

2019 Preservation Award

BEST ADAPTIVE REUSE OF A HISTORIC STRUCTURE

The Historic District Commission awards
Max and Morrow Dowdle
the 2019 Preservation Award
for Best Adaptive Reuse
of a Historic Structure.



ADAPTIVE REUSE OF 425 WEST KING STREET

Originally constructed in 1921 as a grocery, this one-story, side-gabled structure on the southeast corner of King and Nash streets was later expanded eastward, increasing its size by one-third. By 1943, the structure was converted to a residential duplex with a small, attached, commercial concrete block and Stonetek building facing South Nash Street that became a store. The store was once adjoined to the rear of the residential building until the Dowdles separated it to complete the restoration of the front structure. Neglected for many years and subjected to a patchwork of “repairs,” it took Max and Morrow Dowdle to see its potential as a single-family home.

The effort took over two years to reach fruition, due to the Dowdles’ focus on preserving and reusing as much of the front structure’s original footprint and materials as they could salvage. Working primarily on their own with some assistance from local contractors, the Dowdles restored the front structure. They replaced the original foundation, piers and joists to give the structure a new, solid foundation. This work was painstakingly undertaken, working section by section. Foam and vinyl siding were removed from atop the original cedar siding. However, decades of neglect led the Dowdles to determine that all the siding had to be removed; they decided to install new cedar clapboards in its place.

Over time, windows had been created that were not original to the structure and which were smaller to accommodate a lowered ceiling inside. The Dowdles installed new windows of appropriate size, using the original window footprints that were visible from the interior demolition as their guide. The roof, while metal, had been attached directly to rafters with no water barrier or insulation. A new metal roof with appropriate insulation was installed. In the home’s interior, flooring was salvaged, re-planed, scraped clean, and reused for approximately two-thirds of the structure. The kitchen sink was reconditioned and reused, and old wood was repurposed for cabinet storage. Materials were sourced from Habitat for Humanity ReStore when possible.

The next phase in the project will be demolition of the non-contributing commercial building in the rear to accommodate a matching addition to the front residential structure. This, along with landscaping and site upgrades, will allow for full realization of the Dowdles’ vision for this property.

The Historic District Commission is grateful to the Dowdles for their ability to see the potential in a long-neglected structure. While many would see only the possibility for demolition, we recognize 425 W. King St. as an example that severely deteriorated structures can be salvaged with vision, fortitude and care. The result for our community is the addition of a vibrant home and well-preserved historic structure.



Presented to
property owners Max and Morrow Dowdle,
as well as local contractors who helped them along the way.

TOWN OF
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HISTORIC
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2019 Preservation Award

PRESERVATION THROUGH ELEVATION OF A HISTORIC BUILDING FOUNDATION

The Historic District Commission awards
Art Mines and Elizabeth Dyer
the 2019 Preservation Award
for Best Preservation through Elevation
of a Historic Building Foundation
to restore and preserve this historic structure
in lieu of demolition.



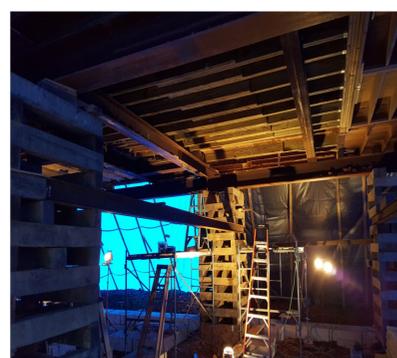
ELEVATED AND RESTORED STRUCTURE AT 205 SOUTH WAKE STREET

Built in 1902 for A. T. Lloyd and his wife, May Walker Lloyd — the grandparents of longtime Hillsborough Commissioner Evelyn Lloyd — this one-story, three-bay, side-gabled, Queen Anne-style house served as a residence for members of the Lloyd family until 1965. From 1980 until 1987, it was used as a Boy Scout hut. In 1998, ownership was transferred to Preservation North Carolina, which subsequently placed restrictive preservation covenants on the property to ensure its future preservation. New owners acquired the home in 1999 and carried out extensive reconstruction work that same year, including rebuilding the front porch and rear lean-to and restoring the foundation on the north side of the house, which was sitting on the ground. Despite these efforts, it was still impossible to access the space under the front portion of the house due to its proximity to the ground.

The current owners, Art Mines and Elizabeth Dyer, acquired the property in 2011 and diligently tried to mitigate a continuing moisture problem that contributed to further decay in the house's foundation and joists. As stewards of this significant home, they ultimately decided to raise the house 24 inches, using replicated pier wall brick foundation construction, and to deconstruct and reconstruct the south-side chimney, which had separated from the house.

Because the house is protected by Preservation North Carolina covenants, the work required approval by the North Carolina State Historic Preservation Office to assure the approach would accomplish its goals. An added benefit was some of the costs could be offset by tax credits. With the help of the preservation office and with the expertise of Charles Woods Builder and Wolfe House & Building Movers, the structure was raised 10 feet over a week's time in 12-inch increments and then tied off to stabilize it. With the house raised, floor joists were discovered to be so deteriorated that large sections were missing or substantially decayed and required replacement. After 10 months of work — including installation of a new central heat unit in the new crawl space, a rebuilt chimney, and grading of the lot away from the house — the home was lowered to its new foundation.

The Historic District Commission is grateful to Art Mines and Elizabeth Dyer for their commitment to the preservation of this home, which holds a long association with the fabric of this town. Their significant investment and the expertise of Charles Woods Builder assure that this historic house will contribute to our historic district well into the next century.



Presented to
property owners Art Mines and Elizabeth Dyer,
with Charles Woods Builder serving as their project manager and contractor.

