

City of Raleigh BK5937PG0055
P.O. Box 570 000406
Raleigh, NC 27602
ORDINANCE NO. (1993) 301

FOR
REGISTRATION
93 DEC 22 PM 2:45
KENNETH C. WILKINS
REGISTER OF DEEDS
WAKE COUNTY

AN ORDINANCE DESIGNATING the Raleigh Banking and Trust Company Building (Raleigh Building), 5 West Hargett Street, IN THE PLANNING JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA, A HISTORIC LANDMARK.

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of a countywide Historic Preservation Commission for Wake County and otherwise provided for the preservation of certain historic sites and buildings by the passage of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes; and

WHEREAS, the City of Raleigh agreed to participate in the countywide Historic Preservation Commission through an interlocal agreement with Wake County; and

WHEREAS, the Wake County Historic Preservation Commission has made an investigation and recommended the following property be designated a historic landmark; and

WHEREAS, the North Carolina Department of Cultural Resources has made an analysis that the following property is eligible to be designated a historic landmark; and

WHEREAS, on the 7th day of December 1993, a public hearing was held in the Council Chamber of the Municipal Building, Raleigh, by the City Council of the City of Raleigh to determine whether the hereinafter described property should be designated a historic landmark; and

WHEREAS, all requirements of Part 3C, Chapter 160A, Article 19 of the North Carolina General Statutes, preceding the adoption of this ordinance, have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH, NORTH CAROLINA THAT:

Section 1. The property designated as the Raleigh Banking and Trust Company Building, in the planning jurisdiction of the City of Raleigh, North Carolina, be and is declared a Raleigh Historic Landmark. Said property being more particularly described as follows:

The Raleigh Banking and Trust Company Building (Raleigh Building), 5 West Hargett Street located on the southwest corner of West Hargett Street and the Fayetteville Street Mall (Wake County PIN # 1703.34 68 9301), approximately seventeen hundredths (.17) acre, including the entire parcel on which the building stands.

Section 2. Those elements that are integral to its historical, architectural, archaeological significance, or any combination thereof are as follows:

Exterior of the eleven-story commercial building erected in two distinct phases, the first three floors of which were constructed in 1913 (originally in the Neo-Classical Revival style), the upper eight floors were constructed in 1928, with a substantial renovation in 1935-36 which resulted in the only Raleigh example of the transition from the Neo-Classical Revival to the Moderne style, being all of the parcel described in Section 1.

Section 3. No building, site, structure, or object that is designated in this ordinance located on the hereinbefore described site may be altered, restored, moved, remodeled, or reconstructed so that a change in design, material, or outer appearance occurs unless and until a certificate of appropriateness is obtained from the Wake County Historic Preservation Commission of its successors.

Section 4. No building, site, structure, or object that is designated in this ordinance located on the hereinbefore described site may be demolished unless and until either approval of demolition is obtained from the Wake County Historic Preservation Commission or a period of three hundred sixty-five (365) days has elapsed following final review by the Commission of a request for demolition (or any longer period required by N.C.G.S. 160A-400.14 as it may be amended hereafter).

Section 5. All owners of the property hereinabove described, whose identity and addresses can be ascertained by the exercise of due diligence, shall be sent by certified mail a copy of this ordinance.

Section 6. This ordinance shall be indexed after the property owner's name in the grantor and grantee indexes in the Office of the Register of Deeds of Wake County.

Section 7. City administration and the Wake County Historic Preservation Commission are hereby authorized to have erected an appropriate sign on the site herein described setting forth the fact that said site has been designated a historic landmark by action of the Wake County Historic Preservation Commission and the Raleigh City Council provided, should the owners of the hereinabove described property not consent to the erection of said sign on the described premises, City administration and the Wake County Historic Preservation Commission are hereby authorized and directed to have said sign located on the public right-of-way adjacent to said property.

Section 8. In the event any building, site, structure, or object is demolished in accordance with the ordinances of the City of Raleigh, this ordinance shall automatically be null and void.

Section 9. Any violation of this ordinance shall be unlawful as by law provided.

Adopted: December 7, 1993

Effective: December 7, 1993

Distribution: City Council
City Manager
Planning Department (2)
Inspections Department (3)
Raleigh Historic Districts Commission
Wake County Historic Preservation Commission
Wake County Planning Department
Wake County Tax Supervisor
Wake County Registrar of Deeds
Property Owner

BK5937PG0057



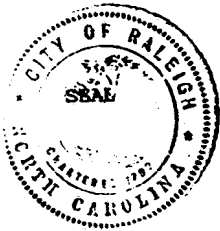
City Of Raleigh
North Carolina

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

CERTIFICATION

I, Gail G. Smith, City Clerk & Treasurer of the City of Raleigh, North Carolina, do hereby certify that the attached is a true and exact copy of Ordinance (1993) 301 adopted by the Raleigh City Council on 12/07/93.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Seal of the City of Raleigh to be affixed this 8nd day of December, 1993.



Gail G. Smith
Gail G. Smith
City Clerk & Treasurer

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Raleigh Banking and Trust Company Building

other names/site number Raleigh Building

2. Location

street & number 5 West Hargett Street not for publication

city or town Raleigh vicinity

state North Carolina code NC county Wake code 183 zip code 27601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

William S. Rain 4-14-93
Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain): _____	_____	_____
_____	_____	_____
_____	_____	_____

RALEIGH BUILDING
Name of Property

WAKE, NORTH CAROLINA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE: Business
COMMERCE/TRADE: Financial institution

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: Office Building
COMMERCE/TRADE: Specialty Store

7. Description

Architectural Classification
(Enter categories from instructions)

CLASSICAL REVIVAL
MODERNE

Materials
(Enter categories from instructions)

foundation brick
walls brick
roof concrete
other metal

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

Section number 7 Page 1

Description

The Raleigh Banking and Trust Company Building, better known as the Raleigh Building, is a monumental Neo-Classical Revival style office building prominently situated on the southwest corner of West Hargett and Fayetteville streets in Raleigh's downtown commercial district. The freestanding eleven-story structure, seven bays wide and three bays deep, faces north to the State Capitol Building. Located directly northeast of the Raleigh Building, at the corner of West Hargett and Fayetteville streets, is the capital city's first skyscraper, the 1908 Masonic Temple Building (National Register, 1979). Adjacent to the Raleigh Building's west elevation, at 19 West Hargett Street, is the ten-story Commercial Building. Erected between 1923 and 1924, it was the first tall office building constructed in Raleigh during the 1920s. All three of these buildings face the 29-story First Union Building (1989-91) which occupies the south end of the block immediately north of the Raleigh Building. Sited at the corner of a busy intersection, the Raleigh Building's north and east elevations are fronted by paved cement and brick pedestrian walkways.

