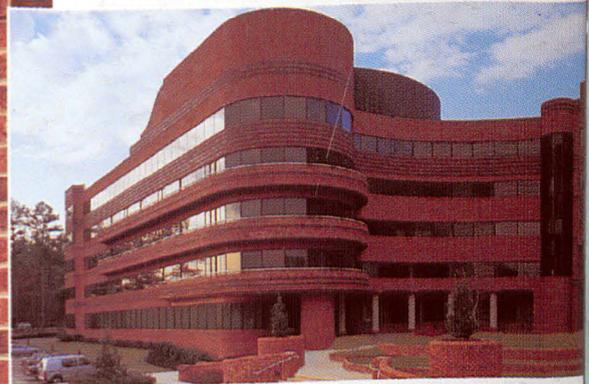


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Wilson Library, UNC-Chapel Hill

5

COVER STORY:

Architects all across the state are working wonders with old buildings, transforming them into attractive, functional structures, yet respecting their places in design history. Cover photograph: New Hanover County Courthouse, by architect Don Yelverton, Charlotte.

26

Q & A:

Myrick Howard is executive director of the Historic Preservation Foundation of North Carolina, which has received kudos for buying endangered buildings and reselling them to people who will restore them.



Myrick Howard

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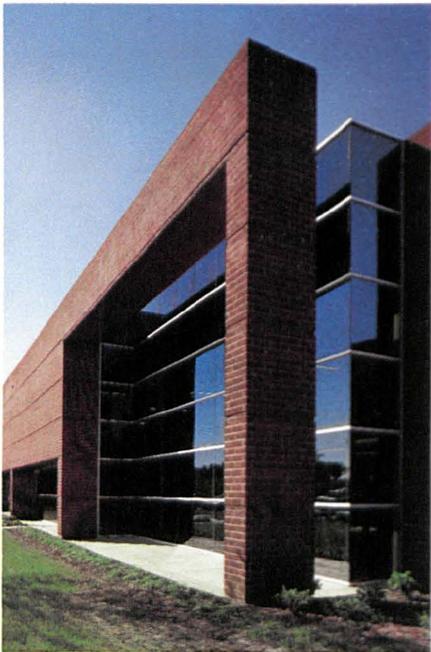
- Clark Tribble Harris & Li Architects, PA
- Clemmer Bush Sills Abernethy Architects
- Odell Associates Inc.
- Robert Winston Carr Inc./Architects
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- Shawcroft-Taylor, Architects
- Ward Associates, Architects & Planners
- Brockwell/Hoke Architects Inc.
- Burnstudio Architects, PA
- Hammill-Walter Associates, Inc.
- Hayes-Howell & Associates, Architects
- Hicks Architects
- David Patrick Moses/Architects
- O'Brien/Atkins Associates, PA
- Quick Associates, PA
- Skinner, Lamm, Hood & Highsmith, PA
- Snowdon and Associates, PA

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OFF THE DRAWING BOARD:

Who's designing what, where in North Carolina, plus names and changes among the state's design firms.

Give NC Architects see what they'll do.



AWARD OF MERIT

Building/structure: NorthPark
200-Acre
Multi-use Park
Charlotte, N. C.

Architectural firm: J. Julian Gross
Architects, P.A.



AWARD OF HONOR

Building/structure: Kenan Center
University of North Carolina
Chapel Hill, North Carolina

Architectural firm: O'Brien/Atkins
Associates, P.A.



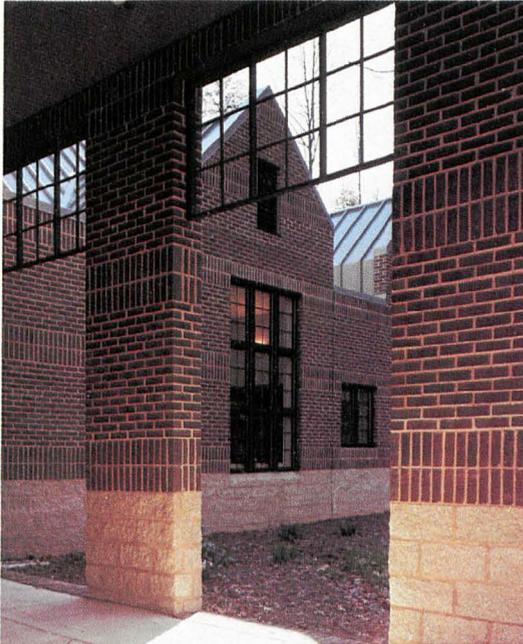
AWARD OF MERIT

Building/structure: BASF Wyandotte Agricultural Research Center
Research Triangle Park, North Carolina

Architectural firm: The FWA Group



some Brick and just



AWARD OF HONOR

Building/structure: Southside Branch Library
 Forsyth County Library System
 Winston-Salem, North Carolina
 Architectural firm: Calloway Johnson Moore, P.A.



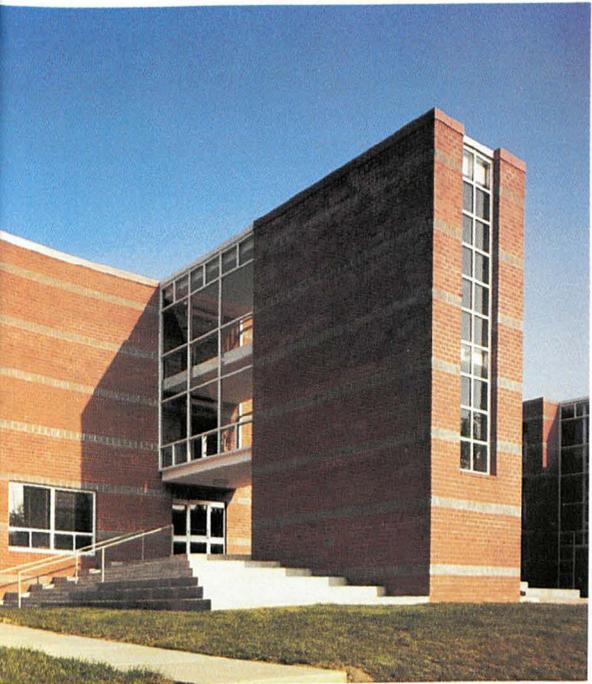
AWARD OF MERIT

Building/structure: Holy Family Catholic Church
 Clemmons, North Carolina
 Architectural firm: Hammill-Walter Associates, Inc.
 Architects



AWARD OF MERIT

Building/structure: Bishops Park Condominiums
 Raleigh, North Carolina
 Architectural firm: David Furman/Architecture, P.A.



AWARD OF HONOR

Building/structure: 500 Student Dormitory Phase V
 UNC-Charlotte
 Charlotte, North Carolina
 Architectural firm: Gantt Huberman
 Architects

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RESTORATION

The projects in this issue of *NORTH CAROLINA ARCHITECTURE* could be called examples of the "three Rs." No, not reading, 'riting and 'rithmetic, but restoration, renovation and rehabilitation.

Why devote an issue to the three Rs? Because North Carolinians are beginning to realize the value of many of the state's old structures, and are seeking to preserve some of them for the next generations. Other buildings, with perhaps less worthy antecedents, are being rehabilitated into both functional and attractive structures. And, since many of these older buildings are located in urban rather than rural areas, their rehabilitation is bringing new life back into often neglected city centers.

Also in this issue, Myrick Howard, executive director of a nonprofit statewide organization that buys endangered buildings and resells them to people who will restore them, talks about how architects can help in this important endeavor.



Interior, Morgan Blount Center, Raleigh



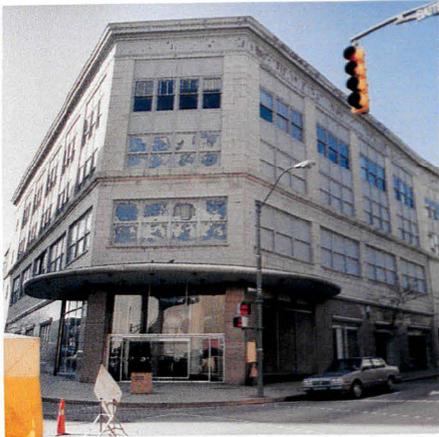
Where six turn-of-the-century buildings were transformed into office and retail space.



Period wallpaper and the original colors grace the parlor of Stonewall.



Stonewall (an 1830s plantation home), Rocky Mount



Exterior of hotel, before renovation



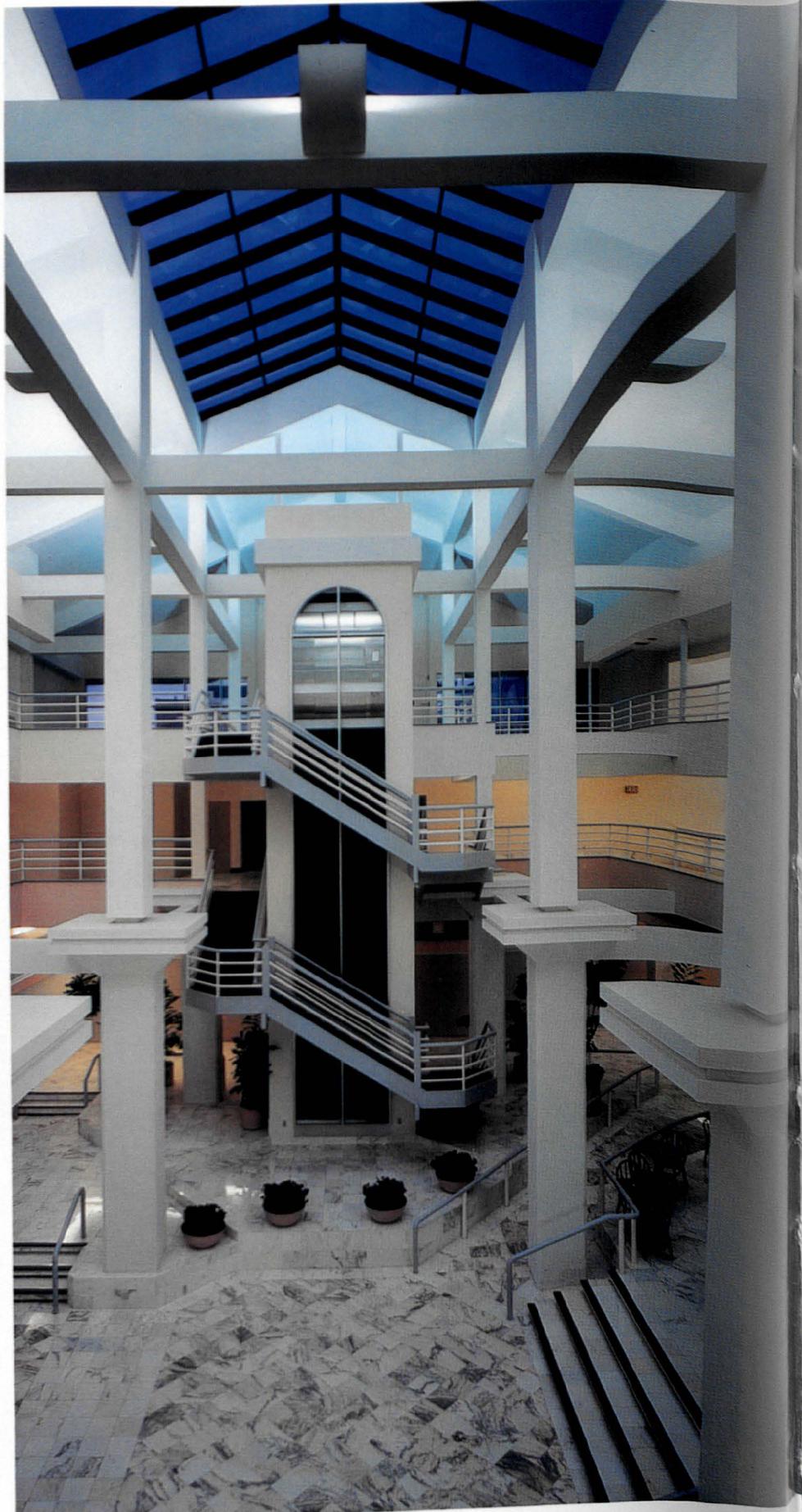
New guest suites are elegant, tasteful



Each floor has its own private lobby area



Exterior of hotel, after renovation



HAYWOOD PARK HOTEL ASHEVILLE

**John Rogers Associates
Asheville**

Three turn-of-the-century buildings in downtown Asheville have new life, thanks to the renovation efforts of architects John Rogers Associates.

