

City of Raleigh



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COA-0029-2020

(FORMER) BB&T
BUILDING

RALEIGH
HISTORIC LANDMARK
(R-10)

0 30 60 120
Feet



Nature of Project:
Alter storefront; install new entry

APPLICANT:
MIKE PHILLIPS
6601 SIX FORKS RD
SUITE 600

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0029-2019 333 FAYETTEVILLE STREET

Applicant: MIKE PHILLIPS FOR PHILLIPS ARCHITECTURE PA

Received: 2/13/2020

Meeting Date(s):

Submission date + 90 days: 5/13/2020

1) 03/26/2020 2) 3)

INTRODUCTION TO THE APPLICATION

Raleigh Historic Landmark: FORMER BRANCH BANKING AND TRUST BUILDING

Zoning: GENERAL HOD

Nature of Project: Alter storefront; construct new entry

Staff Notes:

- COAs mentioned are available for review

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.8	Signage	Construct new entry
2.6	Exterior Walls	Alter storefront; construct new entry
2.7	Windows and Doors	Alter storefront; construct new entry
2.9	Storefronts	Alter storefront; construct new entry
3.2	Additions	Construct new entry

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

- A. Altering a storefront and constructing a new entry are not incongruous in concept according to *Guidelines* sections 2.6.1, 2.6.2, 2.6.8, 2.7.1, 2.7.9, 2.7.11, 2.9.1, 2.9.13, 3.2.6, 3.2.9; however, relocating a wall and extending stairs to the right of way **may be** incongruous according to *Guidelines* sections 2.6.1, 2.7.1, 2.9.1; and the following suggested facts:

- 1* The "Application to the Wake County Historic Preservation Commission for Designation as a Local Historic Landmark", describes the building as a c. 1965 example of the International Style designed by Emery Roth & Sons in association with Holloway & Reeves and G. Milton Small. The architectural description includes the following descriptions relevant to the proposed project:

- a. "Key to the building's elegance is the treatment of the first two floors as an open steel arcade, an illusion created by the recession of the first floor curtain wall and the smoothness of the second floor curtain wall."

- b. "The lower two floors of the building are finished with luxurious materials. The building is supported on steel stilts, sheathed in black granite, that extend through the first two stories. Inside the grid are fully glazed curtain walls. The curtain walls of the first floor are recessed beneath the second floor on the west and south sides so that the stilts are freestanding. This creates a narrow covered plaza around the front and south side. At the base of the curtain wall is a dado of Mount Airy granite. Aluminum frames hold the window panes. Each bay of the first floor has three window panes; each bay of the second has two. The main entrance, facing Fayetteville Street, consists of two pairs of plate glass doors.
 - c. "A secondary entrance in the south elevation on East Davie Street has two sets of steps rising to a recessed pair of single doors that enter the lobby in the northernmost bay."
 - d. "The original drive-through banking area occupies the street level at the south rear corner, extending through four bays of the side elevation and two bays of the rear elevation."
 - e. "The BB&T Building extends its shallow plaza out into the public sidewalk area by means of gray tinted concrete bands that correspond with the black granite stilts."
- 2* The application proposes the repositioning of the existing glass curtain wall on the southwest corner of the building 14' towards the interior of the building to create a covered entry plaza.
 - 3* The existing glass wall is proposed to be rebuilt to appear similar to the existing. It is unclear if the application proposes the salvage and reuse of the existing glass and aluminum frame.
 - 4* The alteration of the storefront includes the removal of the two sets of existing double entry doors on Fayetteville Street and replacement with one set of entry doors. Door specifications were not provided. ATMs are also being removed.
 - 5* The existing Fayetteville Street entry doors are not original per the Architectural Description of the landmark application. Originally, revolving doors provided entry to the building.
 - 6* The application includes information about the International Style and provides examples of similarly constructed buildings with recessed entries in Raleigh and across the country.

Specific details were provided on the Seagram Building (Mies van der Rohe, Chicago) and three Emery Roth and Sons buildings: 717 E Ninth St, 127 John St, and 77 Water Street (all located in New York City).

- 7* The application states that "This repositioning of a clear glass wall, is in alignment with the International Style's concept of a visually and physically open base for the building, creating a covered pedestrian passage."
- 8* The proposed entry plaza includes the alteration of the existing Mount Airy granite dado along the south façade. A small section will be added at the southwest end of the existing wall, turning to be parallel to Fayetteville Street.
- 9* The proposed flooring for the pedestrian plaza is Mount Airy granite flooring similar to the existing. Specifications were not provided.
- 10* The entry plaza will be edged on the southern side by an aluminum handrail that mimics the size and shape of the existing aluminum frames.
- 11* The construction of the entry plaza would require the alteration of the existing entry stairs on the south side of the building. Rather than two levels of steps leading to the entry, one set of the steps will protrude out to the edge of the existing black granite stilts.
- 12* The application also proposes the creation of a new entry on the east side of the south façade in the location of the former drive through banking area's teller window. This service area of the building is currently an "odd conglomeration of non-original materials, vents, curbs, doors, etc. that cover components of the original building."
- 13* The new entry stair also includes a small glass addition at the head of the stairs with a solid wall for the building address.
- 14* The design of the proposed stair and railing will mimic the existing entry on Davie Street in design and details.
- 15* No details were provided regarding exterior lighting, if any.

Staff suggests that the committee discuss the relocation of the wall and the stair alterations.

