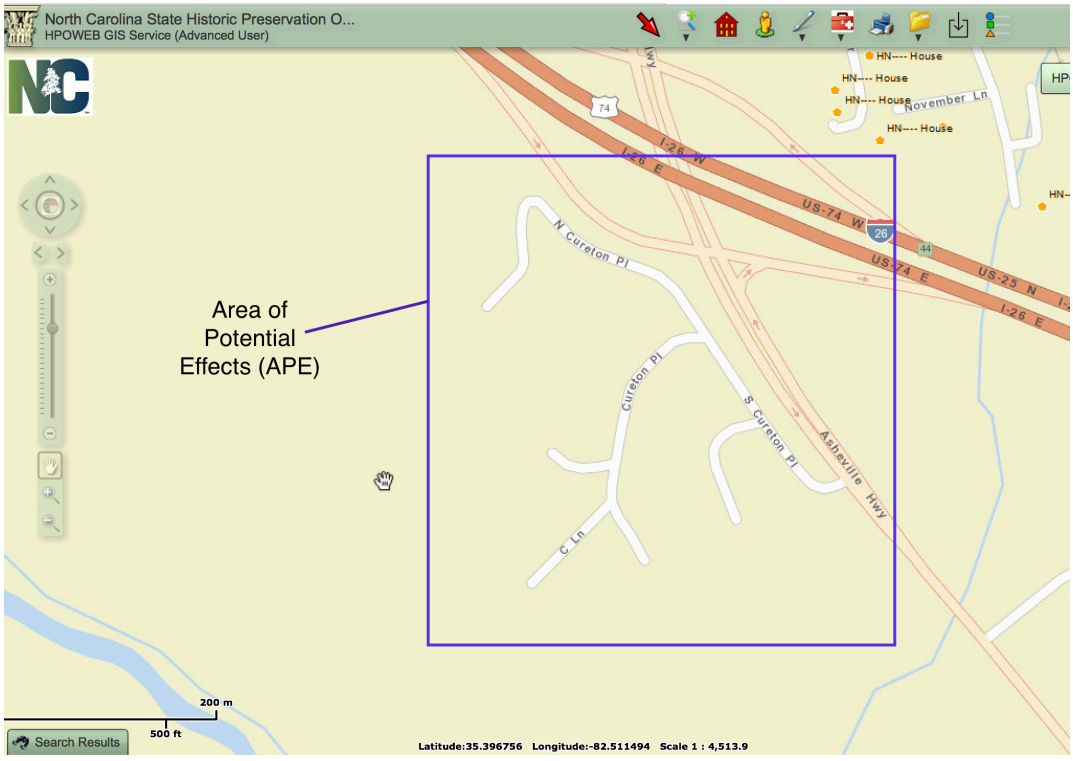


Figure 3: Map Showing Area of Potential Effects (APE), Map from HPO Web

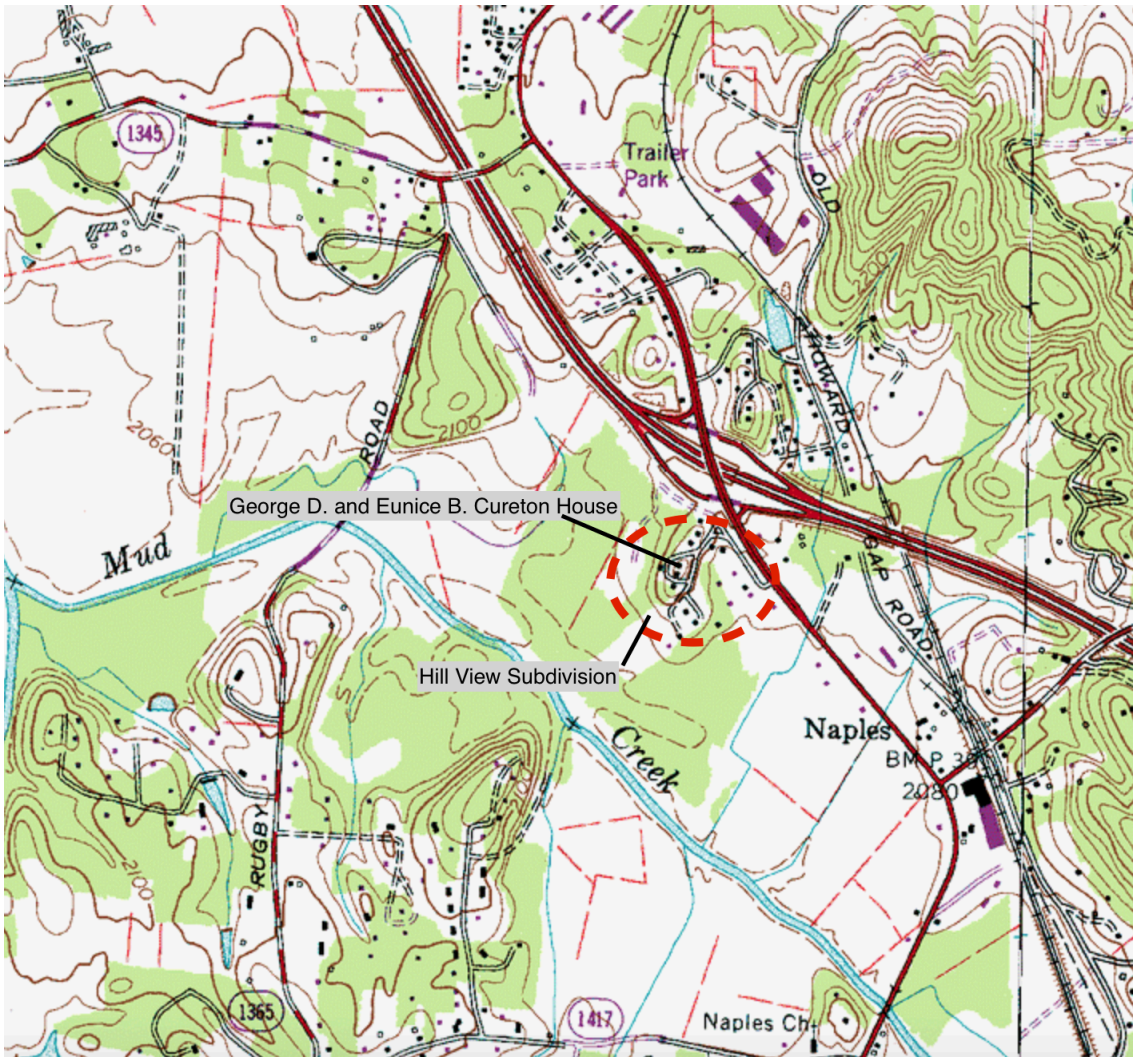


Figure 4: Project Location on Skyland USGS Map

II. Introduction

The project area is located in the Naples community of north-central Henderson County, just north of the county seat of Hendersonville. Hill View Subdivision, the residential neighborhood under evaluation, is located on the west side of US Highway 25 just south of its junction with Interstate 26. The George D. and Eunice B. Cureton House is located within the Hill View Subdivision at 48 Cureton Place.

Hill View Subdivision, bounded by and US Highway 25 to the northeast and containing Bickwell Drive, Cureton Place, and Alverson Lane, is located within the APE for the proposed project. The Cureton House is located on the west side of Cureton Place at the highest point in the subdivision and within the APE.

The general area surrounding Hill View Subdivision is characterized by dense commercial development typically found near interstate exits. Chain restaurants and gas stations line US Highway 25 just to the east and southeast of the neighborhood. I-26 is approximately 300 yards to the north of the center of the neighborhood.

Rolling topography characterizes Hill View Subdivision with the southeast corner being the lowest point and the ridge containing the George D. and Eunice B. Cureton House being the highest point. The landscape is mostly clear of trees with grass-covered lawn occupying most parcels. The greatest tree coverage is in the northwest corner of the development.

III. Methodology

The field survey was conducted on February 8 and 9, 2016 and properties over fifty years old within the APE were photographed and recorded. Research on the project area was conducted by consulting with Henderson County GIS and tax records, the county's Register of Deeds office, and the Henderson County Public Library. The principal investigators interviewed Carmelita Alverson, who owns numerous properties in the subdivision, and the owner of the Cureton House, Cynthia Lackey.

In order to establish a context for evaluating the neighborhood, the fieldwork included a reconnaissance-level survey of other mid-twentieth-century neighborhoods and Ranch houses in north and west Henderson County where development from the mid-twentieth century is densest.

IV. Historical Background