The Bon Marche Department Store (later Ivey's) building, built in 1923 and designed by New York architect W. L. Stoddard, has been converted to the Haywood Park Hotel. This structure, which has a total area of 60,000 square feet, now includes 33 guest suites (11 each on the second, third and fourth floors); street-level entrance; lobby; and retail shops. Brenna's Restaurant is housed on the lower level.

The old department store had to be essentially gutted, thanks to some years of neglect; Ivey's had followed the general trend in the mid 1970s of moving from downtown to a suburban mall, the old department store building stood vacant for a number of years. Other buildings around the old Ivey's suffered the same fate.

In November, 1984, the Haywood Street Redevelopment Corp. purchased the store with the idea of restoring it and turning it into a small hotel. Rogers and Associates was hired a month later to begin converting the old store into the Haywood Park.

It was a good time to renovate. Downtown Asheville had just begun to look at improving and restoring its older buildings, and in fact the city had encouraged development in the area by pledging money to public improvements. Some of this money was available for the hotel project for redoing sidewalks, installing landscaping, etc. Another financial burden was eased when Carolina Power & Light agreed to pay the cost of improving the property's utilities.

Because the Haywood Park building and two adjacent structures (both subsequently purchased by Haywood Street Redevelopment Corp. for renovation)

were located in Asheville's historic district, designs had to go through a somewhat complicated, lengthy review process.

When work began on the hotel, it was a plain structure painted lime-green. All of the original detailing, such as cornices and trim, had been removed and was now replaced by Rogers.

Two adjoining buildings were converted between 1986-87 into retail/office space. One building, the Starnes Building, had been built in 1936 and once housed Winner's Department Store; another, the Haywood Building, had been built in 1917 and was used for retail stores and offices.

Today, the two buildings have been converted to a cluster of retail shops at street level, while office spaces and a fitness center are located on upper floors. The street level area is comprised of 40,000 square feet, while the upper levels have 35,000 square feet each.

Retail spaces and circulation for upper-level spaces are organized around an atrium developed by lifting the roof off a courtyard between the Starnes and Haywood buildings.

A parking structure accommodating 100 cars was constructed above the retail area on the west side at second and third floors. On-grade parking provides another 40 spaces.

The hotel opened in March, 1986, while the remaining sections of the project were not completed until late summer, 1987.

Total cost of the project was approximately \$6 million, with \$2.1 million of that amount being spent on the hotel.

(Large photo) The Starnes and Haywood buildings were converted into one new structure, the Promenade, which features a light-filled atrium. Offices and retail shops open off the atrium, as does an entrance to the hotel.

Project

*Haywood Park Hotel and Promenade
Asheville*

Client

*Haywood Street Redevelopment Corp.
Asheville*

Architect

*John Rogers Associates/Architects
Asheville*

Consultants

*Mechanical/Electrical: Reece, Noland
and McElrath Inc., Waynesville*

*Structural: Sutton-Kennerly and
Associates, Asheville*

Parking Deck Design/Structure:

Kimley-Horn and Associates, Raleigh

Interior (colors, hotel furnishings):

*Ambiance Interiors, Catherine Long,
Asheville*

Contractors

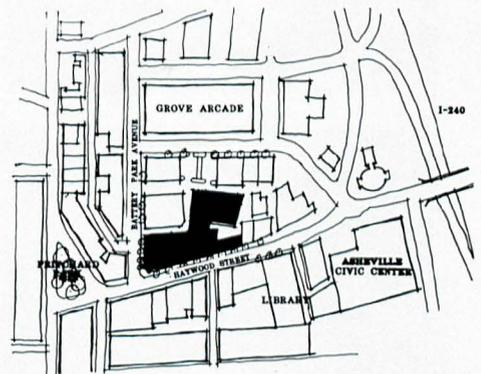
*General: H.M. Rice and Sons Inc.,
Weaverville*

Mechanical: Moser Inc.; R&W Inc.

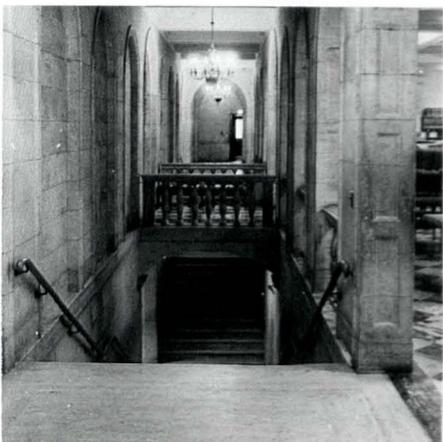
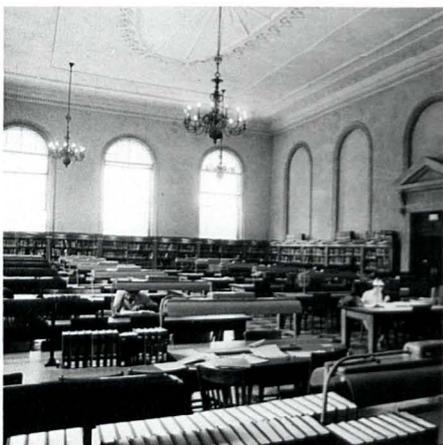
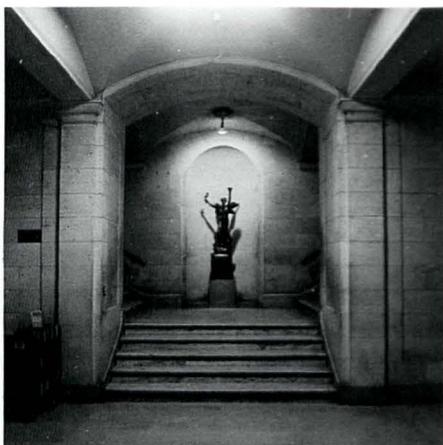
Electrical: M.B. Haynes

Photographer

Jay Weiland, Asheville



WILSON LIBRARY, UNC-CHAPEL HILL



The Wilson Library was built in 1929 to serve as the general collections library at UNC-Chapel Hill. In 1952, East and West wings and additional stack space were added, while another stack addition along the south wall was added in 1977.

The University decided, in the early 1980s, to renovate Wilson Library for use as a Special Collections library, with general material moving over to the new Walter Royal Davis Library, which was completed in fall 1983.

Renovation on the Wilson Library began in May, 1984 and was completed in March of this year. Polier, Ballard Associates PA of Raleigh, architects for the project, concentrated their efforts on the 1929 core building and its 1952 wings (little work was done on the 1977 stack addition).

The exterior of the limestone, Greek Revival building was generally left untouched except for the addition of new hollow metal doors containing controlled-access features to entrances at the second and third stack levels; a ramp for the handicapped, installed at the east entry; and the replacement of existing casement windows on the 9th stack level with new wooden windows.

The library's existing HVAC system was demolished and replaced with a completely new system; a new plumbing system was also installed. Most components of the existing lighting system (main switchboard, receptacles, branch circuits and electrical distribution system) were removed and replaced with a more sophisticated system that allows for efficient energy use without eye-strain for library visitors.

The Wilson Library now houses four special collections: the Manuscripts Dept. (including the Southern Historical Collection and the University Archives); the Maps Collection; the North Carolina Collection (including the North Carolini-

ana Gallery); and the Rare Book Collection. The Rare Book reading room and rotunda area, on the second floor, were newly restored during the project, as were the main lobby, assembly room and stage, and the North Carolina Collection rooms on the first floor.

Total square footage for the project was 202,299; the total construction cost of the renovation project was approximately \$4.7 million.

Project

*Louis Round Wilson Library
University of North Carolina at Chapel Hill*

Client

University of North Carolina

Architect

*Polier, Ballard Associates PA Architects
Raleigh*

Consultants

*Plumbing, Mechanical, Electrical:
Douglas Y. Perry Associates, Raleigh*

Contractors

*General: Security Building Co. Inc.,
Chapel Hill
Plumbing: Bolton Corp., Raleigh
HVAC: Biemann & Rowell Inc., Raleigh
Electrical: Watson Electrical Construction Co. Inc., Wilson*

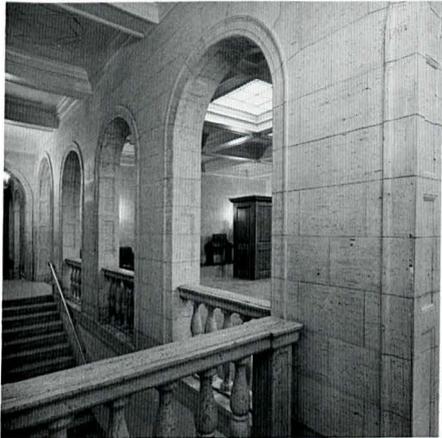
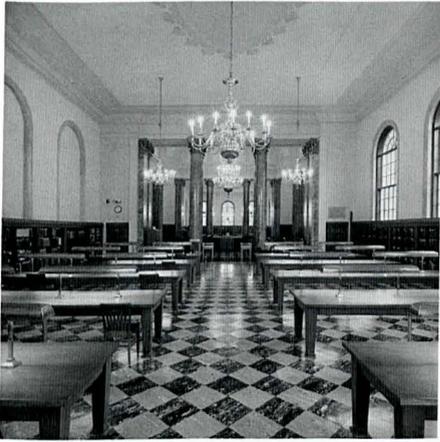
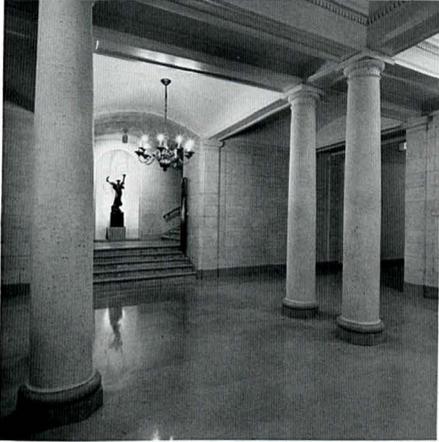
Photographer

Allen Weiss, Raleigh

(Left, top to bottom) The main lobby, rare book reading room and staircase to second floor, before restoration. (Right, top to bottom) The main lobby, rare book reading room and staircase after restoration.

Polier, Ballard Associates PA, Raleigh

During the restoration of Wilson Library's rare book reading room, massive chandeliers were cleaned and rehung, and several shades of the same paint brought new life to the rotunda's detailing.



LAW FIRM RENOVATION CHARLOTTE

**Dalton Moran Shook/Architects
Charlotte**

The law offices of Bell Seltzer Park Gibson, located on East Morehead Street near downtown Charlotte, consisted of 4,000 square feet and had been built in 1960. When the firm outgrew this space, Dalton Moran Shook was called in to rehabilitate the existing building; design a new addition; and install new parking and landscaping areas.

The facade of the new, 16,000-square-foot addition was designed to match the exterior of the original building. The new section, however, is more contemporary inside, thanks to its three-story atrium.

Special challenges of this project included matching the addition with the original floor by floor, and creating an interior design that reflected the traditional images and tastes of the client yet contained fresh, exciting contemporary space and detailing.

Work on the project was completed in August, 1987; cost of the project was withheld at the request of the owner.



The facade of the new addition was designed to match the old exterior.

Project

*Law Firm Offices Rehab/Addition
Charlotte*

Client

*Bell Seltzer Park Gibson
Charlotte*

Architect

*Dalton Moran Shook/Associates
Charlotte*

Consultants

*Structural: Browning-Smith
Plumbing/HVAC: Professional Eng.
Associates
Electrical: Steve Haas Associates,
Charlotte*

Contractors

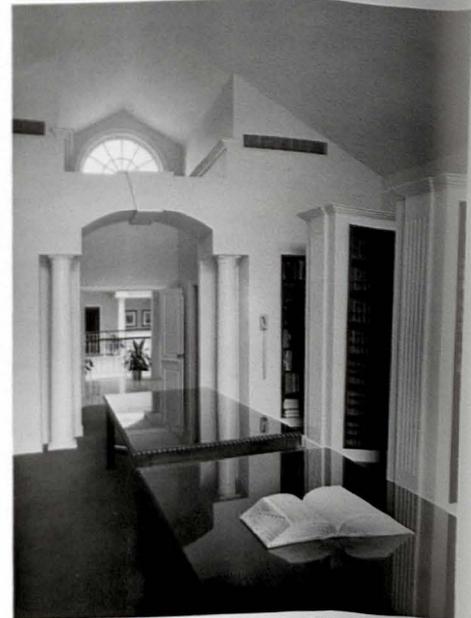
Not available

Photographer

Gary Bennett, Charlotte



The building's new section features a three-story atrium.