The eleven-story Raleigh Building is the only tall office building in North Carolina's capital to have been erected in two distinct phases. The first phase consisted of three stories with load-bearing walls, an interior steel frame, and reinforced concrete floors. The second phase consisted of eight floors with a steel frame skeleton and brick veneer walls. The first three floors of the building were constructed in 1913 when the Raleigh Banking and Trust Company commissioned architect Philip Thornton Marye to design a Neo-Classical style structure for its new offices. However, before this building was erected the bank and the architect prepared for the future addition of the office floors by putting into place the bottom steel work, reinforced concrete foundation, and masonry load-bearing walls. Fifteen years later, in 1928, the architectural and engineering firm of H. A. Underwood Company designed the upper eight floors. These were built in 1928-29 by local contractor John W. Hudson, Jr. A massive renovation in 1935-36, orchestrated by the Underwood firm, replaced the monumental image of the now defunct banking firm's original structure. Since Underwood had been the designer of the upper eight floors, he remained sensitive to the 1928 design while supervising the refurbishing of the lower three stories giving them a streamlined modern look. The remodeling of the building was awarded to the local contractor, John F. Danielson. Thus the Raleigh Building as it presently stands is the result of a 1913 design of three floors, an additional eight floors in 1928, and a major remodeling of the interior and exterior spaces of the original three stories in 1935-36 (see exhibits 1, 2). Since that time, the ornamentation of the storefronts has changed periodically, the interiors have been renovated, once in 1961 and again in the mid-1980s. The windows were replaced in 1978 by the present owner (William E. Wollman, interview with author).

The slightly L-shaped Raleigh Building is a steel frame and brick veneer tall office building.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetRaleigh Building
Wake County, North CarolinaSection number 7 Page 2

The buff-colored brick serves to offset the white of the terra cotta ornamental elements and aluminum window frames. There is exterior decoration on the north and east elevations, while the walls on the south and west (a party wall) are devoid of architectural details.

The original three stories form the base of the building. The street level is divided into retail spaces and passages. Currently there are two stores: the larger of the two is on Fayetteville Street and the other is on West Hargett Street. Three entrances allow movement to: 1) the lobby of the office building at 5 West Hargett Street; 2) the store at 7 West Hargett Street; and 3) 200 Fayetteville Street, the other retailer. The second and third stories are offices.

Marye's original 1913 design had an elevated first story, accessed via stone steps, and was ornamented with twelve three-story-high, engaged limestone columns with Ionic capitals. Alternating between the bay-defining columns was a pedimented doorway or a pair of floor-to-ceiling windows at the first story. Metal tracery existed on the second story windows, three on each of the street elevations, which lit the two-story tall upper bank lobby. The remaining second- and third-story windows were of the "Chicago style": tripartite windows with a wide fixed pane in the center and narrower sashes that open on either side. An elaborately decorated terra cotta cornice consisted of a rake molding at the base, medallions below and above the raised Roman style letters of the bank name, an egg and dart band, modillion blocks, surmounted by a projecting rake molding. The recessed terra cotta balustrade which served as the roof line was removed when the upper stories were added in 1928-29.

The building renovations of 1935-36 radically altered the bottom three stories. The columns were replaced by prominent three-story tall striated pilasters in buff brick stepped at the top with stone coping which provided the building with a Moderne appearance. In addition to the pilasters, the decorative metal panels between the second and third floor windows were replaced with brick panels which echo the panels on the upper stories. The banking quarters on the front of the building were then lowered to street level and converted into a store. On the Hargett Street elevation, the stairway lobby entrance was lowered two feet to street level and modernized with revolving doors. To the right of the main entrance, the office space was remodeled for use as a store. As the first floor of the banking room was reset, a new floor was installed, dividing the lobby into two stories. Level with the present mezzanine floor, it is a concrete slab on bar joists with pine subflooring (Raleigh Building plans, 1935-36).

With the lowering of the floors in 1935-36 came the addition of retail space to the street level. Underwood's initial design for the storefronts had full-length polished plate glass show windows with black Carrera glass bulkheads and friezes, polished aluminum metal trim, and show window fittings capped by metal ornamental cresting of the "Kawneer type" (Raleigh Building plans, 1935-36). The current Revco storefront elevations are more wall than windows. Cream-colored metal wall panels and two red and blue back-lit signs were installed during the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

Section number 7 Page 3

summer of 1992. The smaller storefront, at 7 West Hargett Street, has similar colored wall panels and has retained a large store window.

The central section or shaft of the Raleigh Building consists of floors four through nine, and is entirely buff-colored brick veneer in a stretcher bond. The replacement Chicago aluminum windows of circa 1978 are very similar to the original hollow metal ones with the exception of the central window which has a vertically, rather than a horizontally, divided sash. All of the original sashes were glazed with polished plate wire glass (Specifications for the Eight Story Addition to the Raleigh Banking and Trust Co. Building, 47). The windows are slightly recessed in vertical ranks, giving the unbroken walls between the ranks the appearance of pilasters. All windows have cast stone sills. In each bay, the walls between the windows have panels in stretcher bond. At the fourth floor, the transition from the base to the shaft is evident in the cessation of the stepped brick pilasters overlapping the smooth brick of the 1928-29 design. This feature, combined with the recessed ranks of windows, gives the building the appearance of stretching upwards from the base. Situated between the ninth and tenth floors, indicating the end of the shaft and the beginning of the "capital" area, is a narrow terra cotta belt course which consists of a rake molding and blocks of reed molding with embossed crosses on every fourth block.

The tenth and eleventh floors of the Raleigh Building are identical in treatment to the shaft. The elaborate cornice hugging the north and east rooflines consists of applied medallions and rosettes in the frieze, egg and dart molding, large modillion blocks, a molded band and anthemion cresting in terra cotta. The cornice is protected by a vitrified salt glazed terra cotta pipe coping. Located on the northeast corner of the roof is a forty foot steel flagpole (Raleigh Banking and Trust Co. Building plans, 1928-29).

The bank that originally occupied much of the bottom floors of the building had two entrances, one on Fayetteville Street and the other on West Hargett Street. Until 1935, the unaltered 1913 bank lobby remained resplendent with Classical details, such as marble wainscoting, stone columns, and paneled walls. With the exception of the removal of the Walgreen's lunch counter, the two current stores retain most of the floor plan of the 1935-36 remodeling. The Revco sales floor has five aisles, numerous square support columns, and two sales counters. The other store, a copy center, is still one bay wide and extends to the back of the building.