Henderson County suffered greatly during the Great Depression, but following the economic strain of the 1930s started to recapture some of its earlier economic momentum after World War II. Manufacturing, apple and dairy farming, lumber production, tourism, and an increasing population of retired people spurred economic expansion in the 1950s. Industrial growth proved particularly notable with the addition of General Electric, Cranston Print Works, and Belding Hemingway opening facilities. Existing industries, such as Green River Mills and Grey Hosiery Mill, expanded while the Kalmia Dairy built a new plant on US Highway 25 to process local milk.[1]

In the 1950s, Henderson County started to recover some of the tourist trade it lost during the Depression. The period saw a large influx of retirees whose permanent relocation to the county created a real estate boom. From 1940 to 1960, the county population grew by a little over ten thousand and growth has continued at high rate since.[2] Much of population expansion resulted from highway construction including Interstate 26, which connects Asheville with Spartanburg on the east side of Hendersonville. Other major roads, including US Highway 25, were widened and improved to accommodate more cars and encourage development along their corridors.

[1] James T. Fain Jr., *A Partial History of Henderson County* (New York: Arno Press, 1980), 357.
[2] Fain, 188; "Historical Census Browser," University of Virginia Library, accessed February 1, 2016.

V. Hill View Subdivision: Property Description and Evaluation

Resource Name	Hill View Subdivision
HPO Survey Site #	HN1911
Location	West side of U. S. 25, 300 yards south of Interstate 26, Naples vic., Henderson County
PIN	multiple
Dates of Construction	1917-1984
Recommendation	Not eligible under any NRHP criteria

Figure 5: Hill View Subdivision, Facing Southeast from Cureton Place

Figure 6: View of Cureton Place, Facing South Toward 76 Cureton Place

Description

Hill View Subdivision is located on the west side of US Highway 25 (also known as Asheville Highway) and just south of I-26 in the Naples community of north-central Henderson County. The subdivision occupies around thirteen acres in a rural, but built-up area of Henderson County. The topography on the east side of the neighborhood closest to US Highway 25 is flat, then slopes upward to the west and northwest. Cureton Place is the principal street and provides access into the neighborhood from US Highway 25. Cureton Place extends in a roughly north-south direction along the development's eastern edge, then takes a sharp left turn to the west and extends to the southwest. A small lane called Bicknell Drive extends from the west side of Cureton Place. Alverson Lane proceeds from the east side of Cureton Place and provides access to the mobile homes at the center of Hill View Subdivision.