The law library combines traditional features with a more contemporary feeling.

NORTH CAROLINA MEDICAL COLLEGE CHARLOTTE



A 1903 medical college facility now has new life as office space in downtown Charlotte. The structure had to be gutted and rebuilt from the inside out; a glass-enclosed penthouse was installed as a new fourth floor.

This project involved the conversion of a locally recognized historic (built circa 1903) structure in downtown Charlotte into office space. The structure was first used as a hospital, then as a boarding house.

The existing wooden (type VI) structure suffered from extreme settlement, and was not appropriate for office use without extensive rehabilitation. Therefore, the design involved keeping the existing brick walls and associated architectural features, while installing a new steel type IV frame within the shell.

The original building was only three stories. However, by building from within, Dalton Moran Shook/Associates was able to add a fourth floor in the form of a glass-enclosed penthouse, now used to house the developer's office. Construction of the fourth floor was particularly tricky given the wholesale demolition that had to take place inside the shell.

Project

*N.C. Medical College Rehab
Charlotte*

Client

*Goodwill Investments (Robert Gal-
lagher, Richard Hoefling)
Charlotte*

Architect

*Dalton Moran Shook/Associates
Charlotte*

Consultants/Contractors

*Structural, Plumbing, Mechanical,
Electrical: D.C. Turner Company,
Charlotte, on a design/build basis.*

Photography

Gary Bennett, Charlotte

YORK CHESTER JUNIOR HIGH SCHOOL GASTONIA

**Little & Associates Architects
Charlotte**

Faced with the need for a modern junior high school, the Gaston County School System considered the alternatives of new construction versus renovation of an older school. The new school would have cost the system between \$5 and \$6.5 million; the renovation of the Clay Street Elementary School, built in the 1940s, came in at a little over \$2 million and meant that a city landmark was preserved.

The exterior brick was painted metallic gray; reflective solar panels with metallic blue trim replaced the old pane-glass windows, adding a more contemporary look as it aided in the conservation of energy. Inside, the walls are painted red, white and blue—the colors of the students' old junior high school. Alternate spacing of carpeting, brick pavers and ceramic tile break up the visual monotony of the hallways, and acoustical baffling helps reduce foot traffic and extraneous noise.

The main entrance of the old school serves as an archway to an enclosed, solar-paneled reading room, a new ad-

dition and one of the most popular places in the school. The main entrance is now located near the north end of the school and features a solarium front.

The performing arts auditorium was acoustically improved and the original seats restored, while the gym was enlarged and provided with modern showers and a slick new floor with rubber slab below. An elevator was installed near the school's main entryway, along with ramps making the school's common areas more accessible to the handicapped.

Among the challenges faced by the architects were: Bringing the old building up to state code; renovating the old gym, which had fallen into disrepair; and giving common areas in the school a more modern appearance.

By choosing to renovate an existing school, the Gaston County School System was able to allocate funds to more critical areas. Construction took approximately a year, with the school opening its doors to students in September, 1987. Total project cost: \$2,609,304.

Project

*York Chester Junior High School
(Formerly Clay St. Elementary School)
Gastonia*

Client

*Gaston County School System
Gastonia*

Architect

*Little & Associates Architects Inc.
Charlotte*

Consultants

General Contractor: Beam Construction, Cherryville

Mechanical Contractor: P.C. Godfrey, Charlotte

Electrical Contractor: Lail Electric, Lincolnton

Plumbing Contractor: Hoyle Plumbing, Shelby

Steel Contractor: SEFAB, Columbia, SC

Photographer

Rick Alexander & Associates, Charlotte



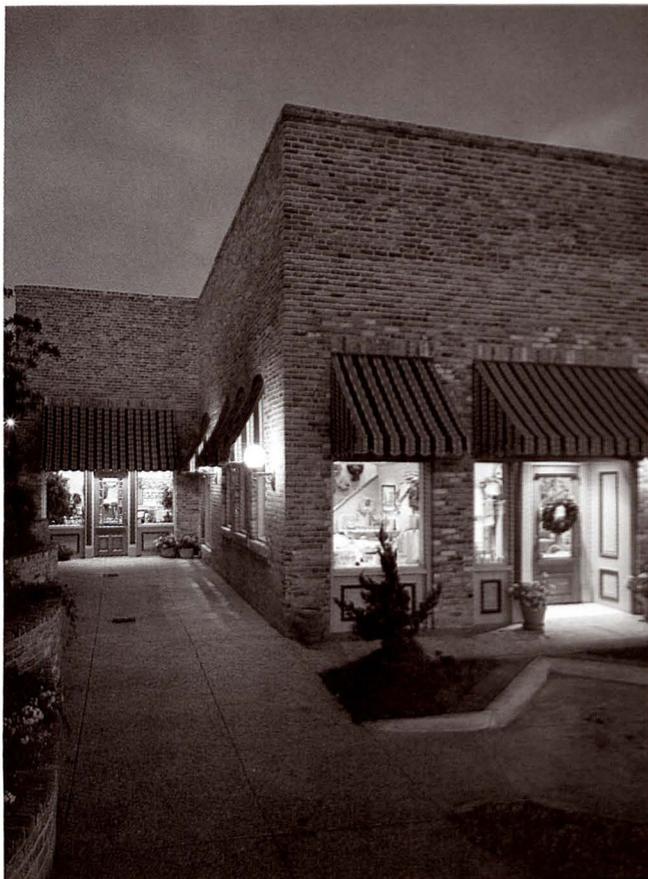
The exterior brick of the 1940s school was painted and old pane-glass windows replaced, giving the school a more contemporary look.



Giving entrances and common areas a more modern look and function was one challenge facing the architects.



An enclosed, solar-paneled reading room—a new addition to the school—is now a popular gathering place for students and teachers.



The concept for the rehabilitation was to create a "Main Street" facade along the length of the building to increase the retail opportunities.



Tin ceilings and paddle fans are faithful to the structure's original, Victorian era.



Attention to detail was important in the success of the project.



The leasable space was maximized by installing mezzanines. Metal ceilings, brass rails and other Victorian details add to the uniqueness of the Market Place.

MATTHEWS MARKET PLACE MATTHEWS

**Don Yelverton/Architect
Charlotte**

This project involved the rehabilitation of an existing late-19th century commercial building into specialty shops. The structure had been originally built as a two-story hotel; when this original building burned, a one-story commercial structure was built in its place. It was subsequently occupied by several automobile dealerships and, at the time of the rehab—which began in the winter of 1985—was home to a tire/alignment center, an antique shop, a barber shop and an attorney's office.

The concept for the rehab was to create a "main street" facade along the length of the building to increase the retail opportunities. Storefronts were installed. An addition at the northwest corner of the property in an area previously occupied by a concrete-block garage created a courtyard along the rear of the property; the remaining open space allowed for parking, walks and landscaped areas.

The building itself was redesigned to house eight specialty shops of varying sizes. New floor and roof systems were installed, along with demising walls that would allow the owner to convert the project to condominium office space

in the future. In an effort to maximize the leasable space and to take advantage of the 17-foot ceilings, mezzanines were added.

Due to the owner's desire for an "upscale" project, the building's details were carefully keyed to the building's original, Victorian era. Metal ceilings were installed with different patterns in the various shops to give each shop its own identity; brass rails, hardware and ceiling fans were added.

Challenges of the project included the reuse of existing walls with no footings; creating storefronts where there were none; and in general creating an atmosphere conducive to quality retail sales.

The project was handled as an investment tax credit (ITC) project. Under the tax laws in effect when construction began (winter, 1985), the property would qualify for a 20 percent ITC. Due to these tax credits, and because of the historical significance of the property as well as its high visibility, the owner was willing to invest in an upscale project.

Work on the 8,935-square-foot project was completed in the fall of 1986; total cost was \$520,000.

Project

*Matthews Market Place
Matthews*

Client

*Lemmond Properties
Charlotte*

Architect

*Don Yelverton/Architect
Charlotte*

Consultants

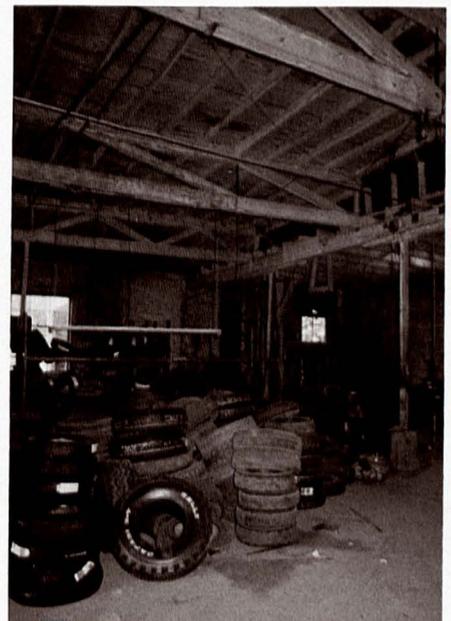
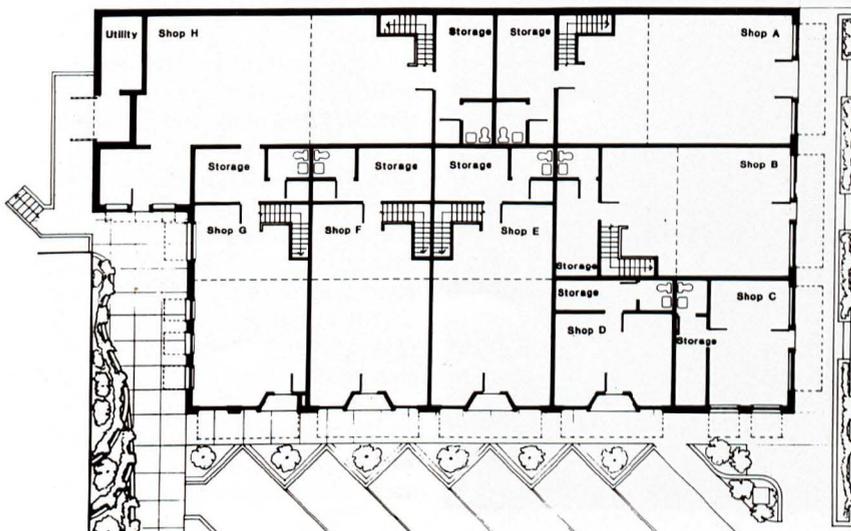
*Structural: A. Wynn Yates and Associates, PA, Charlotte
Electrical: McKnight/Smith Engineers Inc., Charlotte
Interior color selections: Elizabeth Design Dimensions, Charlotte*