Pending the results of that discussion, staff suggests that the committee approve the application with the following conditions:

- 1. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:

- a. Detailed drawings and materials for the pedestrian plaza, including: floor and ceiling specifications, alterations to existing E. Davie Street stairs; and paint color or finish specifications;
 - b. Detailed drawings and materials for the new Davie Street entry and stair addition;
 - c. Details and specifications for window wall, including frame;
2. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Door specifications;
 - b. Railing details and specifications;
 - c. Building address signage
 - d. Exterior lighting.
3. That additional signage beyond the building address be submitted as a new COA application.

Staff Contact: Collette Kinane, collette.kinane@raleighnc.gov

SUBMITTAL TO

RALEIGH HISTORIC DEVELOPMENT COMMISSION CERTIFICATE OF APPROPRIATENESS COMMITTEE

333 FAYETTEVILLE STREET
RALEIGH HISTORIC LANDMARK

PROPOSED ENTRY
ENHANCEMENTS

PREPARED BY PHILLIPS ARCHITECTURE PA
FOR 333 VENTURES LLC



CIRCA 1965

333 FAYETTEVILLE STREET

SCOPE OF WORK

MAIN ENTRY

Creation of a covered entry access plaza by repositioning an existing exterior clear glass wall approximately 14 feet inward. Capital Bank to remove existing ATM machines and rebuild glass storefront nearly identical to original narrow stile aluminum framing system.

The new entry plaza will connect Fayetteville Street with the building's elevator lobby entry and modified Davie Street stairway. The new covered plaza will be edged by an aluminum handrail / balustrade matching the size, shape, material and detail of the original railing.

This repositioning of a clear glass wall, is in alignment with the International Style's concept of a visually and physically open base for the building, creating a covered pedestrian passage.

The repositioning will provide an improved visual balance to the building on the south / Davie Street facade (new three-bay recess on west side to 'match' three-bay recess on east side).



PERSPECTIVE VIEW RENDERING OF PROPOSED MAIN ENTRY

"Key to the building's elegance is the treatment of the first two floors as an open steel arcade, an illusion created by the recession of the first floor curtain wall."

BB&T Building 333 Fayetteville Street, Raleigh
Application to the Wake County Historic Preservation Commission
for Designation as a Local Historic Landmark
Prepared by M. Ruth Little, Longleaf Historic Resources. Aug. 1, 2006
[PAGE 2, ¶ 2]



PERSPECTIVE VIEW RENDERING OF PROPOSED SIDE ENTRY

"The curtain walls of the first floor are recessed beneath the second floor on the west and south sides so that the stilts are free-standing. This creates a narrow covered plaza around the front and south side."

BB&T Building 333 Fayetteville Street, Raleigh
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 [PAGE 3, ¶ 1]

SIDE ENTRY

Creation of a covered stairway and landing adjoining the sidewalk on the east side of Davie Street. This new stair will be constructed to provide access to the east end of the main building lobby. The stair will be built in the location where elements of a previous drive-thru teller service have, over time, formed a odd conglomeration of non-original materials, vents, curbs, doors, etc. that cover components of the original building.

The new stair will be built to emulate the existing stair on Davie Street (it will include more risers since Davie Street slopes downward to the east). The new stair will use the same aluminum railing / balustrade system and have similar dimensions in width, treads and nosings.

The original building used the open area at the east end of the ground floor as a drive thru teller area for the early years of the building, but the area is now only used for parking. The new stair will offer more convenient and comfortable passage for visitors from the east who now enter through the loading dock along the trash collection area.

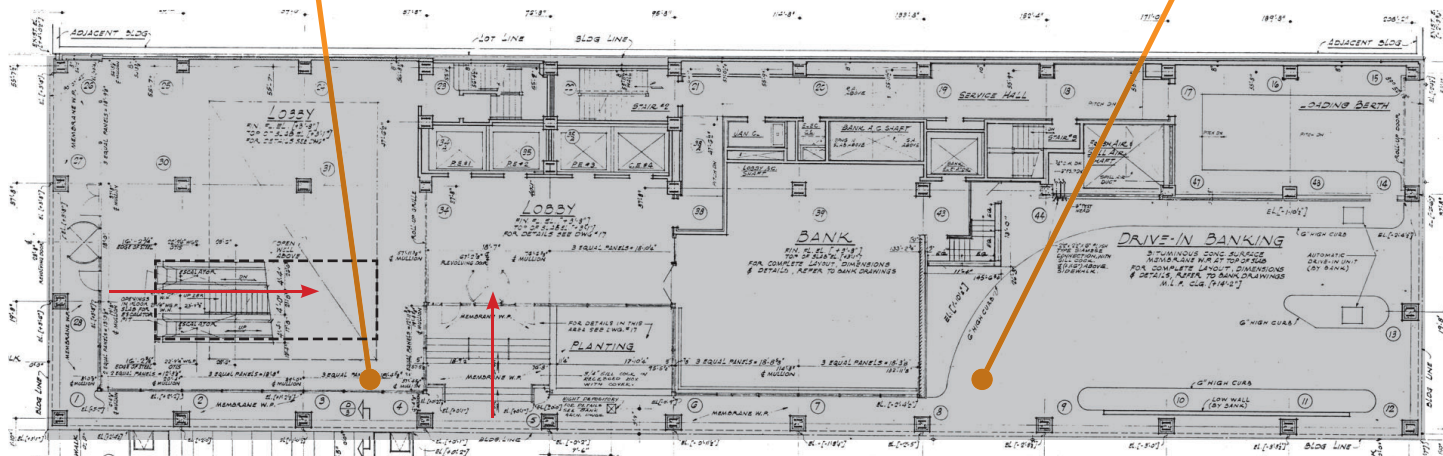
MAIN ENTRY

Proposed relocation of clear glass wall to create a three-bay covered outdoor entry similar to Seagram Building and to the three-bay recess at the original drive-thru teller area

SIDE ENTRY

Proposed new stairway to replace a long abandoned teller station. Stair will create new visitor entry to serve pedestrians approaching from east. New stair will have similar design and detailing to existing.