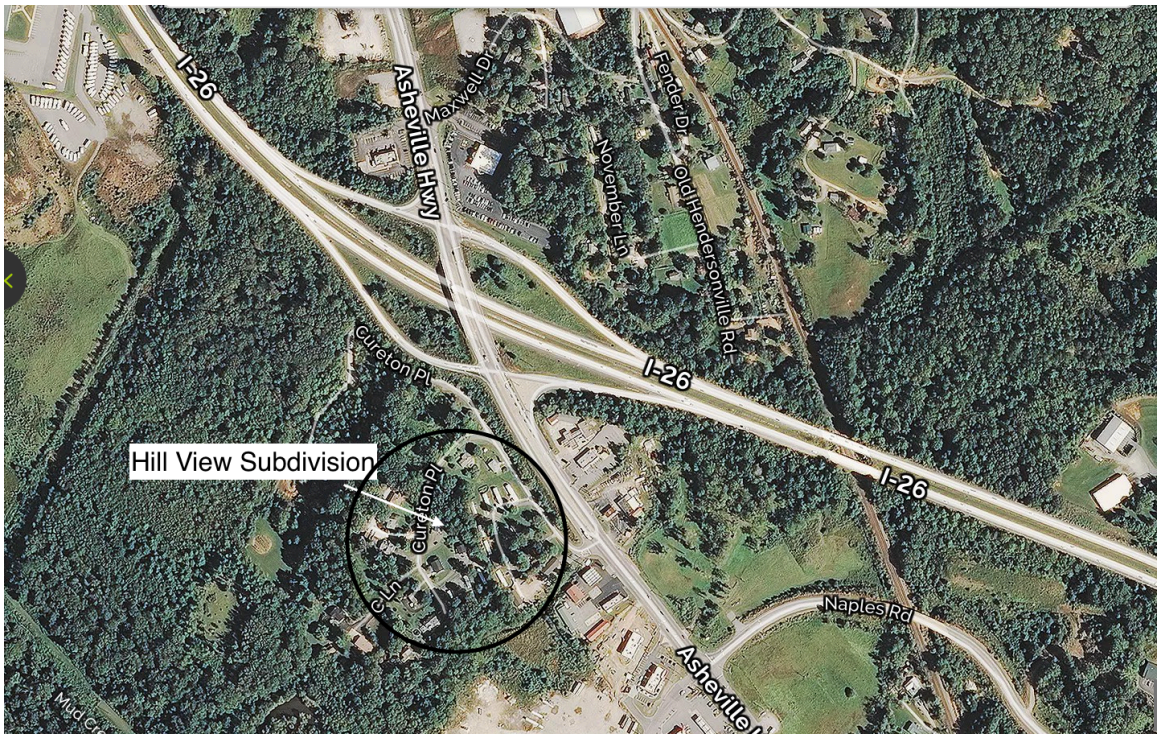


Figure 7: Location of Hill View Subdivision

Hill View Subdivision contains a variety of building types from the post World War II era to the late twentieth century. The only exception is a 1917 saddle-notched log house at 41 Bicknell Drive. The single-pen dwelling was incorporated into a larger house in the 1960s. The Ranch and minimal traditional styles are represented, but overall the houses are simple forms lacking any discernable architectural style. One commercial building, a 1967 rectangular concrete block building with a front gable roof, occupies a less-than-one-acre parcel on the subdivision's east corner. The neighborhood contains twelve mobile homes spread over two parcels in the center of the development.

Below is an inventory of buildings in Hill View Subdivision (photos of each property follow):

Address	Description	PIN	Date(s)
11 Cureton Place	One-story, concrete block commercial building with a gable roof; concrete block shed and large modern garage behind main building	9651478568	1967
13 Cureton Place	One-story, stone veneer and brick house with vinyl siding. Original one-story stone portion joined to the brick garage by a hyphen. Heavily altered in the mid-1960s.	9651478638	1945, 1965
31 Cureton	One-story, hip-roofed, brick house with picture window on façade.	9651486066	1962

Place			
39 Cureton Place	One-story, side-gabled, vinyl-sided house with two-over-two windows and a large picture window on the façade. Small metal shed in back yard.	9651486004	1953
48 Cureton Place	George D. and Eunice B. Cureton House: intact one-story, low-pyrammidal and hip-roofed, uncoursed fieldstone and red-brick Ranch house with Streamline Moderne influence evident in curved glass block wall at entrance. Original casement windows intact throughout. Landscape retains original stone walls and a tree-lined drive. Small stone well house in west yard. Built by Hill View Subdivision developer.	9651482063	1949
51-53 Cureton Place	One-story, side-gabled duplex on tall basement house with synthetic siding.	9651474885	1984
56 Cureton Place	Anne and Carl Stein House: altered one-story, side-gabled granite-veneered minimal traditional house with front-facing gables. Vinyl siding sheathes the gable ends and windows have been replaced. The Steins bought the parcel from George and Eunice Cureton in 1955 and built this house soon thereafter. Two garages—one side-gabled and the other front-gabled—stand behind the house.	9651471646	1955
57-59 Cureton Place	Two-story, side-gabled duplex with one-story, side-gabled garages on each end.	9651475702	1981
61-63 Cureton Place	One-story, side-gabled duplex on tall basement house with synthetic siding.	9651475702	1984
72 Cureton Place	One-story, side-gabled house with an off-center front facing gable. Large picture window on the façade. Vinyl siding covers exterior.	9651473501	1952
76 Cureton Place	One-story, side-gabled house with chimney and large picture window on the facade. House has vinyl siding and replacement windows. Parcel includes a large concrete block garage and four mobile homes with the following addresses: 71, 75, 77, and 78 Cureton Place (all are vacant). No photo of 78	9651475405	1949