Another entrance, off-center on West Hargett Street, led to a stair lobby with painted plaster walls and terrazzo tile floors. On the east side of the lobby, a pair of doors led to the banking lobby. To the west of the lobby, a single interior door accessed the smaller retail space, at 7 West Hargett Street. With the addition of the eight floors, a pair of Haughton elevators were installed for \$15,000. Between 1929 and 1936, the elevator waiting area was located to the west

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetRaleigh Building
Wake County, North CarolinaSection number 7 Page 4

of the entry stairway. Its ornamentation matched the 1913 entry foyer with details such as plaster ceiling cornice, terrazzo tile floors, and a black marble baseboard. In addition, the waiting area was enhanced with a brass Cutler mail chute and box and a building directory (Raleigh Banking and Trust Co. Building plans, 1928-29). The stairwell original to the 1913 building is partially intact with a white marble floor, steps and landing, wooden handrails, and a painted steel balustrade still existing as main features.

After the 1935-36 remodeling, the elevator lobby replaced the original stair entry as the primary entrance. Pink marble wainscoting from the former bank lobby was reused on the elevator foyer walls and remains intact. Currently, the lobby has carpet runners over the terrazzo tile floor. Elevator doors, mail box and accents are gleaming brass. The black marble baseboard and the plaster ceiling cornice are intact. The five plate glass windows added during the 1935-36 remodeling, which permitted either retail establishment to be viewed from the new lobby, no longer exist. Since 1984, a triptych on the east side and a diptych on the west have enhanced the lobby. The paintings are scenic aerial views of Raleigh and its environs by artist Robert Irwin (Murray, Raleigh Building file).

In 1929, the offices on the fourth to tenth floors inclusive had thirteen variably-sized offices with the largest measuring 17'-7" x 21'-5" and the smallest measuring 15'-10" x 16'-8". Since 1945 when the current owners took control of the building, the suites and offices have had partitions added to attract and accommodate new businesses. The present office spaces have remodeled interiors, the majority of which were completely redone in the mid-1980s. The other offices share elements from recent and earlier renovations. Wood and glass doors and metal window surrounds are the only surviving details from the 1928-29 building campaign. The corridors in the upper eight stories had tile floors, sand finish plaster walls and ceilings, painted wood baseboards and molded chair rails. Situated above the chair rails, surrounding the wood and glass doors were a transom and side light windows. Today, although the hallways are carpeted, paneled, and have acoustical tile ceilings, they remain in their original configuration.

The location of the Raleigh Building, one block south of the Capitol on the southwest corner of the busy Fayetteville and Hargett streets, is one of the premier focal points in the central business district of Raleigh. Its relationship to the growth of Raleigh is important in understanding its adaptation to the changing business climate. The building retains its integrity and remains a viable attribute to the city's urban fabric. The replacement windows are virtually identical to the original ones, with the exception of a central vertically divided sash and continue the rhythm of the alternating windows and the wall plane. The first floor retail storefronts have been altered since the initial occupants moved in in the mid 1930s; this is not an uncommon practice. The upper elevations have remained intact since 1929. In the quest to capture and retain tenants, the management had the office interiors remodeled in the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

Section number 7 Page 5

1960s and again in the 1980s. However, the office spaces and corridors have not been changed. The wood and glass doors and window surrounds from the late 1920s add welcome accents to the interiors. The 1929 and 1936 elevator lobby's marble walls and tile floors still greet the public, while hidden to the foyer's east is the virtually intact 1913 marble and steel stairway.

RALEIGH BUILDING
Name of Property

WAKE, NORTH CAROLINA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Engineering

Period of Significance

1928-1943

Significant Dates

1928-29

1935-36

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Underwood, H. A.-architect

Hudson, John W.-builder

Danielson, John F.-builder

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

Section number 8 Page 1

Summary

At the southwest corner of Hargett and Fayetteville streets in downtown Raleigh, the Raleigh Banking and Trust Company Building, better known as the Raleigh Building, is significant to the commercial, architectural, and building engineering history of the city during the early twentieth century. The first three stories, comprising the first phase of construction, were designed by architect P. Thornton Marye and built in 1913 for the Raleigh Banking and Trust Company, then the oldest continuously operating banking institution in Raleigh. In anticipation of future additional stories, construction of the the building included massive load-bearing masonry and concrete footings, interior steel support beams and concrete columns, and reinforced concrete floors and roof. The second phase, consisting of the upper eight floors, was designed in September 1928 by the architectural and engineering firm, H. A. Underwood Company. The addition was constructed in 1928 to 1929 by the local firm of John W. Hudson, Jr. at a cost of \$275,000. A renovation in 1935-36, coordinated by the Underwood Company, replaced the original Neo-Classical Revival style design of the original three stories with distinctive Moderne elements compatible with the design of the upper eight stories. The Raleigh Building is a significant reminder of the city's early twentieth century commercial prosperity. For example, tenants of the building immediately after it was enlarged included two of the region's most influential utility companies, the Carolina Power and Light Company and the Yadkin River Power Company, as well as the Raleigh Banking and Trust Company until it failed in 1930. Before and after the 1928-29 expansion, health care professionals, accountants, insurance agents and lawyers occupied the upper floors. As a tall office building, the Raleigh Building represents an important building type which is indicative of both engineering advances and architectural design solutions as well as the commercial activity that generated these buildings. The Raleigh Building adheres to the classic or Chicago school approach to design in that the base, shaft, and capital formula are exhibited. It is significant as the only Raleigh example of the transition from the Neo-Classical Revival style to the Moderne style. Lastly, the building is equally significant as Raleigh's only tall office building erected in two phases.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

Section number 8 Page 2

Historical Background

The origins of the Raleigh Banking and Trust Company in Raleigh date to September 12, 1865, when the Raleigh National Bank of North Carolina was founded. C. H. Belvin was the initial president of this banking concern, the first in the capital and the second in the state to open after the end of the Civil War. For a short time, temporary headquarters were situated in one of the store buildings on the east side of the 100 block of Fayetteville Street. By 1868, the southwest corner of Hargett and Fayetteville streets had become the permanent home of the bank (Elizabeth R. Murray, 575; and Steven Stolpen, 96).

The first bank was a brick, two-and-one-half-story, flat-roofed, Italianate style structure which had a raised corner entrance and two-over-two, double hung sash windows with segmental arches. It eventually became known as the "Round Steps Bank" due to its semi-circular steps which led to the bank's main entryway. A 1910 Chamber of Commerce publication estimated that the bank's resources at the time amounted to about three quarters of a million dollars (Stolpen, 96). This building served the institution's officers and Raleigh's citizenry until 1913, when the second bank was constructed.