Contractor

General: Kannapolis Construction Co. Inc., Kannapolis

Photographer

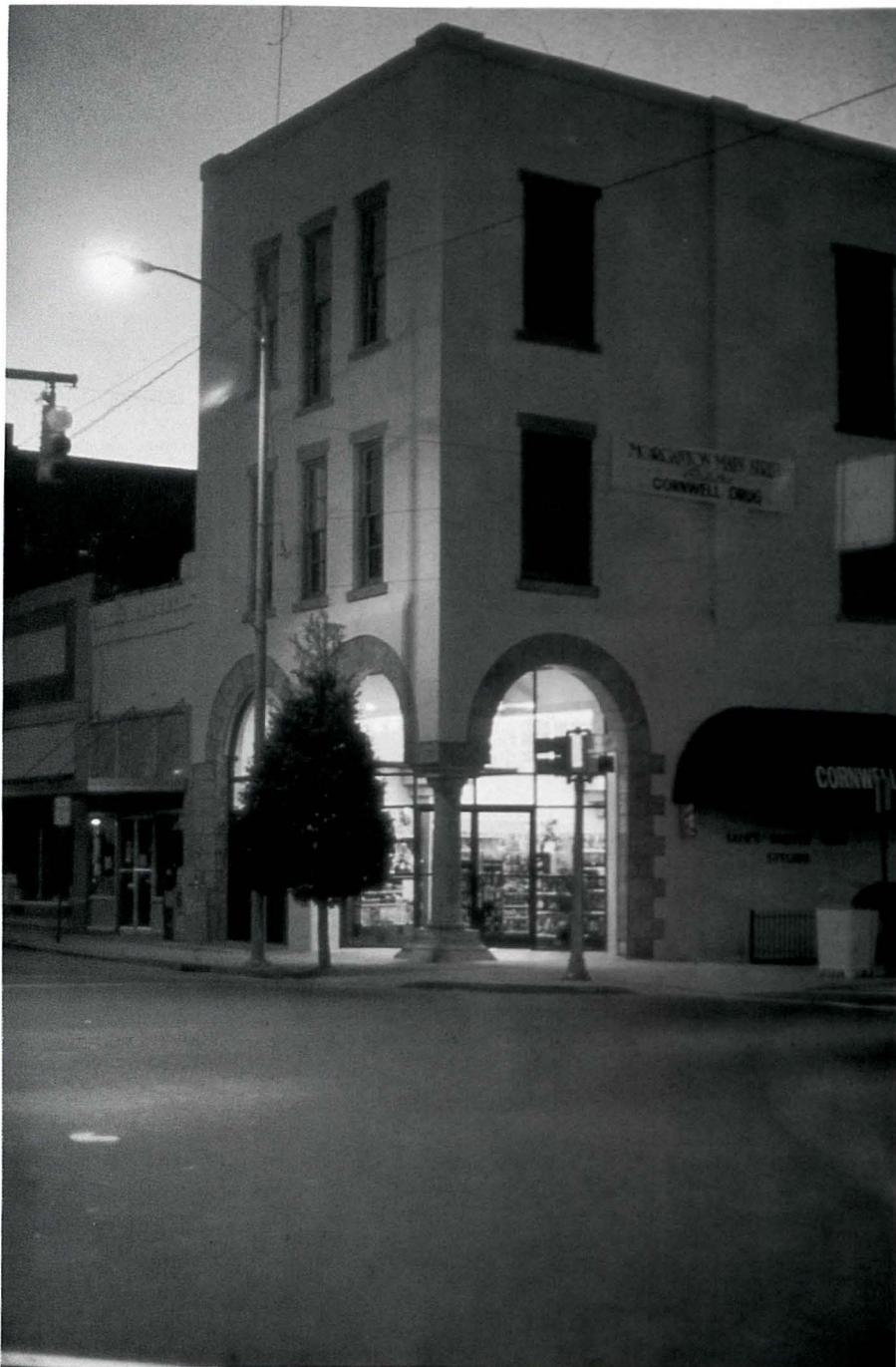
Joseph Ciarlante, Charlotte; "before" photo, Don Yelverton



Before renovation

CORNWELL DRUGS, MORGANTON

The property had always been used as a drug store, but had undergone an unsympathetic modernization in the 1950s. Today it has been restored to its original glory.



The project was the revitalization of a late 19th century, 6,500-square-foot, three-story commercial building located across from the county courthouse in downtown Morganton. The property had always been used as a drug store, but had undergone an unsympathetic modernization in the 1950s. During this "modernization," much of the building's original brick detailing had been removed and covered with stucco, while the granite columns and arches were also covered with masonry and stucco.

The first floor remains as retail space for the drug store, while the upper floors of the building now serve as corporate offices for the drug store chain.

The unique challenge of the project centered around trying to determine how much of the original historic fabric of the building remained intact beneath the stucco. Clearscapes was able to obtain photographs of the building at the turn of the century, and therefore had good information concerning how the building looked. However, because there were no records on how much of the granite work was removed during the 1950s, Clearscapes had to chip away at the building to discover what remained.

Upon finding the original granite column still intact, the firm decided to make this the main design element, unifying both the interiors for the drug store as well as the marketing campaign itself. Cornwell Drugs is now "the cornerpost of Morganton," thanks to the granite column. The column was also used as an interior element to help define an organizational "grid" for the store (the inevitable "clutter" occurs beneath this grid).

The building's upper floors still had all of the original wood detailing in place and, therefore, we tried to weave the new office fabric around the historic

Clearscapes, Raleigh

materials, leaving as much of the original in place as possible.

Work on Cornwell Drugs took about seven months, from January to July, 1986; total cost of the project was \$250,000.

Project

*Cornwell Drugs Retail/Corporate Headquarters
Morganton*

Client

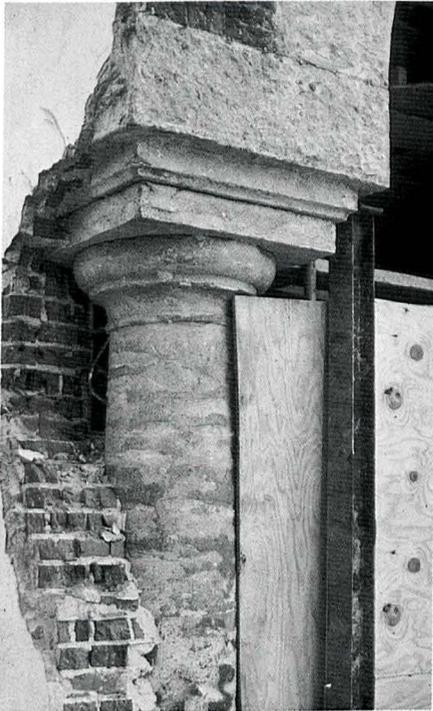
*Cornwell Drugs
Morganton*

Architect

*Clearscapes
Raleigh*

Photographer

*Steven D. Schuster, AIA
Clearscapes, Raleigh*



Granite columns and arches, covered with masonry and stucco during the 1950s, were exposed in the restoration.

The column is used as both a design element and as a symbol of Cornwell Drugs' central location in downtown Morganton.



ARTS CENTER HICKORY

**Clemmer Bush Sills Abernethy Inc.
Hickory**

In 1982, concerned citizens in Hickory formed a committee to raise money for the purpose of renovating an abandoned school building to be used as an art museum. The school consisted of two sections: a 3-story, 63,500-square-foot building, circa 1924, that is listed on the National Register of Historic Places, and a one-story, 15,300-square-foot "north annex" built in the 1950s. Both structures had been abandoned in 1972, and the school was in bad condition.

Architects Clemmer Bush Sills Abernethy of Hickory were hired by the committee to begin a complete exterior restoration and weatherproofing. Meanwhile, funds were raised by the committee and, in October 1984, contracts in the amount of \$2.75 million were awarded. By then the original idea of renovating the school as an art museum had been expanded to include a large science center and space for four other community arts groups, as well as a refurbished 550-seat auditorium.

The architects faced a number of challenges in the project, including: enhancing a weak front entry without disturbing the historic facade; creating a new, harmonizing facade at the more contemporary 1950s annex; providing additional parking without substantially disturbing the school's seven-acre site; and enticing people from the front entry into the main art galleries, which are located on the second floor in what used to be a gymnasium.

New plumbing, electrical and mechanical systems were installed, along with new handicapped accessibility systems. Two combination stair and mechanical room additions at the rear of the old building met the code requirements for upper-level exits and enclosed access to the north annex dressing/rehearsal spaces from the auditorium.

The museum's center core, containing the art galleries, can be closed off from the wings, allowing the collections to be secure while other parts of the building are used.

The school auditorium received a new sound and lighting system and the existing seats were expanded, upholstered and respaced, resulting in a new capacity of 470. Original oak flooring was refinished where possible, while most of the existing plaster walls were covered with gypsum board to allow for art hanging.

The 1950s north annex was remodeled, received new lighting and air conditioning systems and was given new floor finishes and wall coverings.

A closed-loop water-to-air heat pump system is able to heat or cool the building on demand, thereby meeting the different requirements of art storage, meeting areas and offices.

Total cost of the remodeling, which was completed in April 1986, was \$2,738,600.

Project

*Arts Center of Catawba Valley
Hickory*

Client

Arts Center of Catawba Valley

Architect

*Clemmer Bush Sills Abernethy Inc.
Hickory*

Consultants

*Structural: Dana H. Rucker &
Associates, Charlotte
Electrical/Mechanical: McDermott,
Canaday & Little Eng., Hickory
Landscaping: Coulter Associates,
Asheville*

Contractors

General: Yount & Associates, Newton

Photographer

Gordon H. Schenck Jr., Charlotte



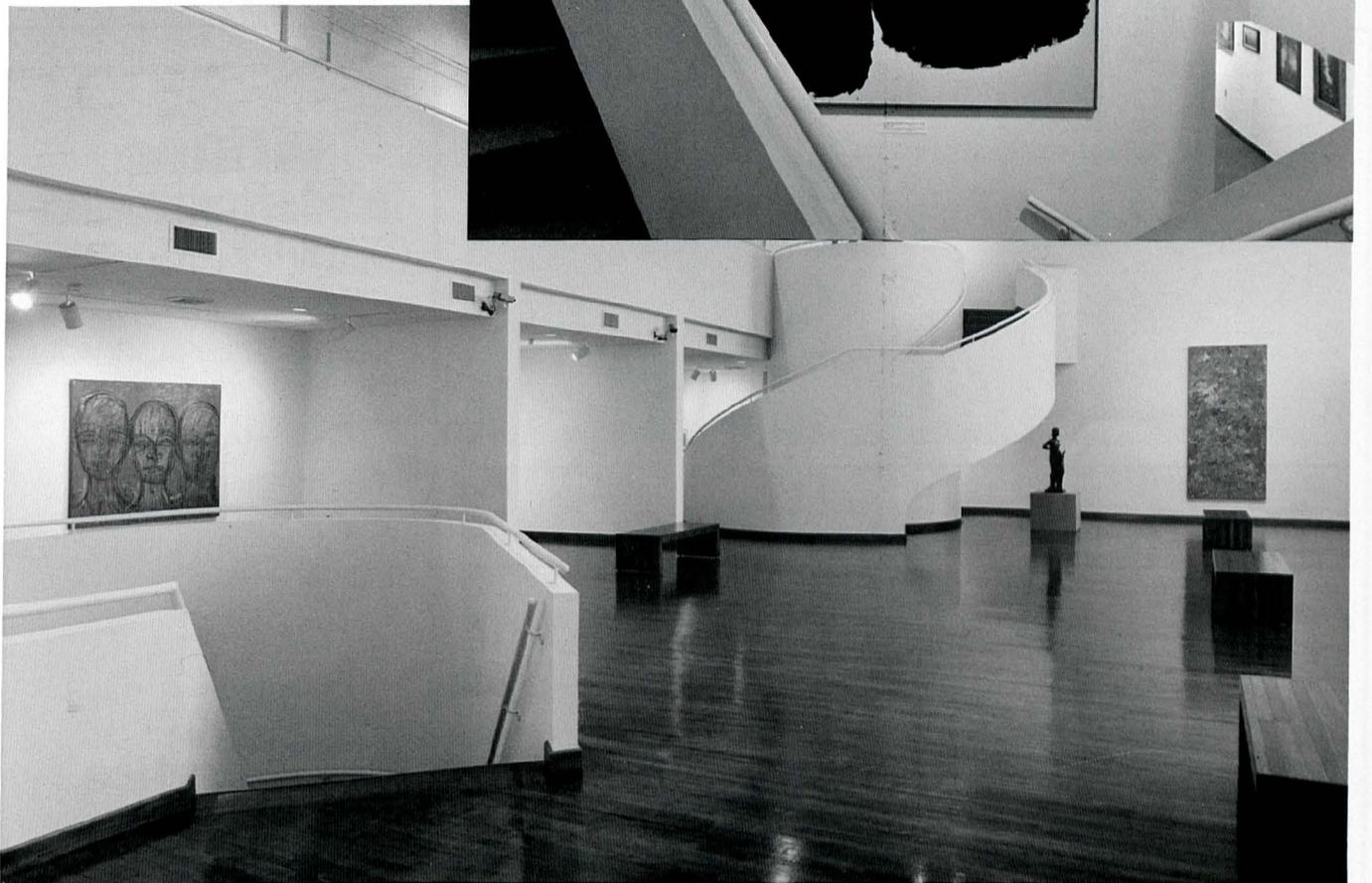
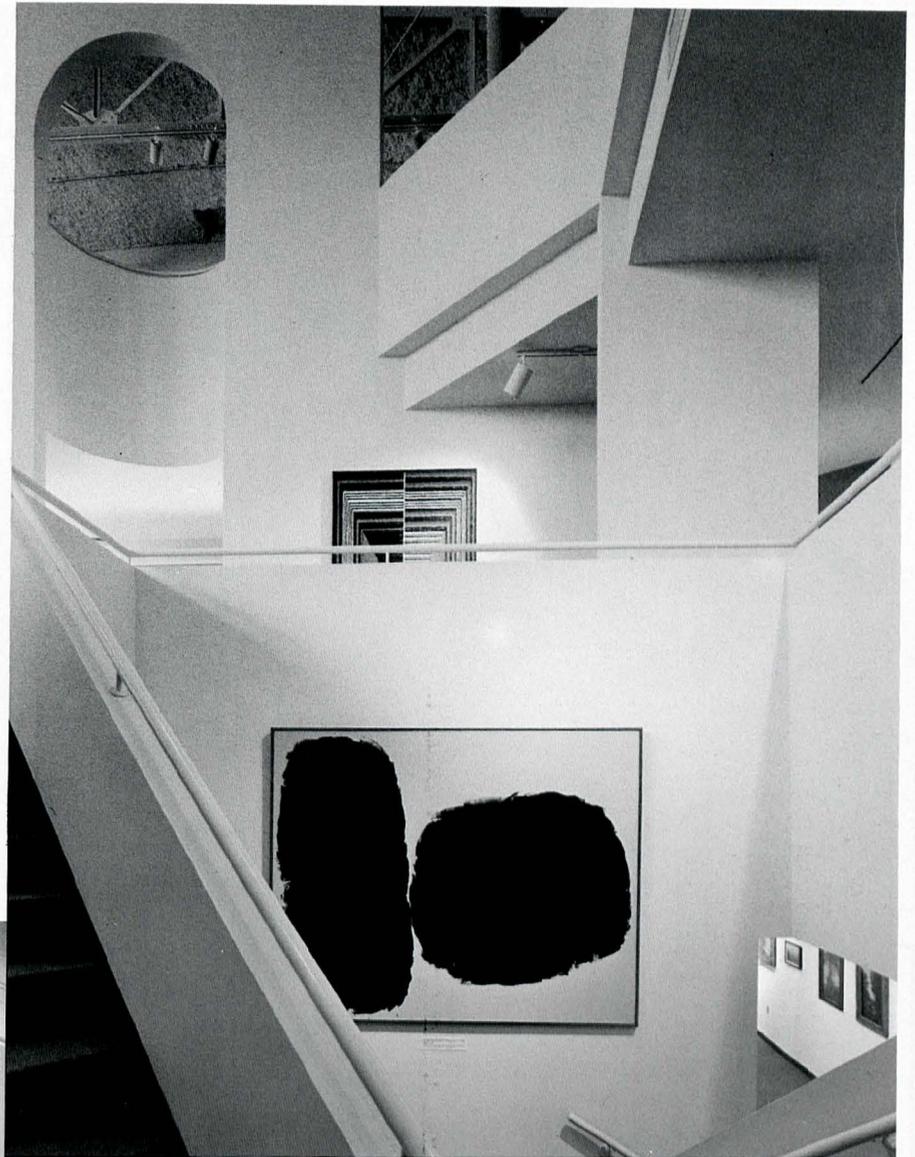
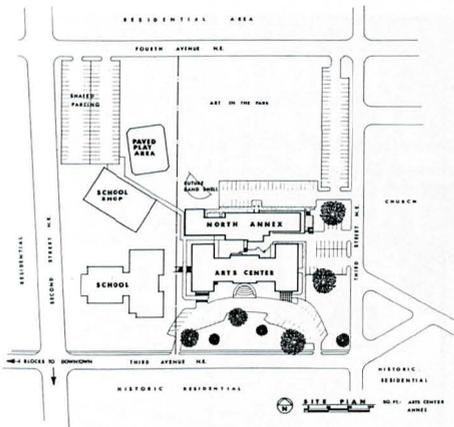
An abandoned school building now sparkles as a community arts center.