	Cureton Place (out of public view)		
26 Bicknell Drive	One-story, hip-roofed, painted-brick house with front-gabled entrance. Garage built in 1983 stands in rear yard.	9651472893	1949
41 Bicknell Drive	Two-story, hip-roofed house composed of a 1917 saddle-notched log house that was greatly expanded in the 1960s with a large side wing featuring a stone chimney on the façade. Charles Edward Dameron of New Orleans owned the property in the early twentieth century and likely built the log cabin.	9651471815	1917, ca. 1960
53 Alverson Lane	One-story, side-gabled, brick Ranch house with replacement windows. Side-gabled brick garage stands in rear yard.	9651477779	1972
Alverson Lane Mobile Home Park	Mobile Home Park: one-and-a-half-acre, L-shaped parcel holding eight mobile homes. Parcel contains the following addresses: 24, 30, 34, 38, 48, 62, and 74.	9651476854	1970s to present

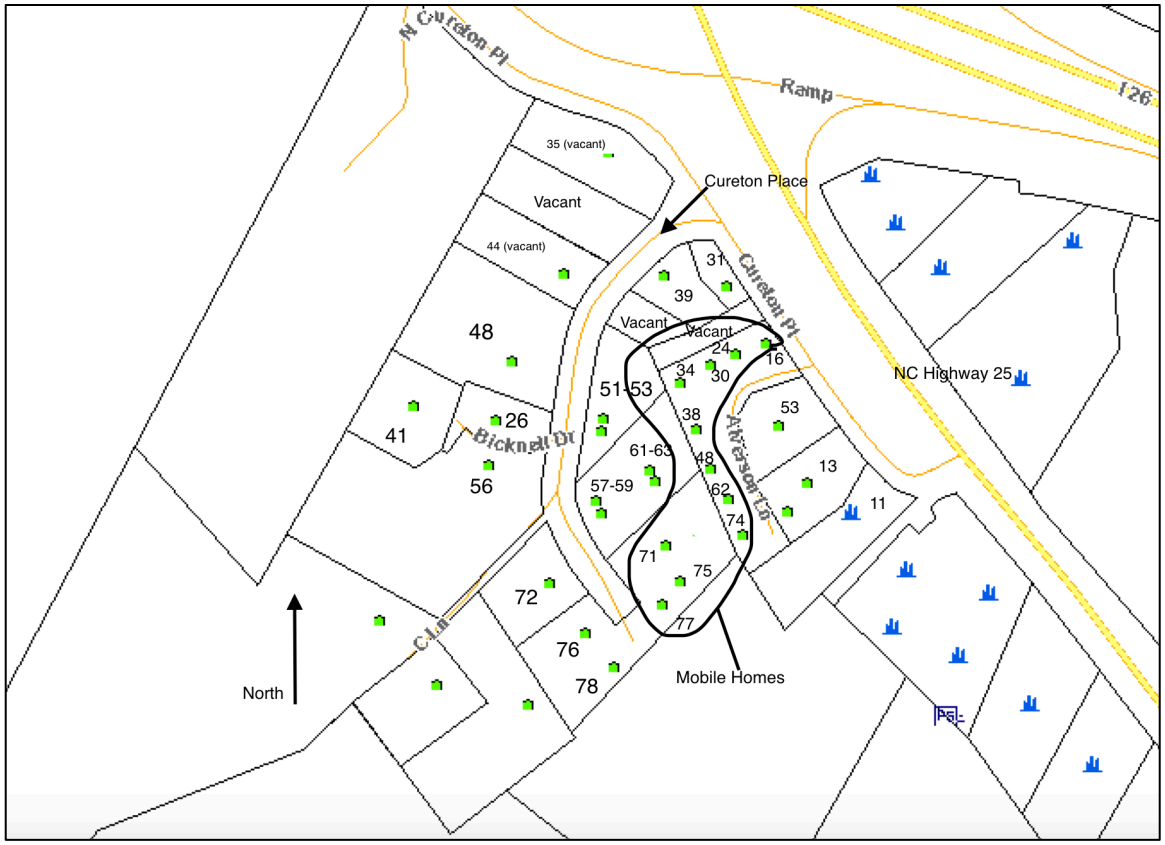


Figure 8: Map of Hill View Subdivision with Addresses Noted

Figure 9: 11 Cureton Place, View to the West

Figure 10: 13 Cureton Place, View to the Southwest

Figure 11: 31 Cureton Place, View to the Southwest

Figure 12: 39 Cureton Place, View to the Southeast

Figure 13: George D. and Eunice B. Cureton House, 48 Cureton Place, View to the West-Northwest

Figure 14: 51-53 Cureton Place, View to the East-Southeast

Figure 15: Anne and Carl Stein House, 56 Cureton Place, View to the South

Figure 16: Garages for 56 Cureton Place, View to the East-Southeast

Figure 17: 57-59 Cureton Place, View to the Southeast

Figure 18: 61-63 Cureton Place, View to the Southeast

Figure 19: 72 Cureton Place, View to the Southwest

Figure 20: 76 Cureton Place, View to the Southeast

Figure 21: Garage at 76 Cureton Place, View to the South

Figure 22: 75 Cureton Place (on parcel with 76 Cureton Place), View to the Northeast

Figure 23: 75 Cureton Place (on same parcel as 76 Cureton Place), View to the Southeast

Figure 24: 77 Cureton Place (on same parcel as 76 Cureton Place), View to the South

Figure 25: 26 Bicknell Drive (GIS address), View to the West-Northwest (designated as 52 on porch post)

Figure 26: Garage for 26 Bicknell Drive, View to the Northeast

Figure 27: 41 Bicknell Drive, View to the West-Northwest

Figure 28: 41 Bicknell Place, 1917 Log Cabin on North End, View to the Southwest

Figure 29: 41 Bicknell Drive, South End, View to the North-Northeast

Figure 30: 53 Alverson Lane, View to the Southwest

Figure 31: 53 Alverson Lane, Garage to the Right, View to the Southeast

Figure 32: Mobile Homes at 38, 48, 62 and 74 Alverson Lane in Mobile Home Park, View to the Southwest