ORIGINAL SOUTH ELEVATION



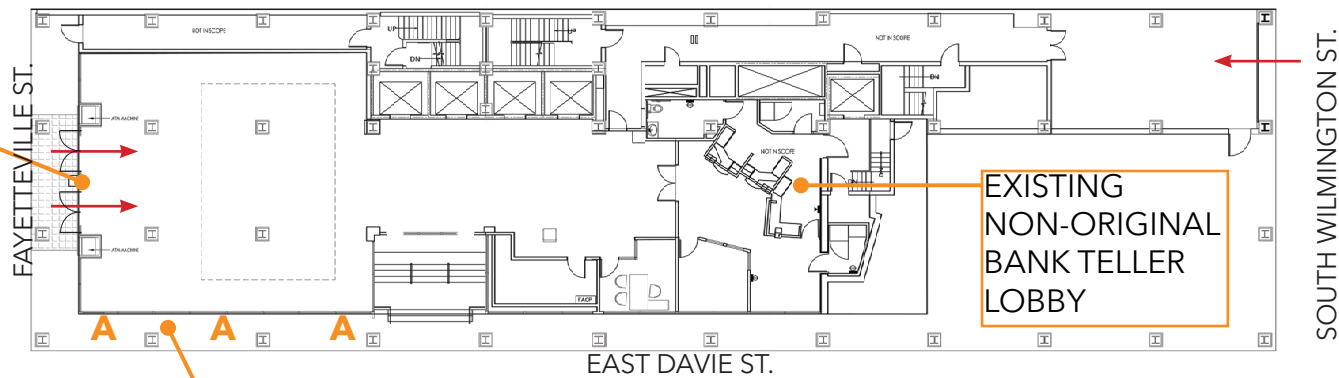
ORIGINAL GROUND FLOOR PLAN

RHDC 2.3 Architectural metal, stone & glass features will be retained and preserved (railings, storefronts, hardware, glazing and stone detailing)

5

THE CURRENT ENTRY DOORS DIRECTLY OFF FAYETTEVILLE ARE TO BE REBUILT AS SHOWN IN PROPOSED PLAN

A = EXISTING FULL HEIGHT GLASS



EXISTING GROUND FLOOR PLAN

MAIN ENTRY

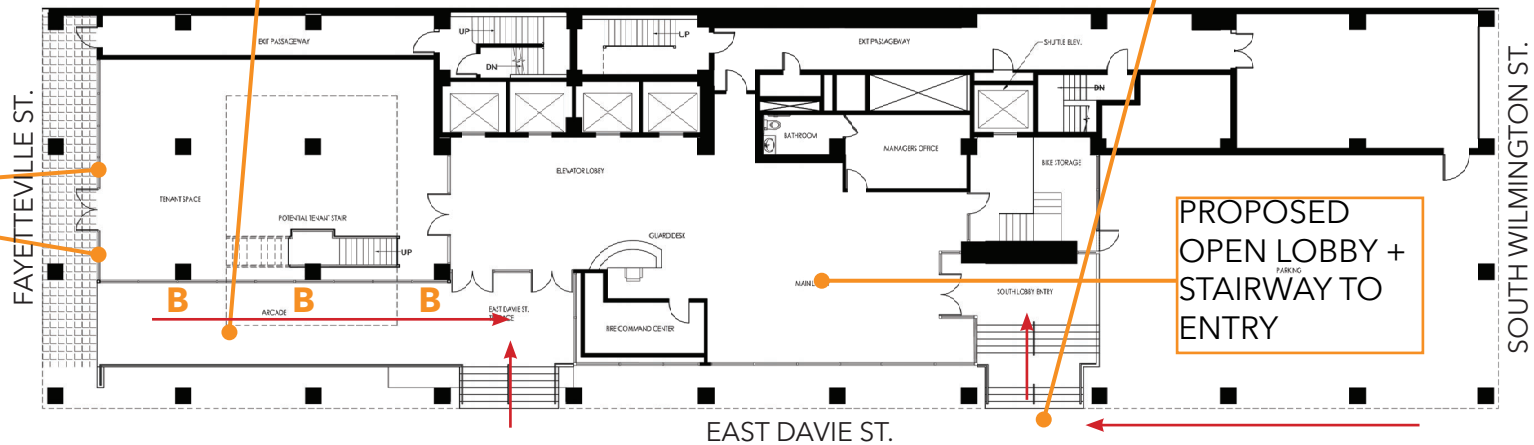
Exterior glass line recess on south facade is currently too shallow to serve as walkway. Repositioning existing glass panes and aluminum framing mullions will create a usable walkway to entry.

SIDE ENTRY

New stairway is positioned to meet the street in a manner similar to existing stair. The overall width, treads, nosings, walking surface, railings, etc. are proposed to match as close as possible the elements of the existing original stair.