In 1913, the old structure was razed and a three-story, Neo-Classical Revival style bank was built atop its foundation. The new building had brick and limestone exterior walls, twelve three-story tall engaged limestone columns with Ionic capitals and, at the roofline, a massive terra cotta cornice and balustrade. In anticipation of future growth, the building was fitted with concrete and masonry footings, interior reinforced steel I-beams and concrete columns, and reinforced concrete roof and floors (Sanborn Map, 1914 and News and Observer, July 29, 1928). The building was designed by Philip Thornton Marye. Marye (1872-1935) was born in Virginia, educated in the north, and settled in Atlanta, Georgia. In 1911 he arrived in Raleigh with commissions for two buildings, the ten-story Commercial National Bank (destroyed) and the City Hall and Auditorium (destroyed). In the following two years Marye designed a third bank building, the eleven-story Citizens National Bank, 1913 (destroyed), and two government structures, the Ruffin Building, 1913, and the Wake County Courthouse, 1915 (destroyed) (Harris and Lee, 30, 215; and Murray, Raleigh Building file).

In 1928, the officers and directors of the Raleigh Banking and Trust Company decided the economy and location were well suited for the construction of an additional eight floors to house offices for speculative rental. Architect Harrison Aubrey Underwood, of H.A. Underwood Architects and Engineers Company, drew the plans for a tall office building which repeated some of the existing bank's Neo-Classical details such as an elaborate terra cotta cornice, ornamental masonry panels above and below the windows, and light fixtures above the third floor cornice which were very similar to the entrance level apparatus.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

Section number 8 Page 3

It is Mr. Underwood's engineering knowledge that defines the structural success of the Raleigh Building. Even though the 1913 building had been fortified with steel, it could not have sustained the extra load of eight additional floors. In order to support these additional stories, it was necessary to create new footings for the existing steel supports, reinforce the original concrete columns with steel rods, and to use many various-sized steel columns, girders, and spandrels throughout the skeleton frame of the addition (Raleigh Banking & Trust Co. Building plans, 1928-29). The general contracting firm of John W. Hudson, Jr. submitted a summarized estimate to the Bankers Realty Company of \$275,000 dollars. Accompanying the estimate was a three-page document delineating alterations to the architect's plans. Some of the cost-reducing changes included the replacement of expensive materials with cheaper ones. For example, face brick replaced limestone, pine was substituted for white oak interior trim work, and metal toilet partitions for marble. The document and the contract were signed on November 13, 1928 and construction began shortly thereafter.

By early September 1929, the new Raleigh Banking and Trust Company Building was completed. On the morning of September 15, 1929, this occurrence was duly noted by the editor of the Raleigh newspaper:

The completion of the beautiful eleven story building of the Raleigh Banking and Trust Company, the oldest banking concern in the Capital City, adds to the impressiveness of the Raleigh skyline. It is a building that adds to the facilities of that institution with a great history and growing clientele and also adds to the beauty of the city. ("The Raleigh Sky Line", News and Observer, page 4)

In 1930, Raleigh's newest skyscraper was occupied by insurance companies, building contractors, lawyers, an accounting firm, a chiropractor, a dentist, a tailor, and a wholesale hay distributor. The first, second, third, and fourth floors were rented by Carolina Power and Light Company while the tenant of the entire eleventh floor was the State Industrial Commission (1930 Raleigh City Directory).

The Stock Market Crash of 1929 and the Great Depression that plagued America during the 1930s brought a halt to Raleigh's prosperity. No other industry suffered more during the 1930s in Raleigh than banking.

In 1920 there were eight locally owned and operated banks in the city. From 1921 until 1929, resources and activities in the banks continued to climb. At the end of 1927, the total amount of North Carolina's state bank resources was \$338,892,000, then the highest on record. After learning of this promising figure, Raleigh Banking and Trust Company officers assumed that conditions would remain favorable and proceeded to undertake the planned second phase of

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetRaleigh Building
Wake County, North CarolinaSection number 8 Page 4

construction. Throughout the state, the number of bank failures spurted from only 8 in 1927, to 13 in 1928, 29 in 1929, and 101 banks in the process of liquidation in 1930 (Witherspoon, 58). In the daylight hours of September 15, 1930, on the first anniversary of the completion of the tall office building, the Raleigh Banking and Trust Company failed with a deposit liability of 1.5 million dollars. Between 1931 and 1933 the largest stockholder and bank president, William B. Drake, was indicted and acquitted twice for embezzlement and false reports on ten counts. During that same time, the Page Trust Company served as the liquidating agent for the defunct bank. The Raleigh Banking and Trust Company Building, which had been financed by the Bankers Realty Company, a subsidiary of the bank, fell into receivership in 1932 to Lawrence E. Blanchard, a local financier and rental agent (News and Observer, March 8, 1932 and Raleigh City Directory, 1930). The former bank building went up for public sale on February 10, 1934, and was sold to the highest bidder, The Massachusetts Mutual Life Insurance Company, (MMLICo.) for \$365,000 (Wake Deeds, Book 663, page 277).

Just one year later, renovations to the base of the building were scheduled to begin. The MMLICo. had commissioned the architect H. A. Underwood, the designer of the 1928-29 addition. His new plans called for the removal of the third floor terra cotta cornice and the limestone columns and the lowering of the basement and the first floor. The entrance steps were removed and the bank lobby was stripped of its marble wainscoting and paneled walls. Its lofty two-story-high bank lobby was horizontally divided by a suspended ceiling and the resulting new second-story space was converted to offices. The former bank space was made into first-floor retail space surrounded on the north and east walls by plate glass storefront windows. Other exterior changes included the addition of revolving doors to the office building's lobby entrance, twelve three-story-high striated brick piers with stone caps, new Chicago style windows for the second and third stories, and brick panels above the storefront and windows. The construction contract was awarded to local builder John F. Danielson (News and Observer, February 19, 1935, page 14 and Raleigh Building plans, 1935-36).

In 1936, the remodeled Raleigh Building, stripped of its banking ostentation, had a diverse base of tenants. The State Industrial Commission continued to lease the eleventh story. Floors two through five and additional seventh floor offices were rented by the U. S. Treasury Department and the U. S. Works Progress Administration of North Carolina. Other renters included insurance companies, law firms, state government offices, accountants, cotton brokers, a road contractor, and a mercantile agency (Raleigh City Directory, 1936).

Several years later, in 1942, the Raleigh Building was promoted as being the premier downtown location for business activity (see Exhibit 3). The building had two retail stores, the Chicago-based Walgreen drug store chain and Adler's Children Shop, while the office spaces of the upper floors were leased to insurance companies, accounting firms, and lawyers (Raleigh City Directory, 1943).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

Section number 8 Page 5

On June 19, 1945, the Raleigh Building was sold to Raleigh Office Building, Inc. for \$350,000 (Wake Deeds, Book 921, page 549). Six weeks later, on July 30, 1945, the building was sold for the same amount to the partnership of Katz, Heyman, and Wollman (Wake Deeds, Book 925, page 378). For nearly fifty years, the building has remained under the same ownership, has been well maintained, and has continued to be occupied by retail stores on the ground level and small and large business firms above.