Figure 33: Mobile Homes at 30 and 34 Alverson Lane in Mobile Home Park, View to the West-Northwest

Figure 34: Mobile Homes at 16, 24, and 30 Alverson Lane, View to the Southwest

History

George D. Cureton (1882-1969) developed Hill View Subdivision beginning just after World War II. Born in 1883 in Pickens, South Carolina, he worked as a pharmacist in South Carolina, Colorado, Wyoming, and New Mexico, before retiring in Henderson County. He first married Dicey Lena Smith (1882-1957) and had four daughters. In 1930, he married Eunice Ellen Baker (1905-1980).[3]

On June 28, 1948, George Cureton and his sister Martha C. Hendricks purchased 57.6 acres in Hoopers Creek Township from Harry Lee Pressley and Eva Pressley and Julian and Joan Pressley. The four had purchased the property from Annie Patton, who owned a large amount of land along US Highway 25 in Hoopers Creek Township.[4] In August 1948, George Cureton had a plat for a portion of the land prepared with the intention of creating a residential development called Hill View Subdivision.[5] In October of that year, Martha C. Hendricks sold her interest in the land to her brother.[6] Beginning in 1949, George Cureton and his wife, Eunice, sold

[3] *The Sewanee News*, March, 1969.
[4] Henderson County Deed Book 283, page 11, June 28, 1948, Henderson County Register of Deeds office, Hendersonville, North Carolina.
[5] Henderson County Plat Book B, page 327, August 31, 1948, Henderson County Register of Deeds Office, Hendersonville, North Carolina.
[6] Henderson County Deed Book 284, page 227, October 29, 1948, Henderson County Register of Deeds office, Hendersonville, North Carolina.

parcels to individuals with the intention of developing a residential neighborhood.[7] In 1969, George Cureton died at the house he had built on Cureton Place.[8]

Evaluation

Hill View Subdivision is not eligible under any criteria.

Hill View Subdivision retains its *integrity of location*. The subdivision began developing at the site just after World War II and remains at its original location along US Highway 25. The subdivision does not retain *integrity of material* because five of its nine historic (fifty years old or older) properties are covered completely or partially with vinyl siding. Hill View Subdivision lacks *integrity of association* since the seventeen of its twenty-six standing resources date to 1966 and later. Because the majority of its buildings are non-historic, Hill View Subdivision does not evoke the aesthetic or historic sense of post-World War II suburban development and therefore lacks *integrity of feeling*. Hill View Subdivision does not illustrate building technology or aesthetics of any historic period and therefore lacks *integrity of workmanship*. The subdivision lacks *integrity of setting* due to the intrusion of a substantial number of non-historic resources. Finally, the composition of elements that constitute the form, plan, space, and style of the subdivision have been compromised by modern intrusions therefore it lacks *integrity of design*.

Properties can be eligible for the NRHP if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. Many planned residential neighborhoods were developed in Henderson County following World War II when a real estate boom occurred in the county. Developers, recognizing the growing tourist trade and influx of retirees, bought up land to subdivide into residential parcels. Hill View Subdivision began developing just after World War II and nine of its extant resources date to the period before 1966. However, five properties date to 1966 or later. In addition to those post-1966 properties, a total of twelve mobile homes dating from the 1970s until the present occupy two parcels. While the historic portion of Hill View Subdivision depicts the post-war trend of developing planned residential neighborhoods in the county, its overall integrity is greatly compromised by later development. Therefore, Hill View Subdivision is recommended not eligible for the NRHP under Criterion A.

George D. Cureton, a pharmacist, and his wife Eunice developed Hill View Subdivision on land they purchased in 1948. Neither George nor Eunice Cureton or any other resident is significant in any context on the local, state, or national level. Therefore, Hill View Subdivision is recommended not eligible for the NRHP under Criterion B.

[7] Grantee Index to Real Estate Deeds, Henderson County Register of Deeds office, Hendersonville, North Carolina.
[8] George D. Cureton Death Certificate, March 6, 1969, viewed on ancestry.com. Accessed February 1, 2016.

Hill View Subdivision contains a small variety of house forms including Ranch houses, minimal traditional dwellings, and simple forms lacking any discernible style or influence. As a district, Hill View Subdivision does embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. Therefore Hill View Subdivision is recommended not eligible for the NRHP under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, Hill View Subdivision is recommended not eligible for the NRHP under Criterion D.