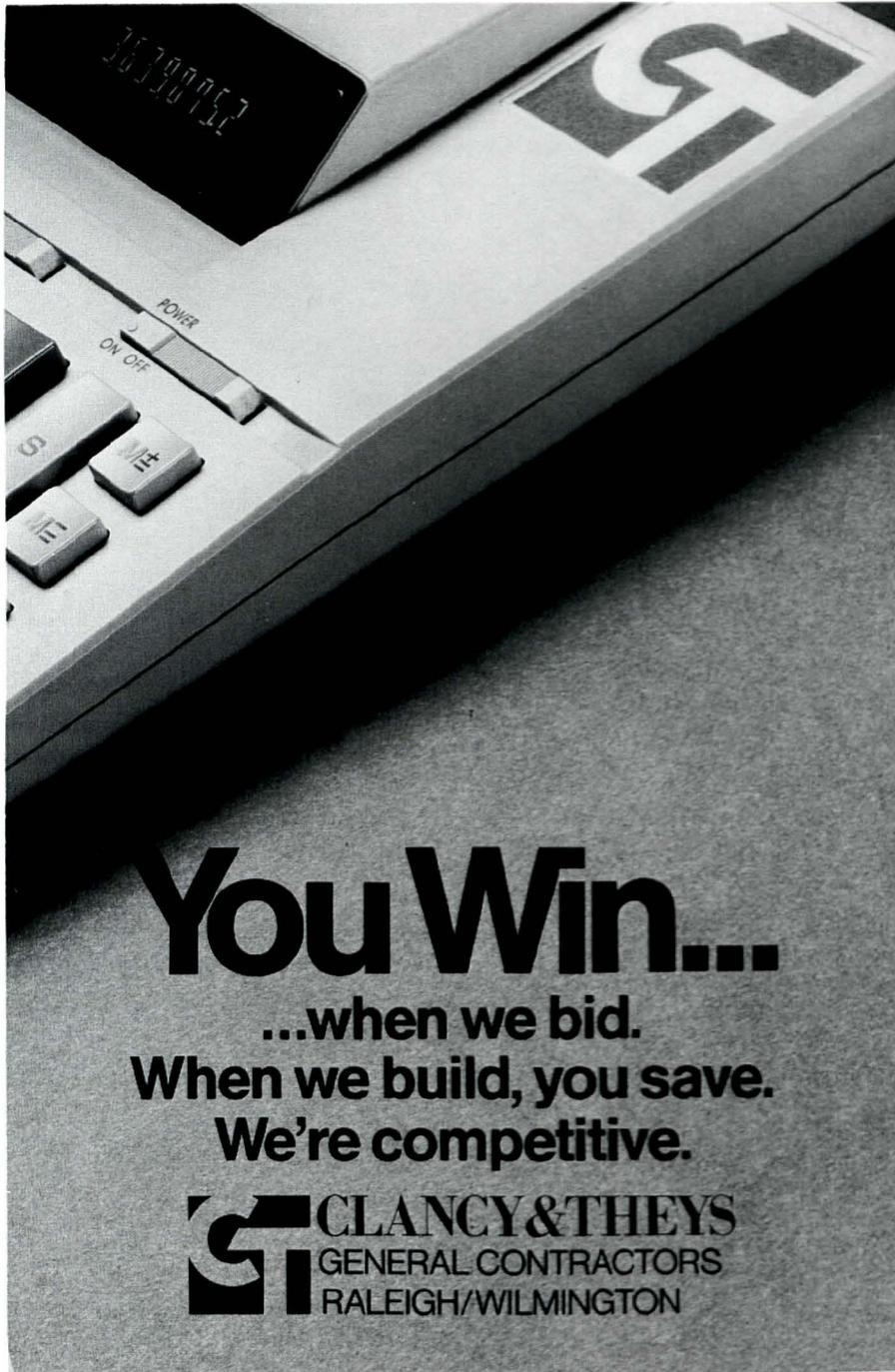
Provisions were made for the display of many art forms.



The school's north annex, added in the 1950s, was given a new, more harmonious facade.



(Above and inset) The main art galleries are now located on the second floor in what used to be a gymnasium.



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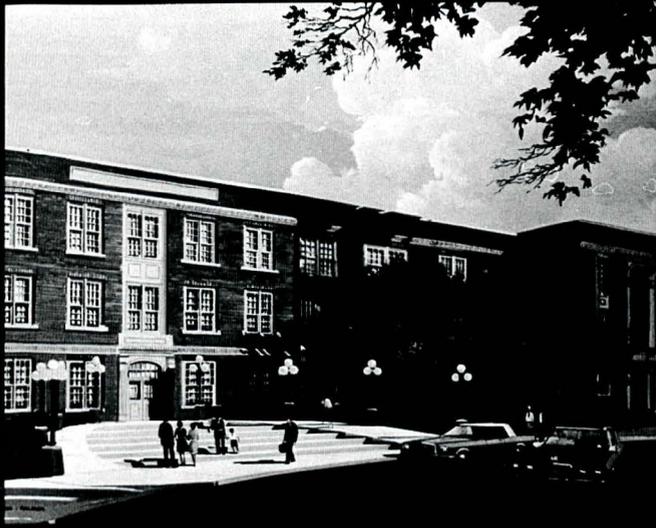
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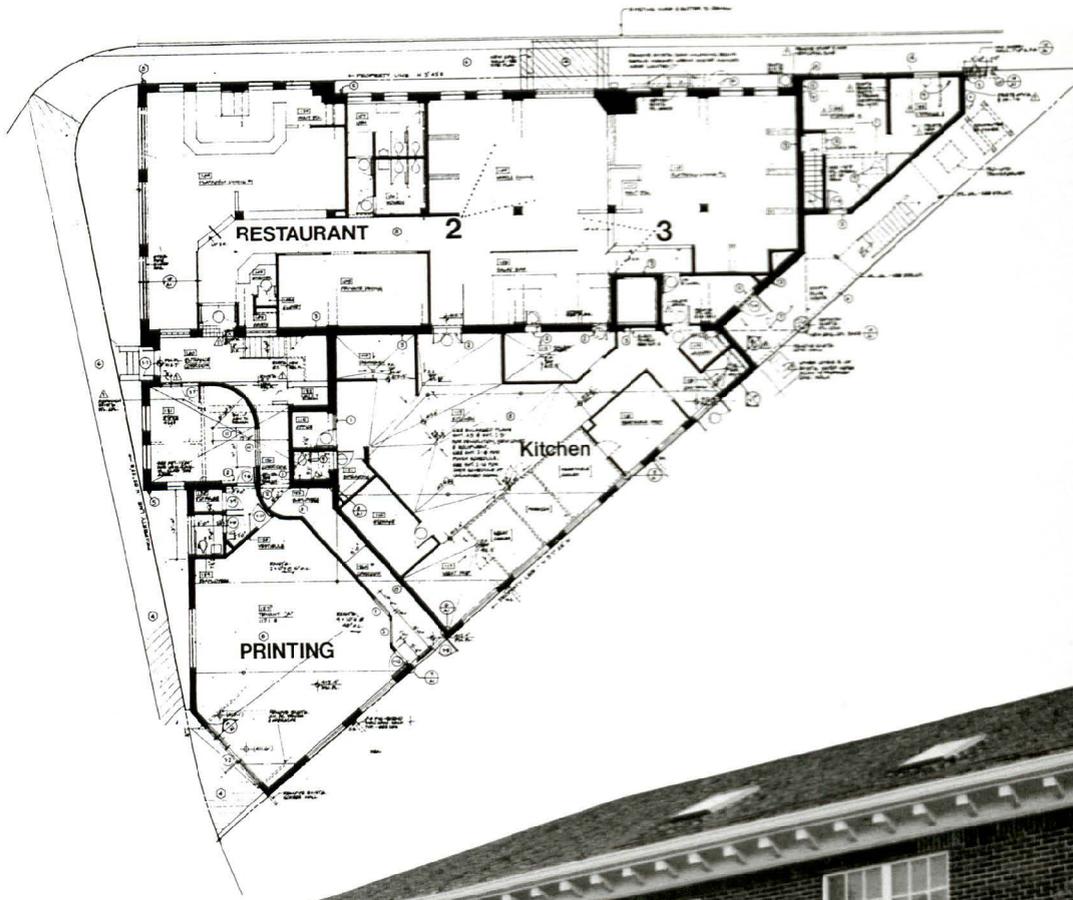
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Once an eyesore in an area rapidly renewing itself, the Old Bottling Plant now has a gleaming exterior and an attractive, functional interior.



THE OLD BOTTLING PLANT DURHAM

**DePasquale Thompson Wilson Architects & Planners Ltd.
Durham**



Interior of Frickadill's restaurant on the first floor.



Before shot, restaurant interior.



Glass block used in the original building was repeated in the new restaurant and in second-floor offices.