Architecture, Commerce, and Engineering Contexts

Harrison Aubrey Underwood, the architect of the Raleigh Building, arrived in Raleigh in the 1910s and by 1920 was the secretary-treasurer for the Raleigh Engineering and Construction Company, Inc. (Raleigh City Directory, 1920). In the mid-1920s Underwood associated himself with local builder, C. V. York. They worked together on the ten-story, \$750,000 Sir Walter Hotel (1925) (National Register, 1978) on Fayetteville Street. In 1928-29, Underwood designed and constructed another costly hotel, the Hotel Carolina Building, at 232 West Hargett Street, just north of Nash Square. During the Recovery era, Underwood designed two of Raleigh's garden apartment complexes, the Cameron Court Apartments (1938) at 817 Hillsborough Street and the Raleigh Apartments (1938) at 1020 West Peace Street (H. A. Underwood, III, interview by author; Raleigh City Directory, 1929; and Vickers, 130).

The origin of the tall office building emerged as an architectural form over a century ago in Chicago and New York. The first great architect to give serious thought to the form of the office building was Louis H. Sullivan, a Boston native who lived in Chicago. By utilizing the recently introduced riveted and wind-braced steel frame structural system, Sullivan developed a style characterized by office floors of uniform plan and elevation, supported on a base of larger scale, and crowned by a distinctive attic story. For almost half a century Sullivan's approach was the archetype for tall building design as architects searched for an appropriate architectural expression of the steel frame and added mechanical and electrical amenities to the interior (Sitzenstock 146; and Condit, 178).

Between 1900 and the advent of World War I, the composition of Raleigh's urban section fluctuated as city leaders sought to mould the image of the capital city of North Carolina. In 1903 alone, sixty-five buildings were under construction worth a total value of \$300,000. Professionals such as educators, attorneys, physicians, and entrepreneurs were enticed to the city as growth in commerce, health care and education increased. New office buildings of seven and ten stories such as the 1908 Masonic Temple (National Register, 1979) and the 1913 Commercial National Bank buildings, began to tower above the nineteenth century two- and three-story stores downtown. Raleigh's residential growth was rapid as the population rose in 1920 to 24,418 persons, an increase of 10,775 from 13,643 in 1900 or sixty-eight percent (Ross, 13).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

Section number 8 Page 6

Thus the stage was set for entrepreneurs to capitalize on the development opportunities offered by a move to the city. Although tall office buildings were highly visible in a city where two- and three-story structures were the norm, they were also very costly. Only wealthy entrepreneurs or ambitious companies, often banks, could afford to build structures of seven or more stories. In Raleigh, seven tall commercial buildings were erected between 1923 and 1930. Of this group, five were office buildings and four are known to have been developed by entrepreneurs and banking institutions. The ten-story Odd Fellows Building, better known as the Commerce Building, 1923, 19 West Hargett Street, was sponsored by a group of entrepreneurs; the eight-story Professional Building (National Register, 1983), 1925, 123-127 West Hargett Street, was developed by Wachovia Bank and Trust Company; and the Capital Club Building (National Register, 1985), 1929-30, 16 West Martin Street was financed by a philanthropic organization.

Several of these tall buildings from the early years of the twentieth century remain today:

- The seven-story, Classical style Masonic Temple (National Register, 1979) on the northeast corner of Fayetteville and Hargett streets. Built in 1908, this structure is significant as Raleigh's first Chicago style tall office building and as the first structure to utilize the advanced technology of steel reinforced concrete (Harris and Lee, 30).
- The ten-story Commercial Building (1923-1924) at 19 West Hargett Street.
- The ten-story Sir Walter Hotel (National Register, 1978) at 400-412 Fayetteville Street.
- The eight-story Professional Building (National Register, 1983), 123-127 West Hargett Street, built in 1925.
- The eight-story Lawyers Building, erected in 1926 at 320 South Salisbury Street.
- The eleven-story Raleigh Banking and Trust Company Building, completed in 1929.
- The twelve-story Capital Club Building (National Register, 1985) at 16 West Martin Street opened for business on November 14, 1930 (Vickers, 102).

All of the 1920s buildings share similar features such as steel frames with masonry curtain walls and the application of stylistic treatment in the manner of the Sullivan or Chicago style whereby the building has a base, shaft, and capital. The Commerce Building next door to the Raleigh Building and the Professional Building one block to the west have Neo-Classical Revival stylistic elements whereby both structures display terra cotta ornamentation in almost equal proportions with the simple brick curtain walls. The Capital Club Building with its Art Deco detail and ornamentation was completed a year after the Raleigh Banking and Trust

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

Section number 8 Page 7

Company Building.

In the capital city, the Raleigh Building is unique as the only tall office building which underwent a stylistic metamorphosis. Beginning in 1913 the bank was a three-story, Neo-Classical Revival style building. The upper elevations which were added fifteen years later embody a gradual departure from the classical revival styles. Void of any nonessential detail with the exception of an elaborate cornice, the Raleigh Building appeased the conservative bank officers. Six years later, the same architect stripped away the outdated Neo-Classical Revival details of the lower three floors and replaced them with Moderne style elements. During the remodeling, a taller office building was under construction, and when completed in 1942 it was the best articulated example of the Moderne style in Raleigh. The fifteen-story Durham Insurance Building, 336 Fayetteville Street, was designed by Northup and O'Brien. Thus, the Raleigh Building is the only example of a tall office building which represents the transition between the Neo-Classical and Moderne styles in Raleigh, North Carolina.

The modern system of skeleton frame construction removed the eight- to ten-story height limitation of the bearing wall construction. The practical surety of expansion and increased land values resulted in many buildings being erected with foundations and columns designed to support future additional stories. This practice occurred in anticipation that zoning laws restricting height would be amended to allow increased building heights. While it is not known how many other early low-rise buildings in Raleigh may have been built with extra-heavy-duty support in anticipation of additional stories, the Raleigh Building is the only example of the realization of such plans. The original three-story Raleigh Banking and Trust Company Building constructed in 1913 was designed as a three-story building with load-bearing exterior walls, an interior structural frame of steel I-beams and concrete columns, and floor slabs of reinforced concrete. When the decision was made to enlarge the structure in 1928, the building plans specified the use of steel columns above the 1913 steel I-beams and lightweight concrete for the floor slabs and fireproofing. Because the original structure could not sustain the additional load, it was necessary to create new and larger footings for the existing steel supports, reinforce the original concrete columns with steel rods, and to use many variously sized steel columns, girders, and spandrels throughout the skeleton frame of the addition. When the addition was completed, the building was hailed more for its engineering rather than its architectural design (North, 613).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

Section number 9 Page 1

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Vickers, James. Raleigh, City of Oaks. Woodland Hills, Cal.: Windsor Publications, Inc, 1982.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

Section number 9 Page 2

Wake County Deeds.