CAPITAL BANK TO REMOVE ATM MACHINES AND REBUILD GLASS STOREFRONT IN SIMILAR NARROW STILE ALUMINUM FRAMING SYSTEM AS EXISTING

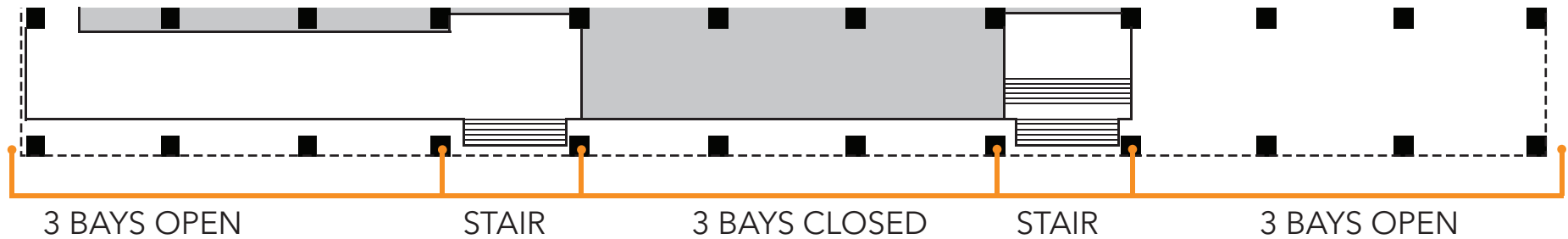
B = PROPOSED RELOCATED FULL HEIGHT GLASS WALL



PROPOSED GROUND FLOOR PLAN

RHDC 2.8.4 & 6 Match the original in design, dimension and material....new design compatible with the historic character of the building...

SOUTH ELEVATION AT GROUND LEVEL

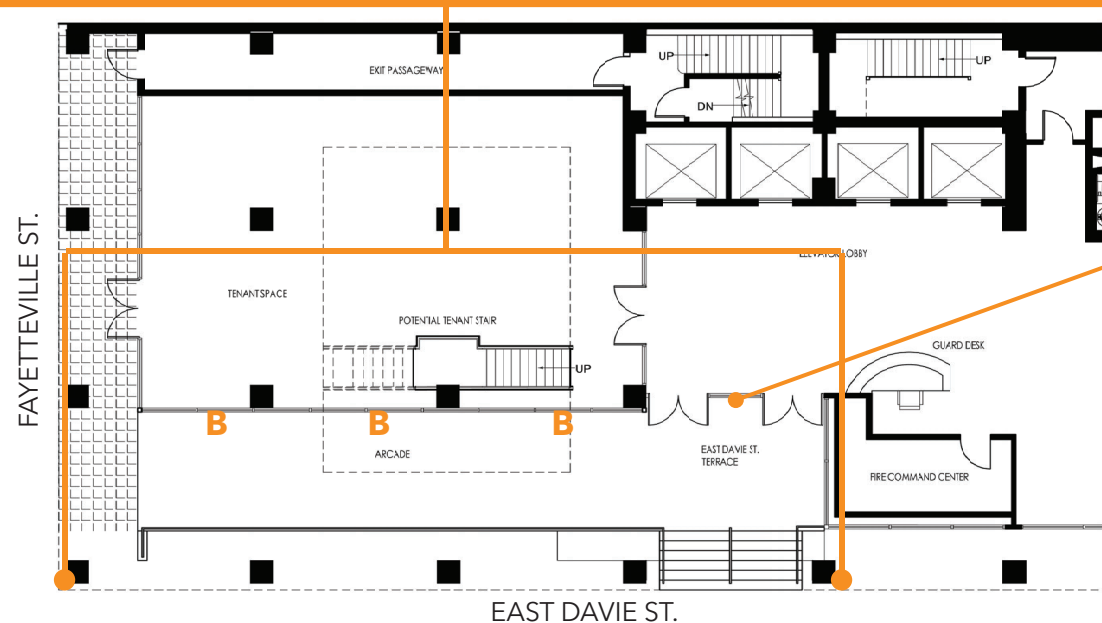


MAIN ENTRY

Similar to many International Style buildings including the Federal Building, the recessed entry will balance the south (Davie Street) facade (three bays recessed on each side). It will also provide a more comfortable experience for pedestrians coming from Fayetteville Street, especially in inclement weather.

PROPOSED FLOOR PLAN

B = PROPOSED
RELOCATED
FULL HEIGHT
GLASS WALL



DAVIE STREET ENTRY STOREFRONT TO BE REBUILT ALONG WITH MAIN ENTRY STOREFRONT AFTER THE REMOVAL OF THE ATM MACHINES BY CAPITAL BANK. REBUILT SYSTEM WOULD BE NEARLY IDENTICAL NARROW STYLE ALUMINUM FRAMING WITH PROPOSED DOUBLE DOORS INSTEAD OF EXISTING SINGULAR DOORS FOR MEANS OF EGRESS.

REQUEST THAT AS A CONDITION OF APPROVAL, STAFF REVIEW AND APPROVE ALL DETAILS FOR WINDOW WALLS, DOORS, RAILINGS, FLOOR, CEILING MATERIALS, LIGHTING FIXTURES, ETC.

