



2018 Preservation Award

BEST PRESERVATION THROUGH RELOCATION

The Historic District Commission awards **David and Nancy Cates** the 2018 Preservation Award for Best Preservation Through Relocation for preserving this building by deconstructing, relocating, reconstructing and restoring it to another site in the Historic District.



RELOCATED TO 210 SOUTH WAKE STREET

The building at 515 N. Churton St. was a structure built circa 1915 that contributed to Hillsborough's historic district. Originally constructed as a one-story, side-gabled, wood frame house with a shed-roofed porch, this house was typical of early 20th-century worker housing in Hillsborough. Unfortunately, the house fell into disrepair and faced demolition by neglect over time despite being located immediately across the street from Hillsborough Town Hall and on a major thoroughfare in town. Moreover, in 2008, development pressure on this site began to mount due to the limited availability of prime residential real estate in the historic district, which placed this structure's future further in doubt. Although the proposed project never materialized, a similar multi-family development proposal was approved in 2016, which left the fate of this structure clear: It would be demolished by the developers of the multi-family project, or someone would need to remove it from the site and preserve it.

Typically, this would have been the end of such a structure. However, in 2016, longtime resident David Cates — at the urging of his wife, Nancy — took on the monumental task of not only removing the structure, but also of having it carefully deconstructed board by board so that it could be relocated to their family's property at 210 S. Wake St. behind their existing home. There, it would be reconstructed carefully on a new brick foundation and restored using existing materials, with the exception of the asphalt shingle roof, which would be converted to a 5V tin metal roof more appropriate to the age of the structure. All other repairs were to be done in kind with materials matching those of the original building.

The deconstruction process took many arduous months to complete for various reasons. But once reconstruction began, the process moved much more quickly, thanks to the efforts of Sam Downing, Derek Murray and James Smith. The Cateses were given approval to use the structure as an accessory structure for a bedroom apartment and office, which complements their home nicely. Construction was completed in early 2018, a mere two years after the Cates family began the journey to save this structure from certain demolition.

The Hillsborough Historic District Commission is grateful to David and Nancy Cates, as well as to Sam Downing, Derek Murray and James Smith, who helped the Cates family through this difficult journey. By making such a tremendous effort as stewards of preservation, they were able to protect and restore this contributing resource.



Presented to

**Property owners David E. Cates and Nancy Cates,
with David Cates serving as planner, engineer and contractor**