Wake County Tax Records.

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RALEIGH BUILDING
Name of Property

WAKE, NORTH CAROLINA
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	7	7	1	3	3	4	0	3	9	6	1	6	4	0
Zone	Easting				Northing									

2

Zone	Easting				Northing									

3

Zone	Easting				Northing									

4

Zone	Easting				Northing									

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Helen P. Ross, Architectural Historian

organization _____ date March 12, 1993

street & number 3010-8 Spanish Court telephone 919-856-9797

city or town Raleigh state NC zip code 27607

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Katz, Heyman, and Wollman c/o William E. Wollman

street & number 5 West Hargett St., Ste. 506 telephone 919-832-8743

city or town Raleigh state NC zip code 27601

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Raleigh Building
Wake County, North Carolina

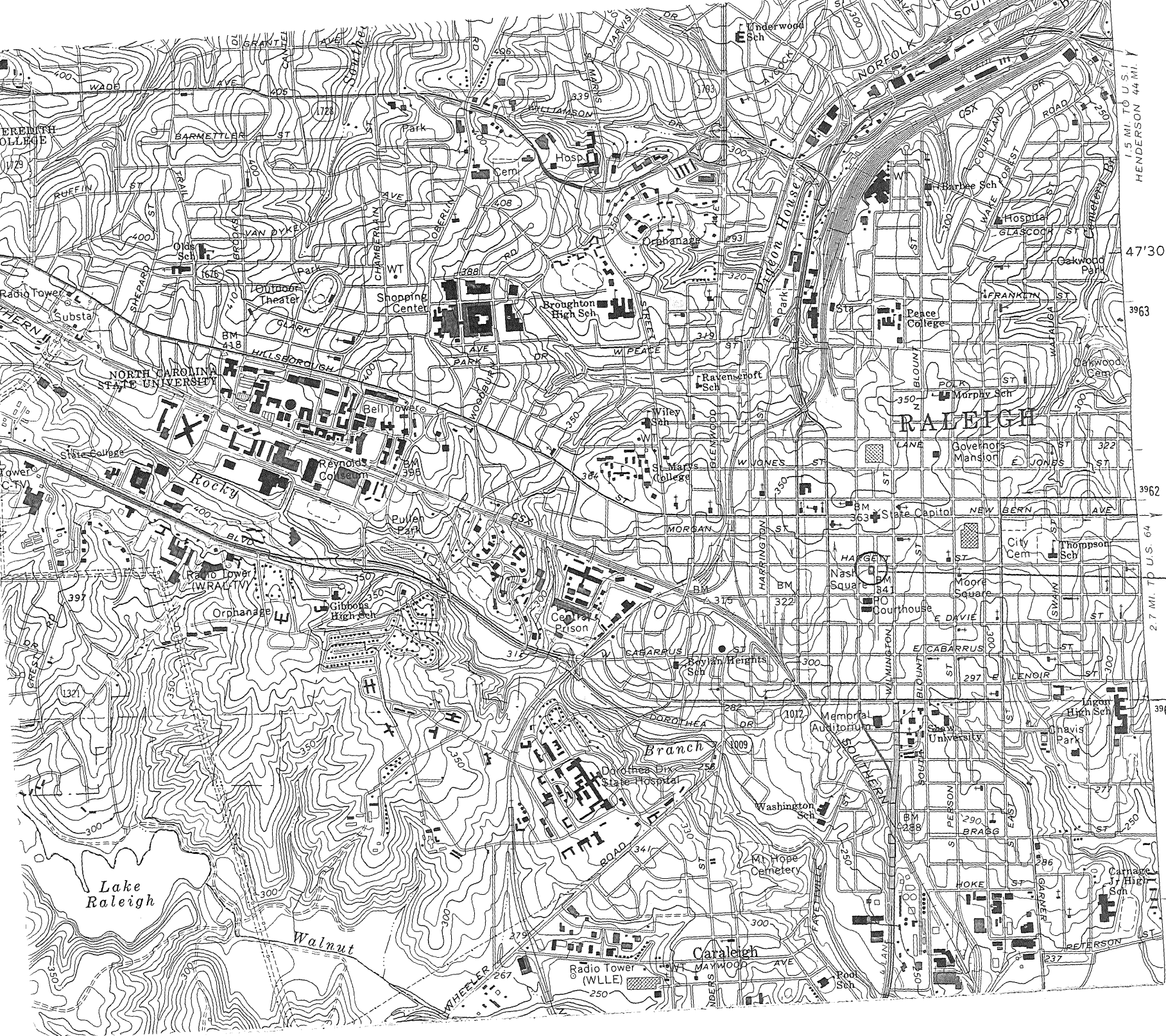
Section number 10 Page 1

Verbal Boundary Description

Zone A No. 22, Block A-49, Lot 10, as shown on Wake County Tax Map.

Verbal Boundary Justification

The boundary encompasses all of the property historically and currently associated with the Raleigh Banking and Trust Company Building.



1.5 MI. TO U.S. 1
HENDERSON 44 MI.

47°30"