Built in 1930, the two-story, 17,000-square-foot brick building served as the bottling facility for the Durham Coca-Cola Company until the early 1960s, when the company outgrew the space. The building was occupied for a number of years afterward, but received minimal upkeep. By the early 1980s, restoration efforts in nearby Trinity Park, and the renovation of neighboring commercial buildings such as Brightleaf Square, meant the old building was an eyesore in an area rapidly renewing itself.

The old bottling plant was bought in late 1985 by Classic Properties Inc. and the firm of DePasquale Thompson Wilson Architects & Planners Ltd. brought in to restore the building, which was structurally sound. The interior, except for the second-floor subfloor, was gutted, and the first floor was redesigned to accommodate a 220-seat restaurant and several small retail stores. The second floor was redesigned to accommodate new office space.

There were two surprises during renovation. One was that a plumbing line was discovered leading straight to the building from the main city system, a line that had not shown up on city records. Since such a straight line was no longer permissible, a new tap and new meters had to be installed. Second, maple floors were uncovered in some of the second-floor offices.

Among the features added to the building were new HVAC, electrical, plumbing and fire safety systems. The clay tile roof was repaired and two skylights installed to open up the second-floor office area. Replacement windows were installed throughout.

Glass block used in the original building were repeated in the new restaurant on the first floor and as dividers in the second-floor office area. Exterior stonework was cleaned and restored.

Coca-Cola USA, parent company of the Durham Coca-Cola Bottling Co., agreed to let the two terra cotta "Coca-Cola" trademarks on the exterior remain as part of the building's renovation.

The major renovation work was begun in August, 1986 and completed by late 1986. Today, the space is completely leased. Total cost of the project was approximately \$1 million.

Project

*The Old Bottling Plant
112 W. Main St., Durham*

Client

*Classic Properties Ltd.
Durham*

Architect

*DePasquale Thompson Wilson
Architects & Planners Ltd.
Durham
Warren R. Wilson Jr., AIA, Project
Architect*

Consultants

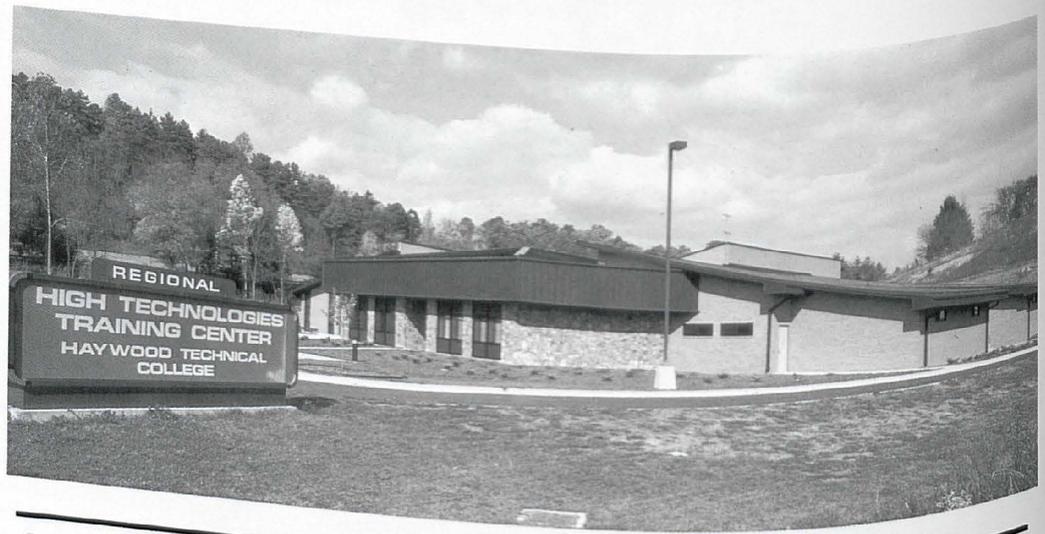
*Structural: GKC & Associates PA,
Durham
Mechanical/Electrical: Knott & Roberts
PA, Durham
Interior Design, Restaurant: One
Design Center Inc., Durham
Landscape: Coulter Associates, Durham
Signage: Taflan Marketing Communi-
cations Inc., Durham
Traffic: Kimley-Horn Associates, Raleigh*

Contractors

*General: George W. Kane Inc., Durham
Plumbing: Bradburn Plumbing Co.
Inc., Durham
HVAC: Lee Heating & Air Conditioning
Inc., Durham
Electrical: Vaughan Electric Co., Inc.,
Durham*

Photographer

David Page, John Elkins, Durham



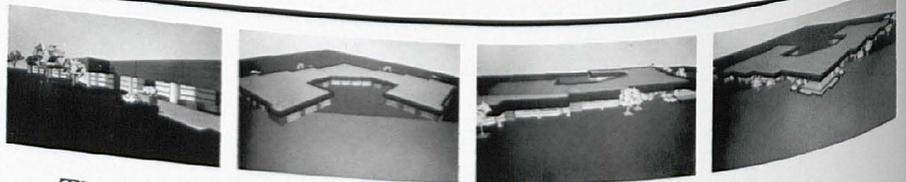
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QA

Myrick Howard has been executive director of the Historic Preservation Foundation of North Carolina for nine years. He has degrees in law and city planning from UNC-Chapel Hill and has served as a liaison member of the NCAIA historic resources committee for five years. We spoke with him recently about preservation and renovation activities around the state.

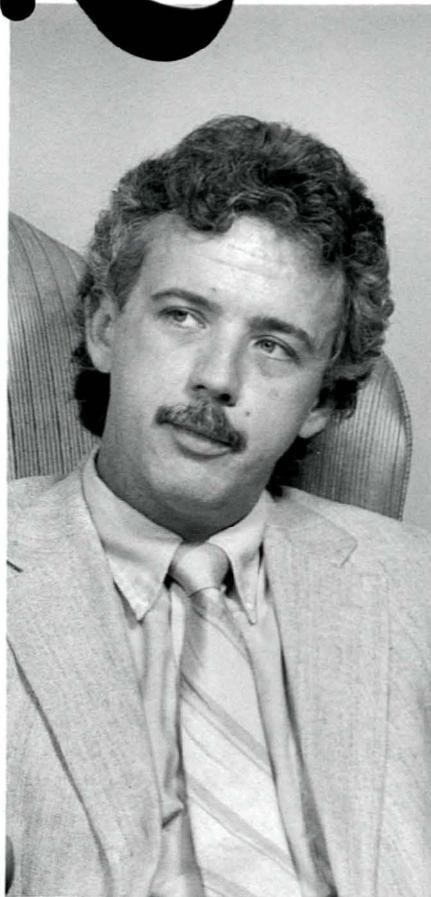
What is the function of the Historic Preservation Foundation?

We're a private, non-profit, statewide preservation organization. Our chief function, in addition to being a general advocate for historic preservation, is that we have a revolving fund that purchases endangered historic structures and resells them. So we are very active almost as a real estate organization in historic preservation. We don't do any renovation of our own buildings unless we have to. Our basic concept is to put them into good hands with restrictive covenants that require the new owner to renovate them.

We also do a variety of activities like workshops, special events, tours, awards, and a lot of educational activities.

Are there organizations like yours in every state?

About 35 to 40 states have organizations like ours. North Carolina has been a real leader in this field. We had the first statewide revolving fund in the country, and we're still thought to have the strongest statewide revolving fund. We're used as a model all over. We have one of the older statewide organizations in the country, too. It was founded in 1939 as the N.C. Society for the Preservation of Antiquities. It was one of the first ten in the country. The Southern states typically were among the first to establish such organizations.



Why do you think Southern states led the way in this field?

I think Southerners have a deep love of history, a deep sense of roots, and sometimes an unwillingness to change just for the sake of change.

How do you locate the endangered properties that you purchase for renovation?

We react. People call and let us know about buildings in trouble. We are typically dealing with what I would say are down-and-out buildings, the ones that no one else will deal with because they are problem properties. They may have had a fire or be part of an estate that requires 30 signatures to get them out.

What kind of criteria do you use in evaluating a structure?

We look at five things. Is it endangered? Is it significant? Can it be bought? Can it be sold? Are there local folks who will help us? Because if we can't get local people who will help us clean up, lock up, and show the building to people, we're in trouble. Back to its significance. As a statewide organization, we have to go for properties that are going to have more impact than just being niche structures. A building needs to be one of the better structures in the county, or its renovation must have other spinoffs. For example, our offices before these were in the Bretsch House downtown, which we moved and renovated. It was not that significant a house, but we were able to put it in a place that locked down an entire two-block area. That area saw a complete turnaround because of a little house that nobody would have thought twice about if it had gone down.

It wasn't that the house was significant by itself, its potential was in what could be done with it. And the houses that we helped stabilize because of that house were extremely significant.

AN INTERVIEW WITH MYRICK HOWARD

*by Anna Upchurch
Photography by Rob Flynn*

How do you find buyers for your properties?

We advertise nationally through publications like *Preservation News*, *Country Living*, and the *Washington Post*. We do a lot of advertising in state and a lot of press releases in state. Commonly though, our buyers end up coming through word of mouth. A lot of times our advertising raises the interest of the local folks when they see someone from California, for example, come in to look at a building that they've driven by every day and never really noticed. About 80 percent of our properties are bought by people in state.

We aim for turning over 10 to 12 properties a year. That doesn't sound like a lot, but when you recognize the type of properties we're dealing with, it's not bad.

What is the typical price range for your properties?

The bulk of our properties run between \$20,000 and \$90,000. You can still buy a rural structure with four to five acres for \$25,000 to \$30,000 in some areas of the state.

Have changes in the tax laws helped or hindered preservation efforts?

The tax laws have been changed from a 25 percent investment tax credit to a 20 percent investment tax credit for historic structures. The actual numbers work out okay because the tax rates have come down, so a lesser credit against a lesser tax is fine. The problem has been in passive income rules that apply to all real estate. In the short term, there has been a significant decline in the number of tax act projects for historic rehabilitation. I think long-term it will not have that bad an effect because people are now figuring out how to make it work.... I think in time the tax credits will be back very strong, as they were a couple of years ago, because the historic rehabilitation credit is one of the very few tax-sheltered real estate situations around. The projects will be better than they were three or four years ago because they will have to make more sense on their own.

What are some of the most successful rehabilitation projects around the state?

One of my favorites is Brightleaf Square in Durham. The architect for the Brightleaf renovation was Eddie Belk, and it's a very, very sensitive adaptive use of an industrial building—a tobacco warehouse—for a shopping facility. I like it

I think Southerners have a deep love of history... an unwillingness to change just for the sake of change.

because it's not just any shopping mall USA. It's got a different feeling to it, a different kind of store, mainly locally-owned stores. And I personally enjoy that. Brightleaf is a real sophisticated use of contemporary design with an old structure.

Morganton's downtown has some very nice renovations. The Cornwall Drug Store renovation has been designed by Jerry Norvell. It's a corner location, and he has done a really handsome renovation of a building that had been sort of butchered. It's also a nice combination of some contemporary things, like neon, with the historic character.

Another favorite of mine is the Masonic Temple in Shelby, which is now known as Mason Square. The architect for that renovation was Don Yelverton from Charlotte. The upper floors were renovated for apartments, and from what I understand, they leased up very nicely. It's in downtown Shelby overlooking the courthouse square, and it was probably the first major downtown upper-floor renovation for apartments in North Carolina. That was a project that we were involved in as an organization. It's one of the now two remaining Egyptian Revival structures left in North Carolina, and it was originally designed by Rogers and Hook out of Charlotte.

A good example of a house renovated for a business use is the Beldon-Horne House in Fayetteville. It was going to be torn down, but it was moved and renovated and now houses the Chamber of Commerce in Fayetteville.

How can architects help your organization?

Two ways. One is by letting us know when there are significant structures that are in trouble. For the next few years, for example, since \$3.2 billion is

going to be spent on building and renovating schools, we're going to see a lot of old school buildings left behind. If we could know about those structures in advance, before they get to the problem point, they could be renovated. And there are some good school renovations going on around the state. Benson's new city hall is in the old school building. Edenton's having their old high school renovated for elderly housing. A school in New Bern is being renovated into luxury apartments, and a school in Hickory has been renovated into a gorgeous arts facility...

Another thing is that if an architect is not particularly interested or knowledgeable in dealing with older buildings, I'd ask him not to give bad advice to clients about renovations. I hate to admit how many times we've had to go in where an architect has said a building is beyond hope, and another architect has had precisely the opposite reaction. That kind of situation doesn't reflect well on the profession. We've had that situation on several major public buildings around the state, where an architect has said the building is beyond hope. Then it gets renovated, and everybody's happy.