RHDC 3.4 INTRO *New additions to commercial properties... require thoughtful analysis... and an understanding of the visual impact the (change) will have on the perceived experience of the pedestrian.*

7

**PERSPECTIVE VIEW
RENDERING OF
PROPOSED
MAIN ENTRY**

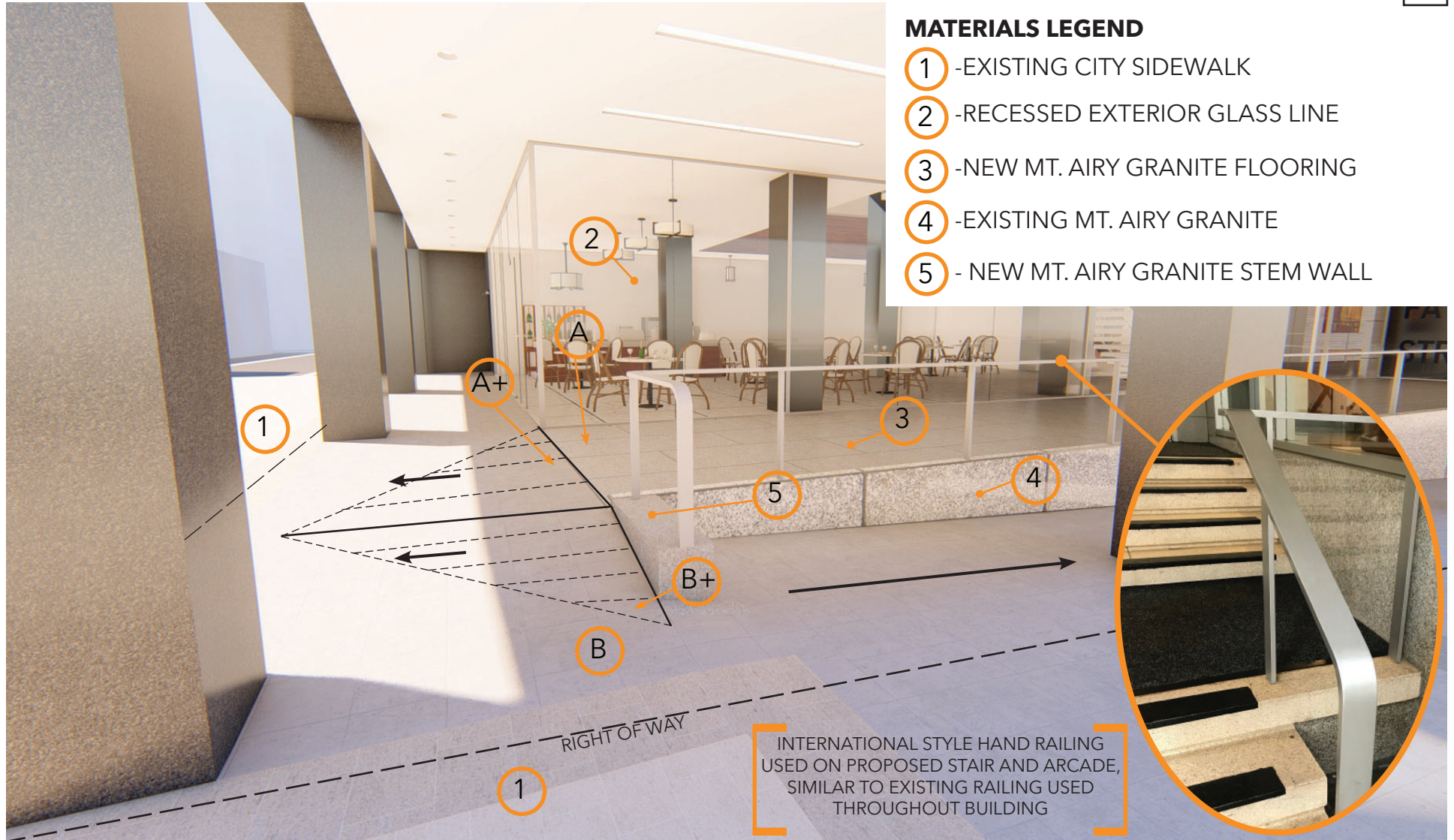


PROPOSED



SIDEWALK TRANSITION AT FAYETTEVILLE AND DAVIE STREETS

8



*EXISTING SIDEWALK ALONG FAYETTEVILLE ST TO BEVEL UP TO MEET EXISTING FLOOR HEIGHT

Ⓐ -EXISTING GROUND FLOOR HEIGHT

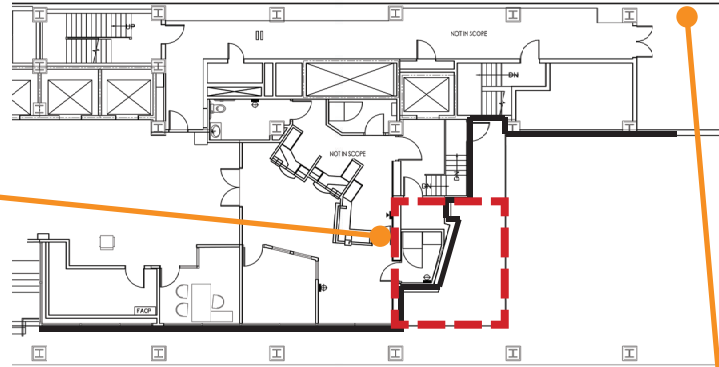
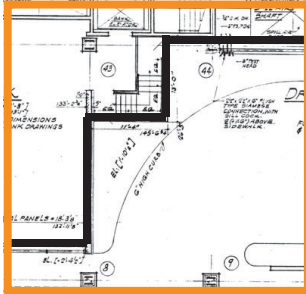
Ⓑ -EXISTING CONCRETE WALK HEIGHT