3963

3962

2.7 MI. TO U.S. 64

3961

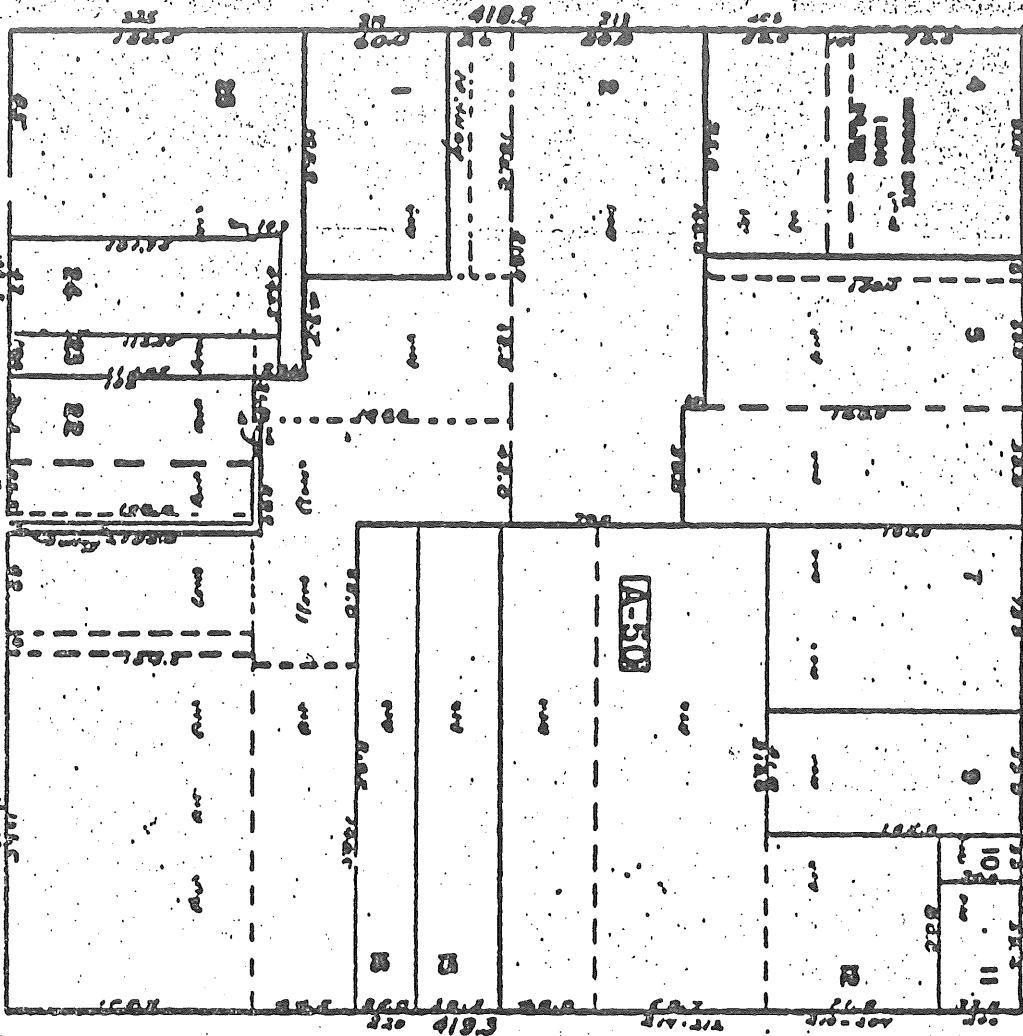
3960

Raleigh Building
Raleigh
Wake Co., NC
Raleigh Was
NC Quad
Scale: 1:24,000
UTM References
17/713340/396164