From a preservationist's standpoint, what sensitivities should an architect bring to renovating an old building?

First, in the design of additions to an old structure, we encourage use of contemporary designs so that you can tell the old from the new.

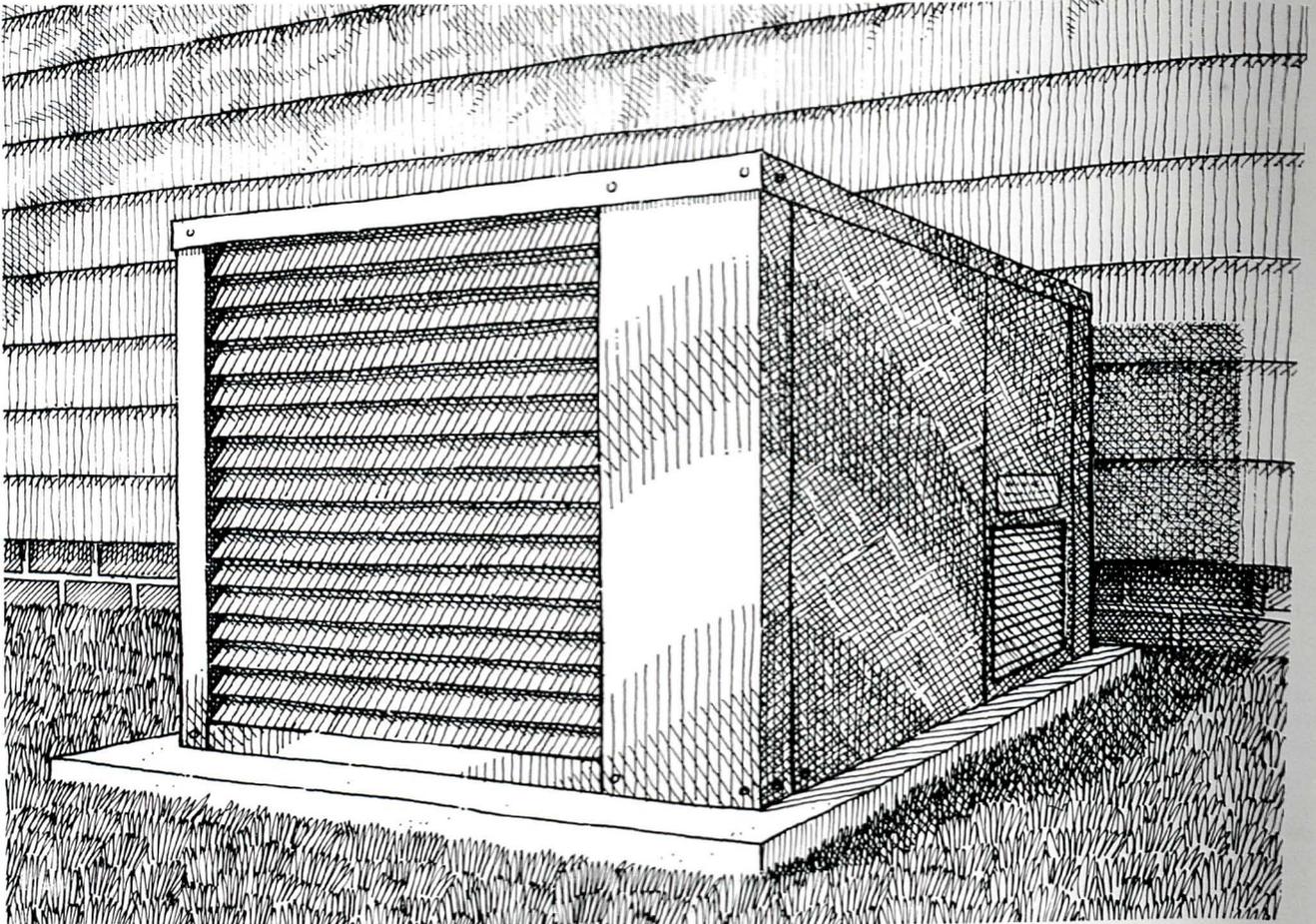
Second is that when changes are made to a structure, and you do have to make changes just to get bathrooms in and such, that as much as possible, those changes should be reversible. So that if someone wants to make changes in the building 50 years from now, they can, without harming the original structure.

And I'd ask them to follow the 'less is more' rule. They shouldn't feel compelled to put in a chair rail or a crown molding if it's not part of the history of a structure. Different eras and different parts of North Carolina have their own characteristic design, charm, and workmanship, and in many ways, doing less is better. Just protecting and preserving is the ideal.

(The Historic Preservation Foundation offices are located at 1804 Hillsborough Street in Raleigh.)

(Ed. note: The Bretsch House is located at the corner of Morgan and Blount Streets in Raleigh.)

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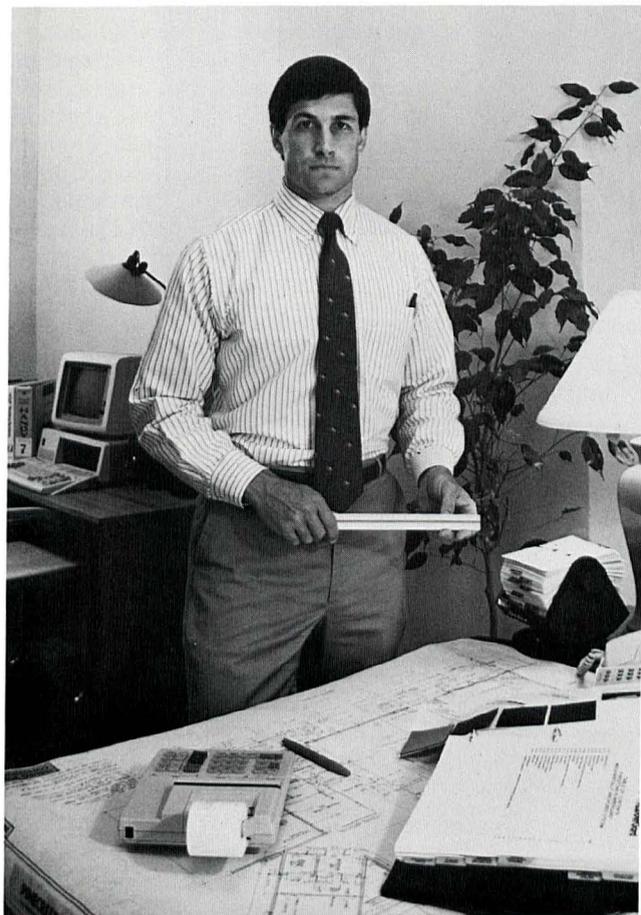
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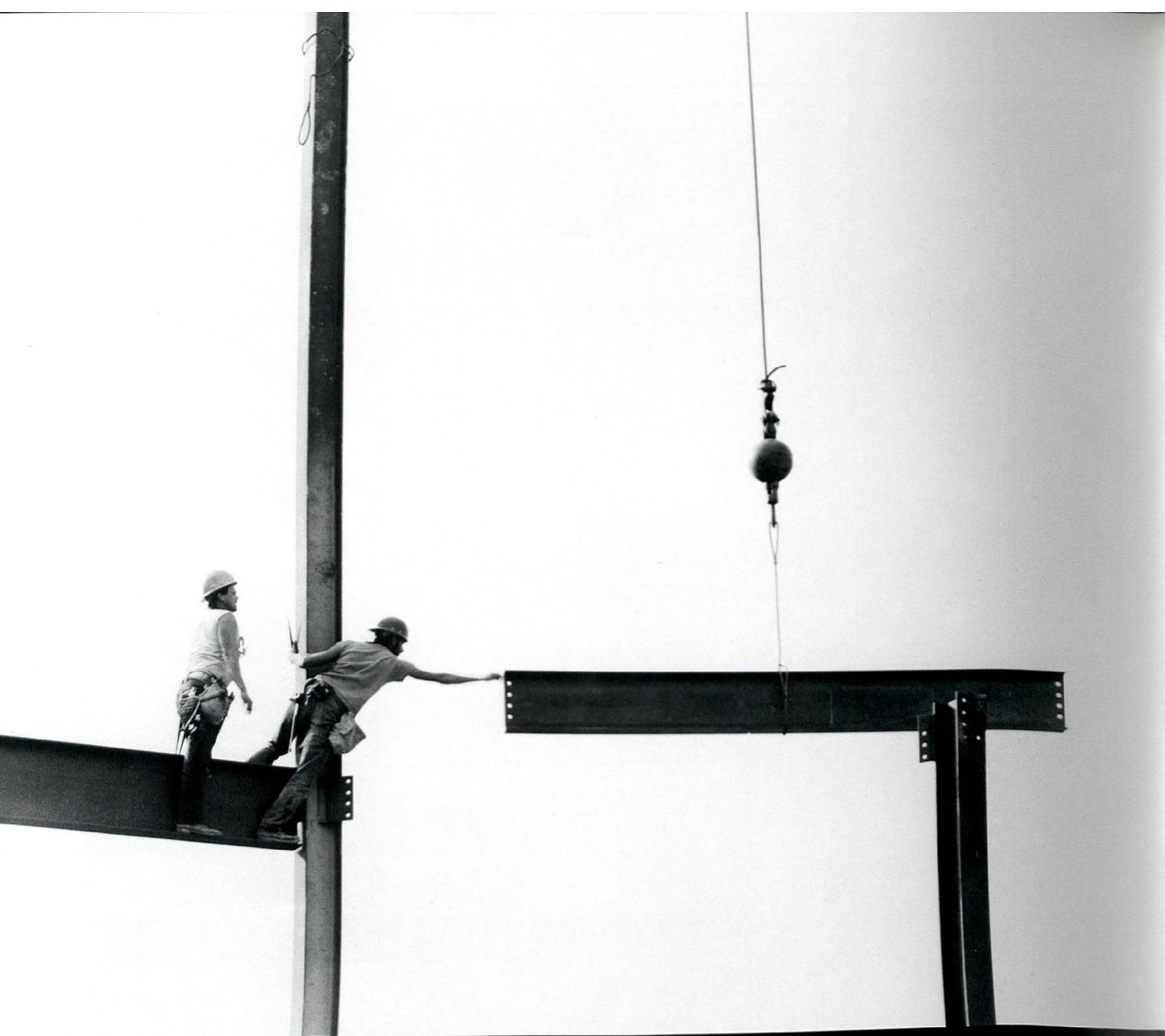
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Office Building Plans Announced

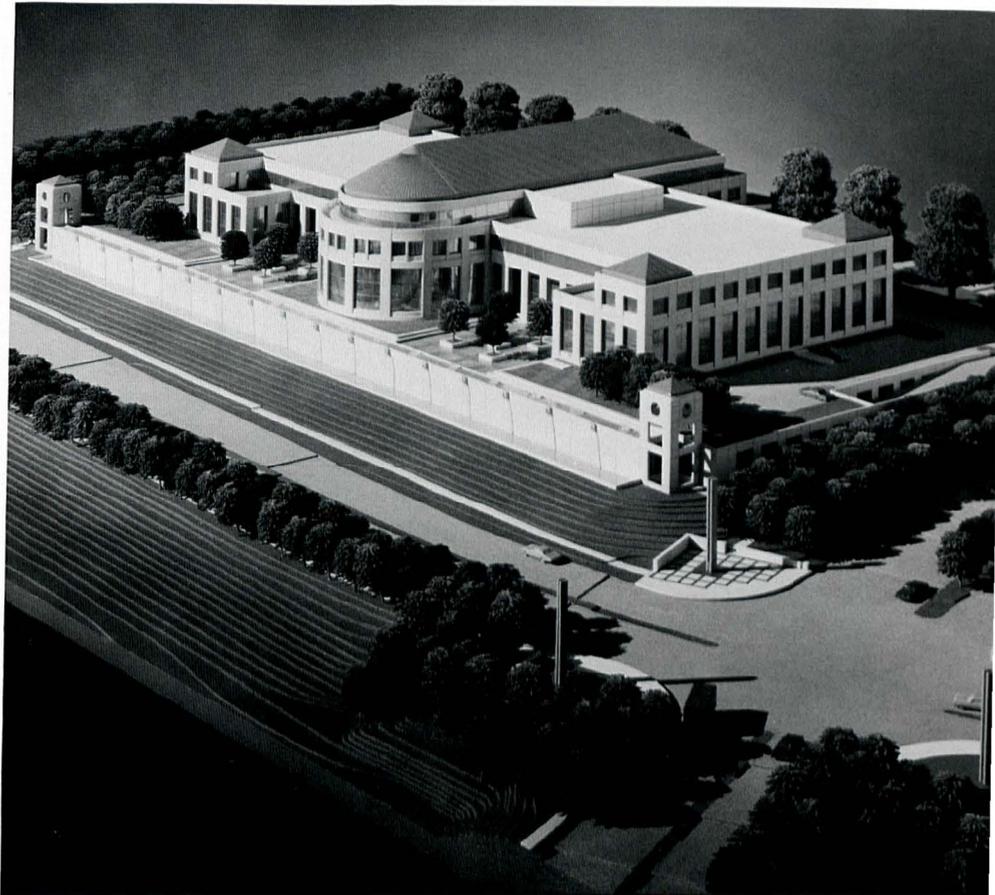
Construction has begun on The Rotunda, a 250,000-square-foot office building located in Charlotte's SouthPark area and designed by the Charlotte architectural firm of Clark Tribble Harris & Li.