Ⓐ+ / Ⓑ+ -PROPOSED HEIGHTS OF RAISED CONCRETE WALK

ALTERED AREAS TO OCCUR ON PRIVATE PROPERTY, MAX SLOPE IS 1/12 AND CAUSES NO RECONSTRUCTION OF PUBLIC SIDEWALK

EXISTING FLOOR PLAN

ORIGINAL FLOOR PLAN

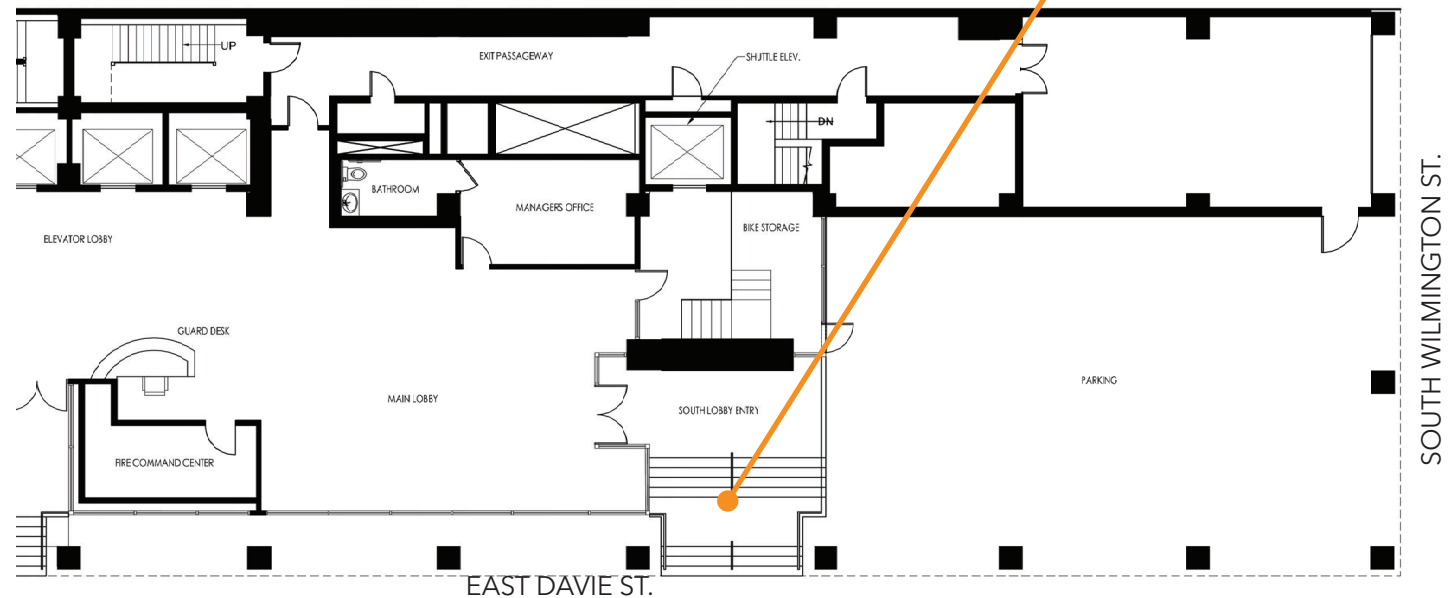


RHDC 2.9 "Any changes that have reduced the size of an original storefront opening in the building facade or filled in the opening completely are inappropriate, and their removal should also be considered."

SIDE ENTRY

The new side entry stair will be located in a position that provides a more balanced, symmetrical south facade. It is spaced the same three bays in as the existing stair. It will have more risers than the existing to meet the sloping Davie Street sidewalk. The adjacent glass walls, originally clear then tinted by a former owner, will be returned to clear for historical accuracy.

PROPOSED FLOOR PLAN



RHDC 3.4.3 Design commercial additions so that the pedestrian experience of the special character of the (build-
ing's) historic time and place is retained. [In this case improved]

**PERSPECTIVE VIEW
RENDERING OF
PROPOSED
SIDE ENTRY**



PROPOSED



EXISTING

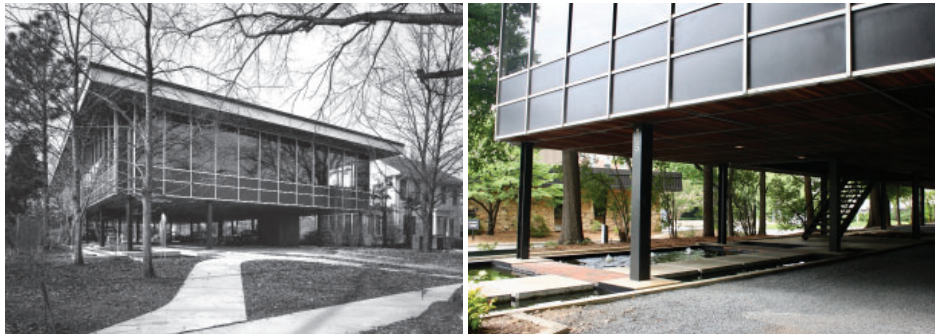
RHDC 2.9 "Compatible contemporary building signage can often be successfully incorporated on a new or existing storefront"

THE INTERNATIONAL STYLE,

Is an architectural style that developed in Europe and the United States in the 1920s and '30s. Common characteristics of the International Style:

- Rectilinear and geometric forms, often symmetrical.
- Bold defined structural elements
- Light, taut planar surfaces that have been stripped of decorative ornamentation.
- **Open interior spaces; and a visually weightless quality engendered by the use of a visually open recessed base + entry.**