S. MIDDOWELL STREET

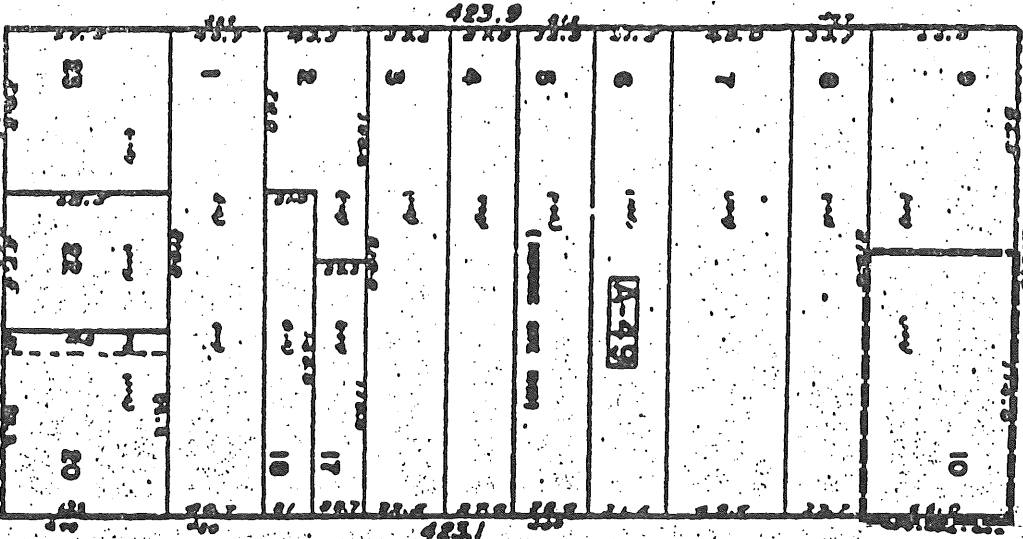
WEST

HARGETT



S. SALISBURY STREET

STREET

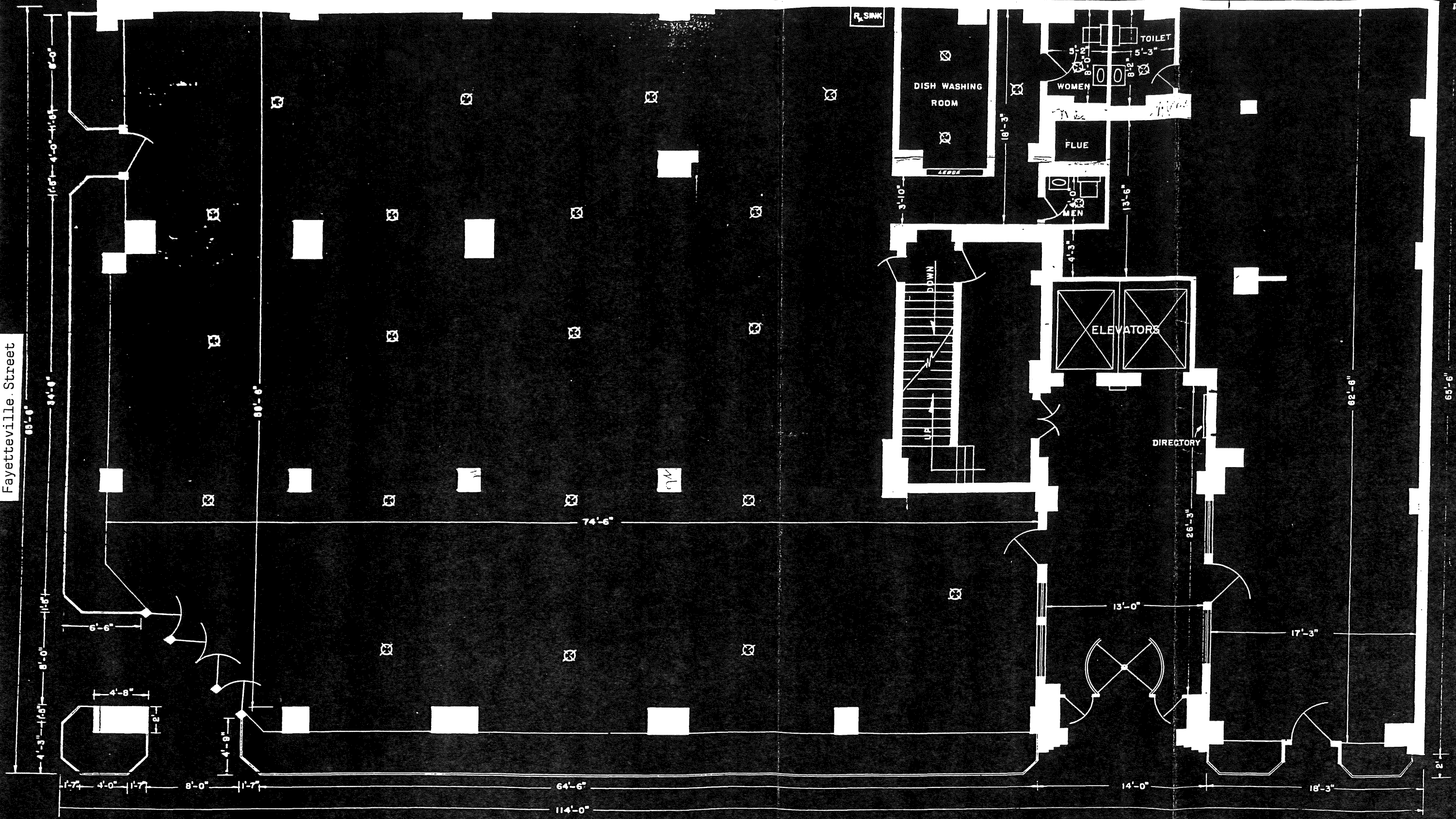


FAYETTEVILLE STREET

Raleigh Building, Raleigh, Wake Co., NC

Wake County Tax Map, Zone A No. 22,
Block A-49, Lot 10

Fayetteville Street



FIRST FLOOR PLAN - RALEIGH BUILDING

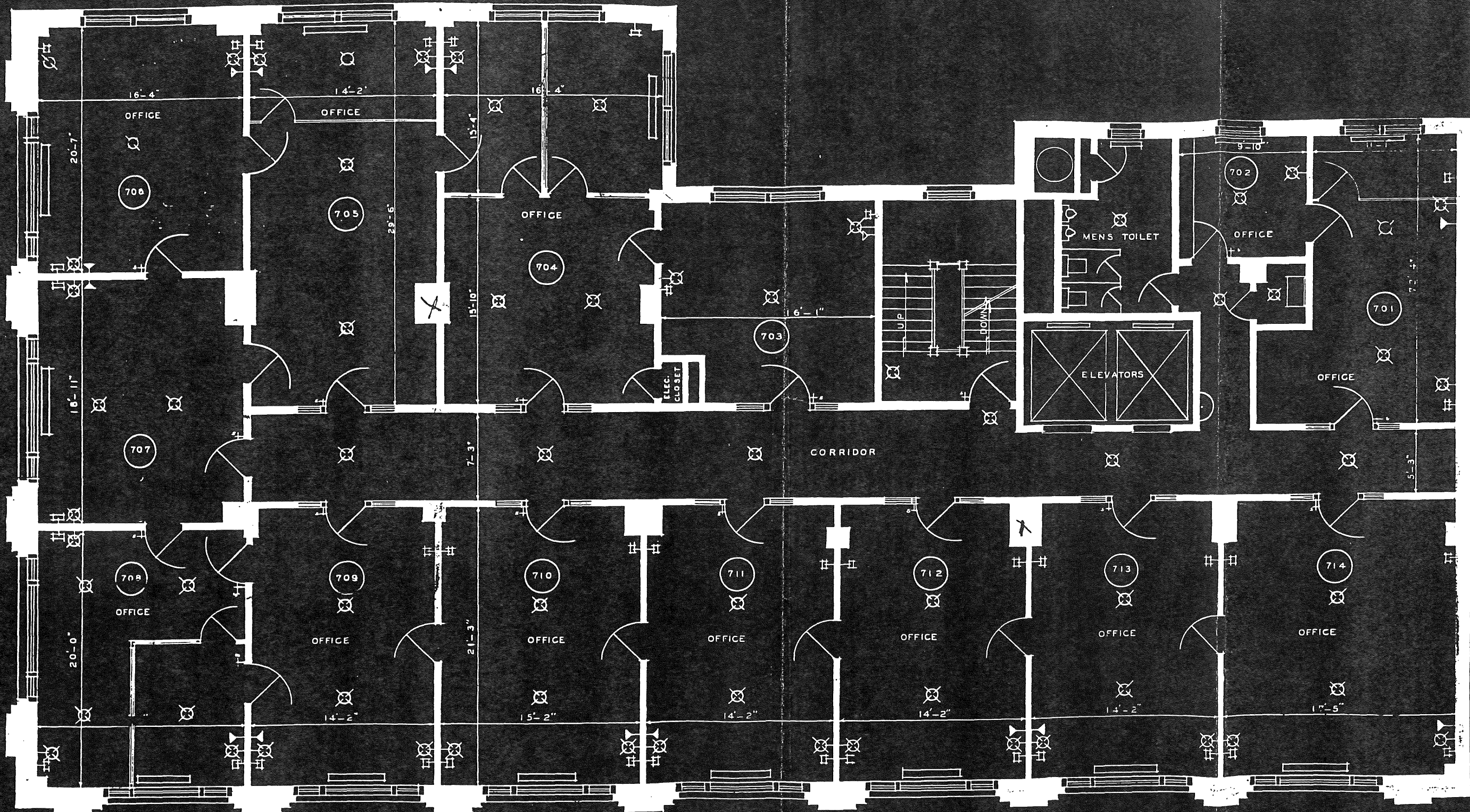
West Hargett Street

Exhibit 1



Raleigh Building, Raleigh, Wake co., NC

Fayetteville Street



West Hargett Street

SEVENTH FLOOR PLAN
RALEIGH BUILDING

SCALE 1/4" = 1'-0"

PHOTOSTATED 1/8" = 1'-0"

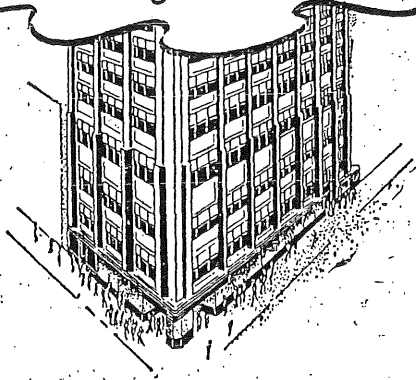


Exhibit 2

The Site of The Old Roundstep Bank

Is Today . . . Still

In the
CENTER of EVERYTHING



One of our tenants once told us, "I would be willing to pay up to 25% more for offices in the Raleigh Building because, due to its location I find it easier to get my clients to keep their appointments in my office."

This statement made by one of our Life Insurance tenants bears out our claim to be "In the Center of Everything."

*Several Offices—Single or in Suite—
Are Now Available for Rent — See*

OSCAR D. GREEN, JR.

BUILDING MANAGER

The Raleigh Building

HARGETT ST. at FAYETTEVILLE

The Raleigh Times
April 25, 1942
Page four

Exhibit 3

Raleigh Building, Raleigh, Wake Co., NC







REVCO

REVCO

COFF
CENTE