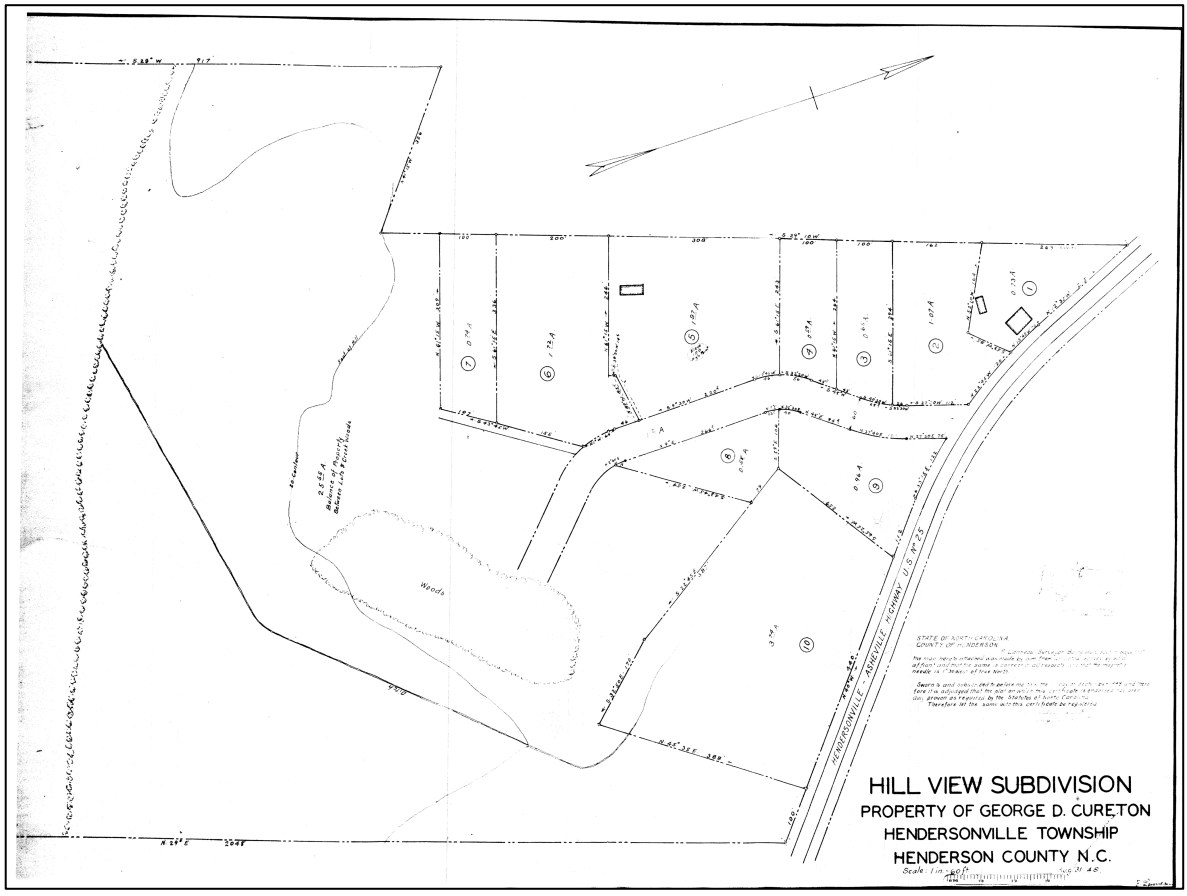


Figure 35: 1948 Plat for Hill View Subdivision from the Henderson County Register of Deeds Office

VI. George D. and Eunice B. Cureton House: Property Description and Evaluation

Resource Name	George D. and Eunice B. Cureton House
HPO Survey Site #	HN1912
Location	48 Cureton Place
PIN	9651482063
Date of Construction	1949
Recommendation	Eligible for the NRHP under Criterion C for architecture as an intact local example of an early post-World War II Steamline Moderne-style Ranch house.

Description

The George D. and Eunice B. Cureton House is an intact Ranch house displaying characteristics of the post- World War II-era Streamline Moderne style including a curved exterior glass block wall, wide overhanging eaves, metal casement windows, and an emphasis on the horizontal.

The one-story dwelling sits on a rise on the west side of Hill View Subdivision. A stone retaining wall extends along the front yard facing Cureton Place. An additional stone retaining wall is located behind the house between both the north and south side yards and the driveway, which is approximately three feet below the yard. Stone steps provide access from the driveway to both side yards. The parcel is fairly level on its eastern half, but slopes precipitously downward to the west beyond the driveway. The siting of the house on this elevated lot affords picturesque views of the far mountains to the west.

The facade is one-story, but the rear is a full two stories where the parcel slopes down to the west. Red brick and uncoursed fieldstone with grapevine mortar joints finish the exterior, except on the rear elevation where vinyl siding covers the upper story. The house features a low-pitched pyramidal roof on the main body that continues to a low-hipped roof on a north side wing. A low-hipped roof tops the small entrance porch on the south elevation. A wide stone interior slab chimney rises from the rear roof slope near the center of the dwelling. A half-round louvered attic vent rests on the front roof slope. Windows vary throughout and include metal casements, metal panel windows, and a picture window with flanking casements on the facade. The overhanging main roof shelters the original vertical-wood front door.

A small stone-veneered, shed-roofed well house remains on the parcel. It is next to a concrete block well house for the neighboring house at 26 Bicknell Drive.

Figure 36: Driveway off Cureton Place leading to the Cureton House (to the right), View to the Southwest

Figure 37: Driveway to Cureton House, View to the East

Figure 38: Facade of George D. and Eunice B. Cureton House, View to the West

Figure 39: Entrance to Cureton House, View to the West-Southwest

Figure 40: South End of Cureton House, Facing North-Northeast

Figure 41: North End of Cureton House, View to the South-Southwest

Figure 42: Rear of Cureton House, View to the East-Southeast

Figure 43: Stone Retaining Wall in Southwest Yard of Cureton House, View to the Southwest

Figure 44: Well Houses in Southwest Yard of Cureton House, View to the Southwest

History

In 1949, George D. Cureton (1882-1969) and his wife Eunice built their Streamline Moderne Ranch house on the highest point in Hill View Subdivision, the development they started in 1948. Born in 1883 in Pickens, South Carolina, he worked as a pharmacist in South Carolina, Colorado, Wyoming, and New Mexico, before retiring in Henderson County. He first married Dicey Lena Smith (1882-1957) and had four daughters. In 1930, he married Eunice Ellen Baker (1905-1980).[9]

On June 28, 1948, George Cureton and his sister Martha C. Hendricks purchased 57.6 acres in Hoopers Creek Township from Harry Lee Pressley and Eva Pressley and Julian and Joan Pressley. The Pressleys had purchased the property from Annie Patton, who owned a large amount of land along US Highway 25 in Hoopers Creek Township.[10] In August 1948, George Cureton had a plat for a portion of the land prepared with the intention of creating a residential development called Hill View Subdivision.[11] In October of that year, Martha Hendricks sold her interest in the land to her brother.[12] Beginning in 1949, George Cureton and his wife, Eunice, sold