Examples Provided



MILTON G. SMALL,
MILTON G. SMALL ARCHITECTURE OFFICE
RALEIGH, NC (LOCAL LANDMARK)



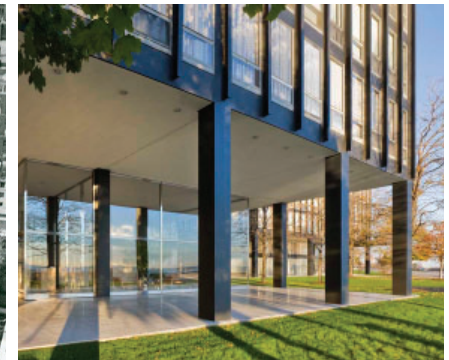
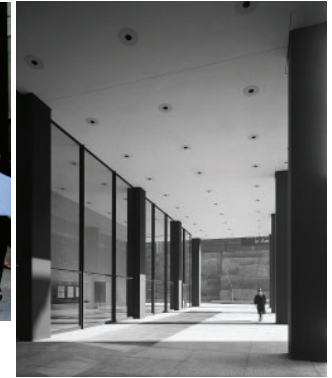
CORBUSIER, **VILLA SAVOYE**



PARIS, FRANCE



MIES VAN DER ROHE,
FEDERAL BUILDING
CHICAGO, IL



MIES VAN DER ROHE,
LAKE SHORE DRIVE APARTMENTS
CHICAGO, IL

NOTABLE INTERNATIONAL STYLE PROTOTYPES

THE **SEAGRAM BUILDING**

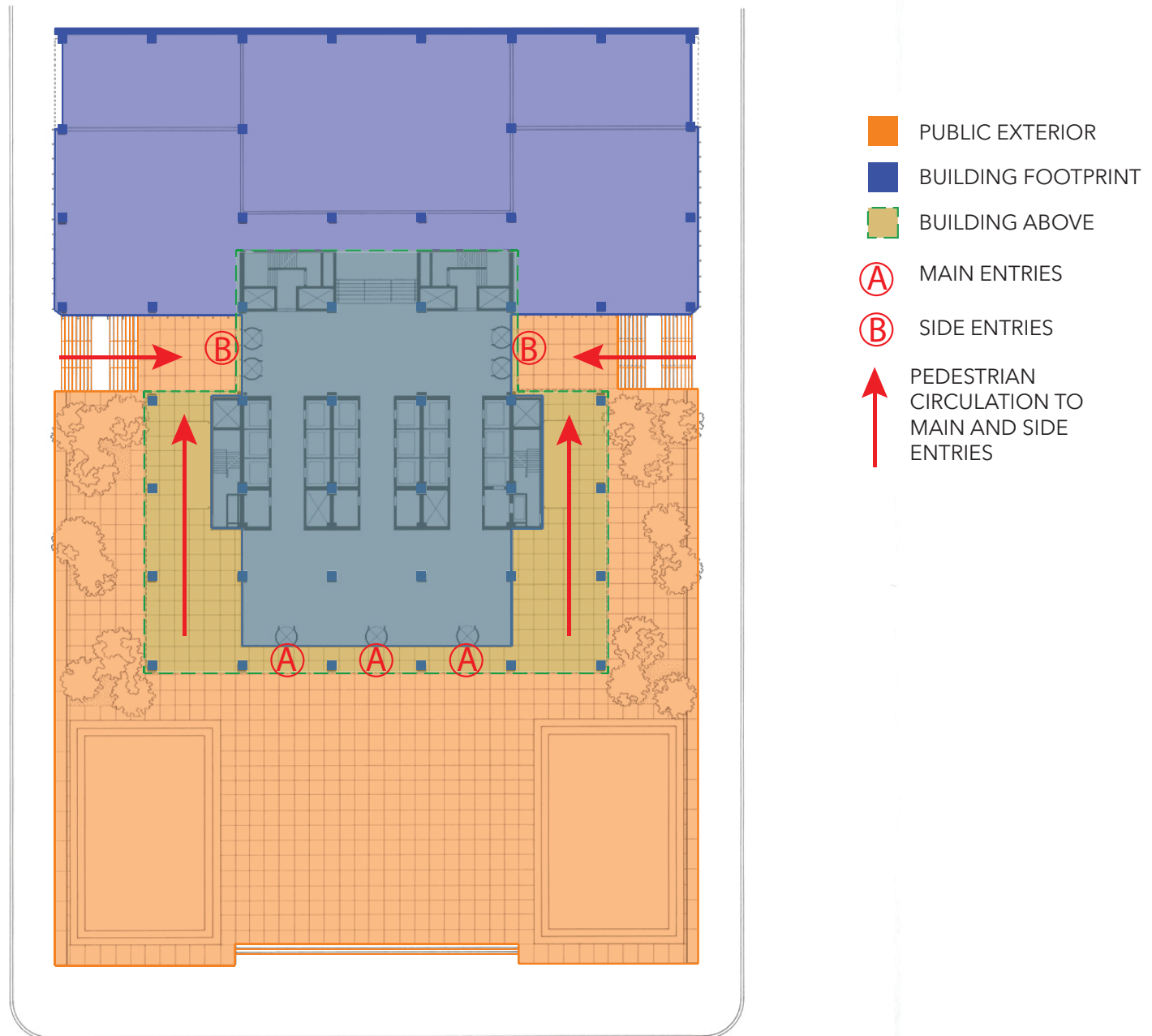
IN CHICAGO, ILLINOIS

Designed by Mies Van Der Rohe and completed in 1957, the 38-story Seagram Building is a notable example of the International Style. Its elegant, geometric form expresses its structure and emphasizes verticality with the I-beams mies uses as mullions and the open base welcomes pedestrian circulation.