TOWN OF
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2019 Preservation Award

BEST ADDITION

TO A HISTORIC STRUCTURE

The Historic District Commission awards
Ken and Linda Ostrand
the 2019 Preservation Award
for Best Addition to a Historic Structure.



NEWLY CONSTRUCTED ADDITION AT 208 WEST QUEEN STREET

Recognized as the earliest surviving brick residence within the original town plan, this simple, Federal-style house was built circa 1805 for Ms. Rhody Berry, the mother of John Berry, who became a noted local and regional brick mason. It likely was constructed by neighbor Samuel Hancock, a master brick mason and eventual partner to John Berry. This home survived unchanged until the second half of the 20th century with the only modification being a shed-roofed wing across the rear, which was added in the 1930s, and an enclosed porch on the northwest corner, constructed in 1988. Poor layout of the addition, which removed the central hall, combined with the structure's proximity to bare dirt and the lack of access to its plumbing and ductwork, prompted new owners Ken and Linda Ostrand to remove the former addition and replace it with a structure that is more architecturally compatible with the house.

Driven by their shared interest in history, the Ostrands approached the project as stewards of this important contributing structure with a desire to preserve it for future generations. With the help of architect Reid Highley and contractor Peter Yeganian, they opted to connect a new brick kitchen to the original house with a shed-roofed, wood-sided structure with a recessed door that restores the home's central hall. Entrances to rooms in the new addition were planned around the home's existing entrances to minimize the need for modifications to the original structure. This configuration allowed the original cornice of the house to remain exposed along its entire length.

Linda Ostrand, a devotee of open hearth cooking, desired a large open fireplace in the kitchen, which is outfitted with a fireplace crane. Bricks for the addition were handmade by Salisbury Brick, with the brick and mortar chosen to be compatible with, yet distinct from, the original house. Doors used in the new addition were recycled from the 1930s addition; old timbers were sourced for the beamed kitchen ceiling; and floors in the original home were carefully preserved. To add detail to the history of this home and the changes effected, the Ostrands added time capsules to the home for future owners to uncover.

The Historic District Commission is grateful to Ken and Linda Ostrand, Reid Highley of CH Architects, Peter Yeganian of Mulberry Building Company, Wayne Thompson of Heritage Restoration, Dale Ballew of Reclaimed Lumber and Beams, and countless others who contributed to the preservation of and the sensitive addition to this historic structure.



Presented to

Property owners Ken and Linda Ostrand,
with CH Architects (Reid Highley) serving as project architect
and Mulberry Building Company (Peter Yeganian) serving as project contractor.

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2019 Preservation Award

BEST RESTORATION AND PRESERVATION OF A MINIMAL TRADITIONAL STRUCTURE

The Historic District Commission awards
Tom and Kelli Sedlak
the 2019 Preservation Award
for Best Restoration and Preservation
of a Minimal Traditional Structure.



RESTORED HOME AT 406 WEST MARGARET LANE

The Minimal Traditional Style of 406 W. Margaret Lane is an excellent example of one of the predominant forms to emerge from Federal Housing Administration standards in the post-World War II years. As the war drew to a close and the return of millions of veterans was anticipated, Congress passed the G.I. Bill of Rights in 1944. The bill offered numerous benefits for veterans, including a low down-payment, low-interest, guaranteed home loan modeled after President Franklin Roosevelt's "New Deal" Federal Housing Administration loan program. Following the crash in home building and lending caused by the Great Depression and the diversion of materials to the war effort, few new homes had been built for nearly two decades. Through the efforts of the federal government to mitigate the housing crisis, materials eventually were redirected to the housing industry on the condition that veterans would receive preferential treatment.

To assure houses would satisfy the requirements of the new Veterans Administration loan program, houses were built to Federal Housing Administration standards, such as those found in the FHA technical bulletin Principles of Planning Small Houses. These standards encouraged the economy found in simple floor plans and the use of standardized building materials. Efficiencies, such as using the living room or kitchen for dining and using utility rooms rather than building costly basements, were encouraged. The standards insisted on modern framing, electrical service and plumbing, as well as central heating with modern fuels and appliances. The house at 406 W. Margaret Lane, constructed in 1946, was built with these efficiencies and standards.

Kelli and Tom Sedlak acquired the property from the Neighbours family in 2013 and began to tackle the renovation and rehabilitation of the house in 2017. Vinyl siding covered the original wood German lap siding, and the foundation support and electrical and plumbing service were in poor condition. A 1996 addition of a large family room in the back of the house had a large and awkward staircase to the second-floor attic space. Still, the Sedlaks saw potential. For six months, they spent weekends removing the vinyl siding and demolishing the deteriorating portions of the house. They acknowledge the help of Jeff Wall and Vogel Residential Design, but Tom Sedlak served as his own general contractor. The Sedlaks spent another 12 months adding new piers, a new girder beam, new plumbing, electrical services, and a heating, ventilation and air conditioning system. While much of the original wood siding was replaced with new matching wood siding, they retained what they could. A new standing seam metal roof was added. The awkward staircase was removed and replaced with an efficient ladder stair. A larger window in the kitchen now optimizes their view of the Margaret Lane Cemetery. Now, they say, the house lives like it has 2,000 square feet — not its actual 1,000 square feet.

The Hillsborough Historic District Commission is grateful for the Sedlaks' vision in preserving this house. Through their efforts, this Minimal Traditional Style house will last for generations to come, demonstrating how housing built to standards of yesterday can work to meet the lifestyles of today.



Presented to

property owners Tom and Kelli Sedlak,

along with Jeff Wall and Vogel Residential Design assisting on the project.