[9] *The Sewanee News (on-line)*, March, 1969. Accessed February 5, 2016.
[10] Henderson County Deed Book 283, page 11, June 28, 1948, Henderson County Register of Deeds office, Hendersonville, North Carolina.
[11] Henderson County Plat Book B, page 327, August 31, 1948, Henderson County Register of Deeds Office, Hendersonville, North Carolina.
[12] Henderson County Deed Book 284, page 227, October 29, 1948, Henderson County Register of Deeds office, Hendersonville, North Carolina.

parcels to individuals with the intention of developing a residential neighborhood.[13] George Cureton died in 1969 at the house he had built on Cureton Place twenty years earlier.[14]

Figure 45: Eunice B. and George D. Cureton in front of their House at 48 Cureton Place, Circa 1950, Photo from Ancestry.com

Architectural Context

The Ranch house was the most popular house choice in Henderson County between World War II and 1960. As in the rest of the country, the Ranch house provided families in Henderson County with a relatively inexpensive and well-functioning dwelling. New highway construction and improvement to existing roads meant families could build Ranch houses well outside the county seat of Hendersonville. The expansion of the automobile culture and car ownership after the war made building a house in formerly remote areas of Henderson County feasible. US Highway 25, which took over the route of the Dixie Highway in 1926, a route intended to connect the South with the Midwest, spurred commercial and residential development along its path from Hendersonville to Asheville.

Ranch houses shared certain characteristics such as a low, one-story, broad form built close to the ground, a low-pitched hipped or gable roof, and an entrance sheltered by the main roof. Many examples, especially the more linear forms, have large picture windows. Some Ranch houses carried elements of other styles, namely the Colonial Revival and Contemporary.

A reconnaissance-level survey of post World War II Ranch houses in Henderson County reveals that the large majority are red brick or stone, compact or linear examples, sometimes with Colonial Revival elements. Contemporary examples were built mainly after 1950, but are uncommon. One example is the 1960 brick Ranch

[13] Grantee Index to Real Estate Deeds, Henderson County Register of Deeds office, Hendersonville, North Carolina.
[14] George D. Cureton Death Certificate, March 6, 1969, viewed on ancestry.com, accessed February 1, 2016.

house with a slab stone chimney at 149 Rugby Forest Lane. The Contemporary Ranch features expansive full-height windows on its façade and a two-car garage in its south wing

.

Figure 46: Contemporary Ranch House at 149 Rugby Forest Lane in Henderson County

Streamline Moderne Ranch houses are particularly rare in Henderson County. Uncoursed stone Ranch houses like the Cureton House, some with brick or stone accents, remain in small numbers, but all lack the characteristics of the Moderne movement seen in the Geoege and Eunice Cureton's House. The compact uncoursed stone 1948 Ranch house at 2400 East Morningside Road in Henderson County features a new metal roof and replacement windows. While its exterior cladding is similar to the Cureton House, it is devoid of elements from other stylistic modes, namely the Moderne movement.

Figure 47: Uncoursed Stone Ranch House at 2400 Morningside Road in Henderson County

Evaluation

The George D. and Eunice B. Cureton House retains its *integrity of location* because it remains on the hilltop parcel where it was built in 1949. Although development has occurred in the vicinity, the lot remains wooded therefore shielding the house from noise and visual intrusion. The house retains *integrity of material* because it retains its original form, exterior materials, and windows. The only exception is a portion of the rear elevation that is covered with synthetic siding. The Cureton House retains *integrity of association* since it maintains the appearance of the type of dwellings built in the post-World War II era. Because it evokes the aesthetic and historic sense of a post-World War II suburban dwelling built of native materials, the house retains *integrity of feeling*. The Cureton House illustrates building technology and aesthetics of the late 1940s in its stone construction and streamline appearance and therefore retains *integrity of workmanship*. Standing on a hilltop parcel that appears much like it did in the late 1940s, the house maintains its *integrity of setting*. Finally, the composition of elements that constitute the form, plan, space, structure, and style of the Cureton House remain intact therefore contributing to its *integrity of design*.

Properties can be eligible for the NRHP if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level. The George D. and Eunice B. Cureton house was built as a retirement home for the couple and is not associated with any significant event. The house is therefore not recommended eligible for the NRHP under Criterion A.

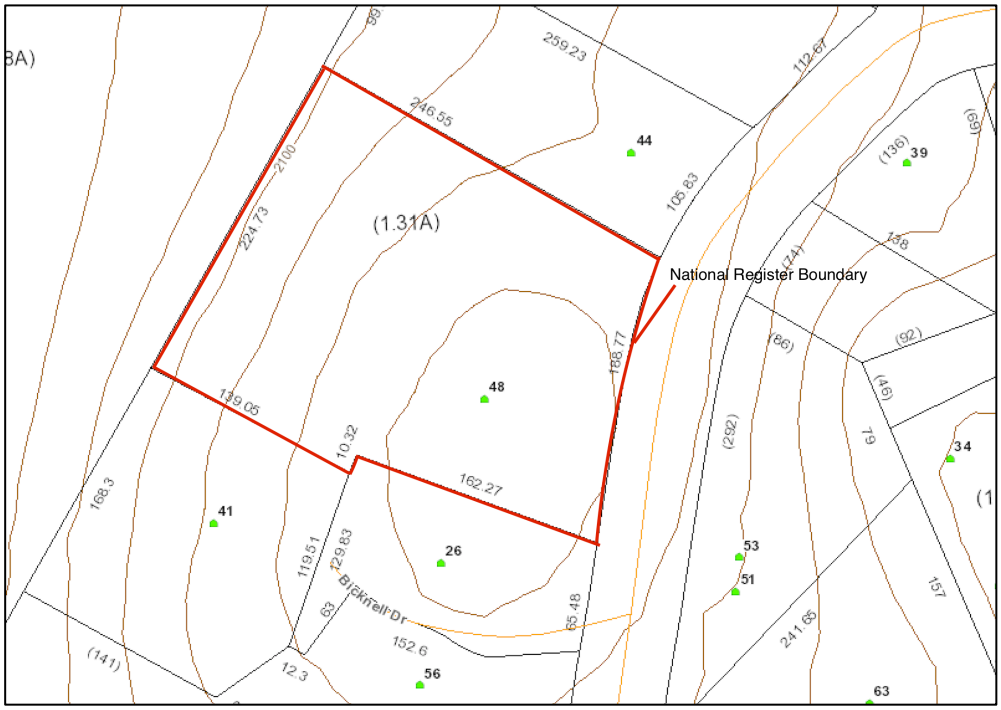
Neither George D. nor Eunice B. Cureton attained a level of prominence and significance to qualify the house for the NRPH under Criterion B.

