

TOWN OF  
HILLSBOROUGH

HISTORIC  
DISTRICT  
COMMISSION

# 2017 Preservation Award BEST COMMERCIAL RENOVATION

The Historic District Commission awards Cup-A-Joe owners Ryan and Brooke Creery, architect Reid Highley, builder Charles Woods, project manager Basil Yap and building owners George Horton and Jim Parker the 2017 Preservation Award for Best Commercial Renovation for preserving and restoring this historic building.



## 112 WEST KING STREET

The building at 112 W. King St. is a structure built around 1912 that contributes to Hillsborough's historic district. It has been used in many capacities over the years and has a great history to tell. The structure is located on a lot that was divided from the original master lot, No. 25, of the plan for surveyor William Churton's 400 acres that later became Hillsborough. As early records from 1768 indicate, Lot 25 was already heavily developed with several commercial buildings owned by Scottish and Edenton merchants that predated the town's charter. Merchant records and deeds show a portion of Lot 25 was once occupied by the Blue House Inn (built in 1760) and later by the first N.C. public treasurer, Memucan Hunt, until 1789. In the 1800s, the master lot was sold and divided many times. Subsequent lots were used for a post office, a millery store, garden plots, a livery, a drugstore, stables, and eventually the building that now houses Cup-A-Joe. Before the coffee shop moved in, the building was used for such endeavors as a ladies' apparel store, a veterinary office, a real estate office, and a graphic arts and photography studio.

Cup-A-Joe business owners Ryan and Brooke Creery; their project architect, Reid Highley; their builder, Charles Woods; their project manager, Basil Yap; and building owners George Horton and Jim Parker spent a significant amount of time, effort and money to renovate the existing building. In addition to removing and replacing the deteriorating awning fabric on the building front, the front entry door and transom windows were preserved and painted, a railing was added to the steps in the rear, and exterior light fixtures were added. HardiePlank lap siding, a five-panel door, and a full-view storefront door were installed in the rear of the building to enclose most of the covered deck for use as a kitchen. A full interior renovation was done to remove incompatible modern materials that disguised the interior beauty of the building and detracted from its historic charm. Asbestos ceiling tiles were removed, uncovering the original ceiling, which was repaired and restored. Drywall also was removed, uncovering and restoring the original brick walls. The flooring was stripped to the ground and redone, and new counters and kitchen equipment were added to complete the upfit for a restaurant. The result is a thriving local coffee shop that is welcoming and full of vitality and historic character.

The Hillsborough Historic District Commission recognizes the vision and efforts by the Creerys, Highley, Woods, Yap, Horton and Parker to preserve and restore this wonderful historic building.



*Presented to*

**Cup-A-Joe owners Ryan and Brooke Creery, Reid Highley of CH Architects,  
project builder Charles Woods and project manager Basil Yap of Charles Woods Builder,  
and building owners George Horton and Jim Parker**

TOWN OF  
HILLSBOROUGH

HISTORIC  
DISTRICT  
COMMISSION

# 2017 Preservation Award BEST RESIDENTIAL RENOVATION

The Historic District Commission awards  
**Doug Peterson and Cynthia Billings**  
the 2017 Preservation Award  
for Best Residential Renovation, recognizing  
the large investment of their time and money  
to preserve and restore this historic home.

404 CALVIN STREET

The house at 404 Calvin St. was originally constructed around 1921 and contributes to Hillsborough's historic district. It is located on property that was divided and sold to attract the railroad depot in 1846. It was built in three sections: the original section, which was roughly 16 feet by 32 feet with two downstairs rooms and two upstairs rooms; a 14-foot-by-28-foot shed-roofed addition to add two rooms; and a rear addition containing a bathroom and laundry room. The Howerton family — a family of eleven children raised by Mather Spencer Howerton and Mattie "Lillian" Wheeley Howerton — once lived in the home. Mrs. Howerton was known as a loving and dedicated woman who saved money from her employment at the mill, located across the street, which enabled her to buy the home at 404 Calvin St. after the mill closed. The Howertons purchased the home in 1946. After the home's purchase, Mr. Howerton worked to convert the house from a duplex into a single-family home while he and Mrs. Howerton built a large, loving family that would live and grow up within its walls.

The Howertons continued to live in the home for many years; and over time, it served them well as a site for births, weddings, and even death. Although many changes were seen inside and outside the home over the years, Mrs. Howerton's love remained constant toward her family, God and complete strangers. All accounts of her life present her as a loving individual who made sure no one visiting or living in her home would go hungry. Her surviving children recalled watching the trains go by from the front porch and waving at passersby since the train depot was located at the corner of Calvin and Nash streets. Over time, the children grew up and moved on; and eventually the home became vacant and was listed for sale by Jerry and Lynda Kellis. Mrs. Kellis was one of the children who lived in the home.

In 2014, Doug Peterson and Cynthia Billings purchased the home with the intention of renovating it and living in it. Since that time, they have expanded and renovated the property extensively. In addition to landscaping and fencing improvements, they removed an old addition from the rear and replaced it with a new two-story addition. They also renovated the entire interior of the original structure, built a wonderful outbuilding to complement the main structure, and replaced the windows and roof, repaired the chimney, removed the low porch ceiling to restore the porch to its original height, and constructed a new porch railing. By preserving the history of this home, Peterson and Billings have allowed Mrs. Howerton's memory to live on.

The Hillsborough Historic District Commission recognizes the large investment of time and money by Peterson and Billings to restore and preserve this wonderful historic home.



*Presented to*

**Doug Peterson and Cynthia Billings**