- Symmetric dark, rectilinear planes + masses
- Mullions express verticality
- Open Structurally-framed base of clear glass + double height spaces
- Recessed glass line at the base to create overhead cover for pedestrian circulation
- Differentiated cap denoting the alternative use at the top floor mechanical penthouse



THE SEAGRAM BUILDING DIAGRAMMATIC FLOOR PLAN





1717 EAST NINTH ST.



127 JOHN STREET



77 WATER STREET



EMERY ROTH + SONS

Established in 1938, the family-run architecture practice had a major influence on post-war Manhattan. Renowned for his upscale apartment buildings, founder Emery Roth renamed the New York-based firm with the inclusion of his two sons, who were also practicing architects and made partners. The practice expanded for the next six decades and remained a family business through the 1990s. Emery Roth and Sons were inspired by International Style Architects such as Mies Van Der Rohe as evident by the many similarities their buildings have.

- Rectilinear and geometric forms, often symmetrical
- Bold or defined structural elements
- Light, taut plane surfaces that have been stripped of decorative ornamentation.
- **Open interior spaces; and a visually weightless quality engendered by the use of a visually open recessed base + entry.**

Examples provided are International style buildings by Emery Roth+ Sons in NYC, NY.

333 FAYETTEVILLE STREET

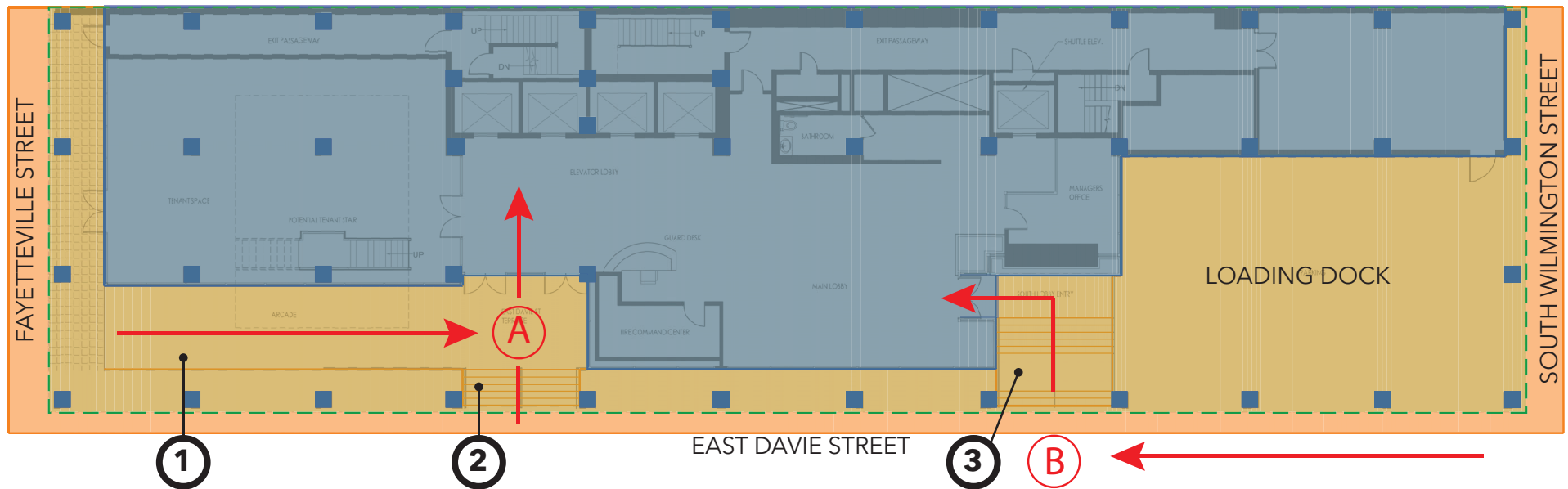
Designed in the International Style in 1963 by the New York City office of Emery Roth & Sons with local architect G. Milton Small retained to design the lobby interior. 333 Fayetteville Street was designed to house the Branch Bank & Trust of Raleigh. The 15-story building has the same character-defining elements as the Seagram Building and the International Style of architecture:

"The slender shape, black coloration, and open floor level of the BB&T Building recalls the much-taller Seagram Building of 1957, One of Mies van der Rohe's most admired skyscrapers."

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[PAGE 7, ¶ 2]



PROPOSED 333 FAYETTEVILLE STREET DIAGRAMMATIC FLOOR PLAN



- PUBLIC EXTERIOR
- BUILDING FOOTPRINT
- BUILDING ABOVE
- A MAIN ENTRY
- B SIDE ENTRY
- ↑ PEDESTRIAN CIRCULATION TO MAIN AND SIDE ENTRIES

PROPOSED IMPACT:

- 1-** The proposed arcade will allow pedestrian circulation, enhancing the building's connection to Fayetteville Street as well as Increasing the building's integrity towards the international style.
- 2-** The extruded stair will enhance the entry point into the building from Davie Street, increasing connectivity while also improving the safety of the stair. The stair material will be updated to comply with current codes and reflect the pure minimalist international style palette.
- 3-** This proposed stair activates an unused side of the building creating both a visual and programmatic symmetry to the building as well as a flexible interior space, both strong elements of the international style. It also encourages pedestrian circulation away from the trash collection service passageway.