The George D. and Eunice B. Cureton House is eligible under NRHP Criterion C as a resource that embodies the distinctive characteristics of a type, period, or method of construction. Built in 1949, the Cureton House exemplifies the Streamline Moderne Ranch house form in its curved exterior glass block wall, wide overhanging eaves, metal casement windows, and emphasis on the horizontal. While Ranch houses are a common fixture of Henderson County's built environment, Moderne examples are a rare building type; in fact, no other Streamline Moderne Ranch houses are known to exist in Henderson County. The intact house embodies the characteristics of the Moderne, while its stone exterior references its setting in the western North Carolina mountains where the building material is common.

The Cureton House is unlikely to yield information about our past not otherwise accessible from other sources and is therefore not recommended eligible for the NRHP under Criterion D.

Property Boundary and Justification

The NRHP eligible boundary for the George D. and Eunice B. Cureton House encompasses the entire 1.31 historically associated with the house. The parcel is the same land George Cureton and his sister purchased in 1948 and where he and his wife, Eunice, built their house in 1949. The wooded and cleared parcel includes the house, two small well structures, and a driveway.



VII. Bibliography

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George D. Cureton Death Certificate, March 6, 1969. Viewed on ancestry.com. Accessed February 1, 2016.

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The Sewanee News (on-line). March 6, 1969. Accessed February 5, 2016.

Appendix A: 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

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.

- *Orange County Architectural Survey Update*, Orange County, North Carolina (2015)
- *Nicholas Corbett Hester House Historic Landmark Report*, Cedar Grove, Orange County, North Carolina (2015)
- *Dr. Neil and Nancy Elizabeth Culbreth House National Register Nomination*, Whiteville, North Carolina (2015)
- *Stein Building Historic Landmark Report,* Fayetteville, North Carolina (2015)
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 224,* Stokes County, North Carolina (2015)
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Bridge No. 142,* Forsyth County, North Carolina (2015)
- *North Carolina Department of Transportation Intensive-Level Survey and Report, Widening of SR 1700*, Greenville, Pitt County, North Carolina (2015)
- *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 (2044)
- *Fort Caswell Historic District National Register Nomination*, Brunswick County, North Carolina (2013)
- *The Historic Architecture of Brunswick County, North Carolina* (2012-2013)
- *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
MdM Historical Consultants Inc.

EDUCATION & TRAINING:
B.A. Public Policy Studies
Duke University

Introduction to Section 106 of the
National Historic Preservation Act
Presented by the Advisory Council on Historic Preservation
Washington, DC

Commission Assistance and Mentoring Program (CAMP)
Presented by National Alliance of Preservation Commissions
Lynchburg, Virginia

PROFESSIONAL AFFILIATIONS:
Preservation North Carolina
Preservation Durham, Board Member, APAC Committee Member

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, HAER reports, 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. In her position with Edwards-Pitman, Ms. de Miranda completed a number of projects for NCDOT while the firm had an on-call services contract with the department. Ms. de Miranda has also worked on the staffs of the Advisory Council on Historic Preservation in Washington, DC, and, as noted, the Raleigh Historic Districts Commission in Raleigh, North Carolina.

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

- *Orange County Architectural Survey Update,* Orange County, (2015, in process)
- *Owen and Dorothy Smith House Local Designation Report,* Raleigh, North Carolina (2015)
- *Wachovia Building Company Contemporary Ranch House,* National Register of Historic Places Nomination, Raleigh, Wake County (2014)
- *Leonard Hall Local Designation Report,* Raleigh, Wake County (2014)
- *Tyler Hall Local Designation Report,* Raleigh, Wake County (2014)
- *Raleigh Business District Tour for RALhistoric Mobile App,* Raleigh, North Carolina (2014)
- *Merrimon-Wynne House National Register of Historic Places Nomination,* Raleigh, Wake County (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)
- *North Carolina Department of Transportation: Historic Architectural Survey Reports: Ashe County Bridge Replacements (2014)*

- *North Carolina Department of Transportation: Historic Architectural Survey Report, Intensive Level Survey: Interstate 26 Improvements from US 25 in Hendersonville vicinity in Henderson County to Interstate 40/240 in Buncombe County (2014)*
- *The Historic Architecture of Brunswick County,* preparation of publication manuscript, Brunswick County, North Carolina (2012-2013)
- *African American Landmarks Tour for RALhistoric Mobile App,* Raleigh, North Carolina (2013)
- *South Brick House National Register of Historic Places Nomination,* Wake Forest, North Carolina (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)
- *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 Planning Department, 2014.

"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).

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

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)