The structure will be the third new office building at Carnegie, a 90-acre corporate center bounded by Barclay Downs Drive and Fairview Road in SouthPark.

The building will be four stories tall with more than 838 covered parking spaces. Other features include a sculpture garden plaza; a 600-foot-long multifeature water display; eight roof gardens; a concierge; and accommodations for clients needing up to 64,000 contiguous square feet of office space.

Landscaping will be designed by architect Daniel Urban Kiley of Vermont. Construction is by F.N. Thompson Inc. of Charlotte, a subsidiary of The Turner Corp. of New York. Developer of the project is by The Bissell Companies Inc. of Charlotte.

Construction is expected to be finished by September, 1988.



UNC-G Art Center Under Construction

Construction has begun on a \$4.3 million art center for the University of North Carolina at Greensboro, designed by Boney Architects of Wilmington. The center has 43,000 square feet and will house six galleries as well as several lecture and seminar rooms.

Construction, by Fowler Jones Construction Co. of Winston-Salem, is expected to be completed by early 1989.

Guilford Tech Facility Construction Underway

A new facility for the teaching of transportation/electronics at Guilford Technical Community College in Jamestown is now under construction. The 62,900-square-foot facility, designed by Wm. F. Freeman Associates of Greensboro, High Point and Winston-Salem, is scheduled to be completed by February, 1988. General contractor is J.H. Allen Inc. of Asheboro.

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"Oops"

Due to a printing error, two photographs on page 3 of the September/October issue of *NORTH CAROLINA ARCHITECTURE* were labeled incorrectly. The project identified as being designed by Raymond Howell, Boone, was designed by Al Platt Jr. of Brevard, and vice versa. We apologize for the confusion.

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Horticultural Symposium Date Announced

The fourth Davidson Horticultural Symposium will be held on Wednesday, March 2, 1988, from 8 a.m. to 5 p.m. at Davidson College.

Speakers for the symposium include Brookgreen Gardens director Gurdon Tarbok; San Francisco landscape architect Ted Osmundson; and garden writer Allen Lacy.

The cost of the symposium will be \$28, which includes morning coffee, lunch and afternoon tea.

For more information, contact the Davidson Horticultural Symposium, P.O. Box 1145, Davidson, NC 28036, (704) 892-5266.

Burlington Theatre Rehab Contracts Awarded

W. Shurley Vann, AIA, of Murfreesboro has been awarded a commission to design the rehabilitation of the Paramount Theatre and an addition to the building, which is located in downtown Burlington and was built in 1928. Abbate and Company Inc. of Durham will collaborate on the project.

Ground Broken For Inn/Convention Center

Construction has begun on a mixed-use development for Wilmington's downtown riverfront area, Coastline Inn and Convention Center.

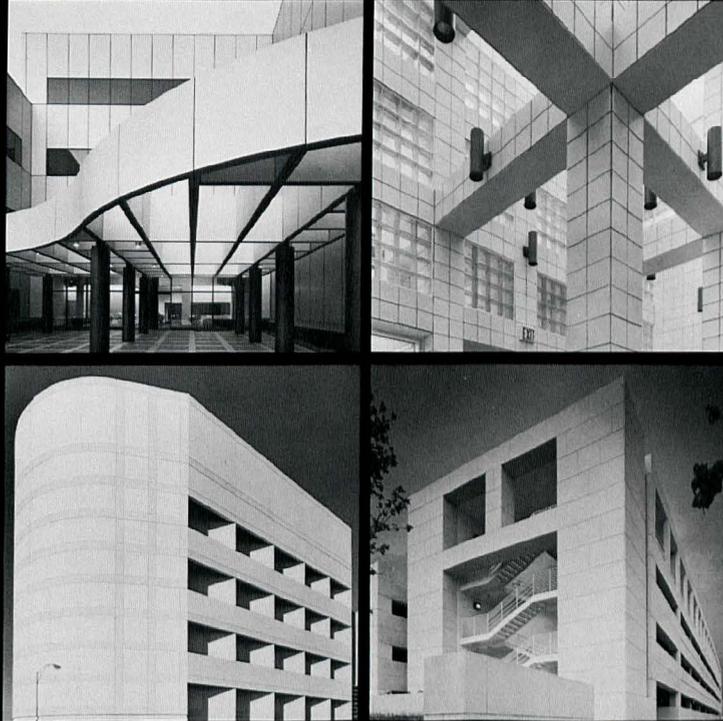
The development will contain a 51-room, luxury riverfront inn; a restaurant; specialty retail shops; a meeting and convention center; and a waterfront park and dock area surrounding a revitalized Railroad Museum. The project is a public/private cooperation, with private financing alone totaling \$6 million. Also aiding in the financing is the U.S. Dept. of Housing and Urban Development.

Architects for the development are Sharpe Architecture of Wilmington, project architects, and Edward D. Stone & Associates, landscape architects and site planners. Construction is by Miller Building Corp.

Coastline is scheduled to be completed by early summer, 1988. The project is being developed by Coastline Associates Limited Partnership.

Continued on page 34

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Raleigh Firms Form New Group

The Raleigh firm of Architects Tolson Associates Inc. (ATAI) has purchased an interest in Progressive Design Collaborative Ltd. (PDC), a Raleigh engineering firm. PDC will continue to operate separately under the name of Progressive Design Collaborative Inc. with Fred Tolson, head of ATAI, as chief executive officer. Hank G. Hooman, president of PDC, will remain in that position, while certain administrative functions for PDC will be handled by ATAI.

ATAI will be able to offer mechanical and electrical engineering functions through PDC. Eventually the two firms hope to add a civil and structural engineering firm to the group.

ATAI is located at 6736 Falls of the Neuse Road in Raleigh. PDC will move its offices nearby, to 6200 Falls of the Neuse. Long-range plans call for the two companies to operate from the same location.

National Roofing Week Scheduled

The third National Roofing Week will be held May 7 to 15, 1988, according to the Asphalt Roofing Manufacturers Association (ARMA). ARMA sponsors the event in conjunction with manufacturers and seven allied associations.

THL Inc. Acquires London Firm

Tribble Harris Li Inc. (THL) of Charlotte, holding company for a group of design firms including Clark Tribble Harris & Li Architects, has acquired the London-based design firm of Covell Matthews Wheatley Architects Limited (CMWA).

The acquisition marks the first time a U.K. practice has been acquired by an American firm.

CMWA, the seventh largest architectural firm in the U.K., was founded in 1976 and currently employs 115 in offices in London and Reading. Its specialty is commercial facility design. CMWA will retain its name and management group; THL President Joseph M. Harris, now based in London, will become an executive director on CWMA's board.

THL expects combined annual revenues of more than \$25 million with the addition of CWMA.

Continued on page 37

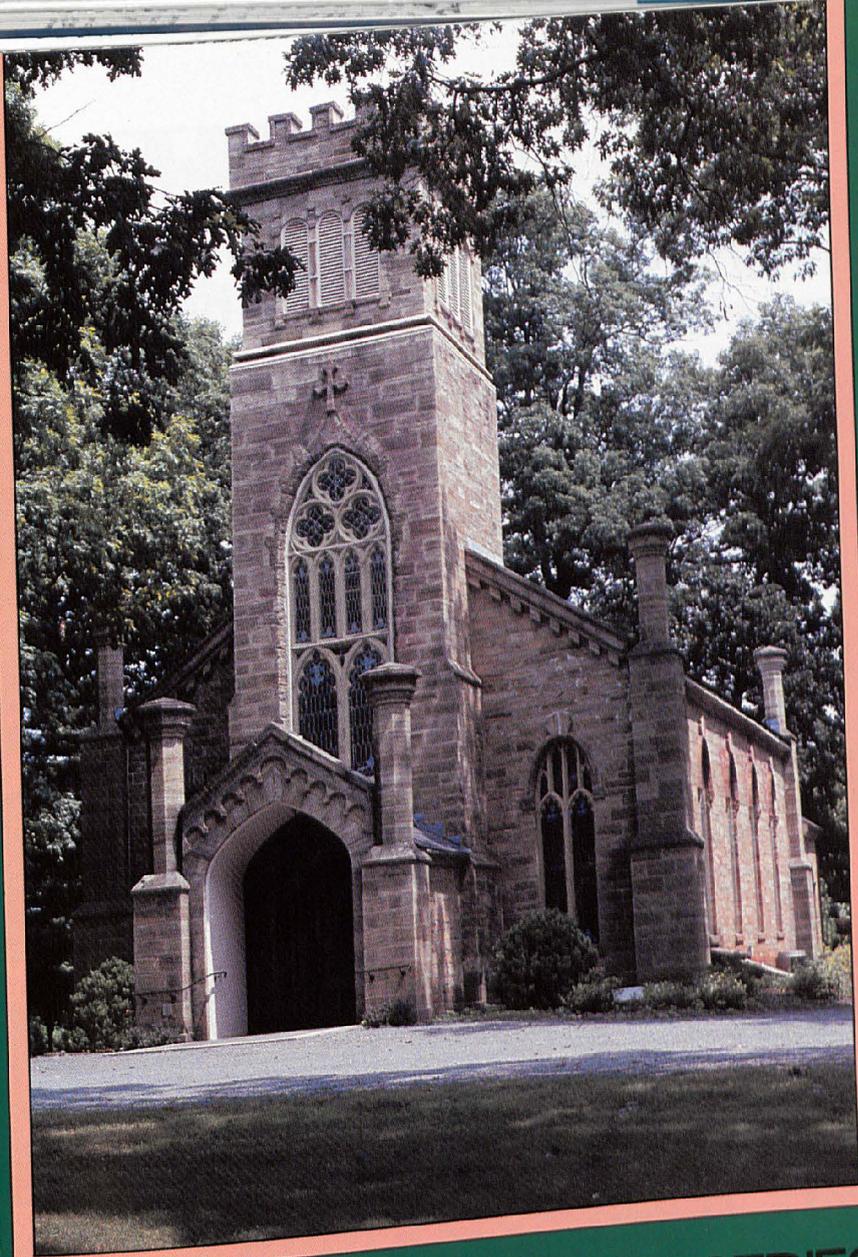
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Reinforces against shattering	Yes ✓	No
Reinforces against abrasion	Yes ✓	No
Reinforces against water migration	Yes ✓	No
Rust proof	Yes ✓	No
Corrosion resistant	Yes ✓	No
Minimum required concrete cover	-0-	1"
Tensile strength yield—ksi	80 - 110	65 - 70
Always positioned in compliance with codes	Yes ✓	No
Safe and easy to use	Yes ✓	No

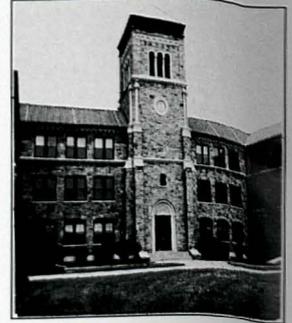


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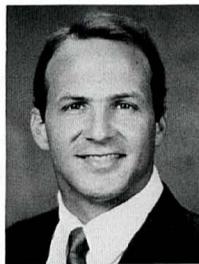
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Names and Changes In N.C. Architecture



Marshall



Kuttner



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Metze

Coen Design Collaborative, Landscape Architects-Land Planners, headed by **Duane Coen**, ASLA, has moved its offices to 231 Fourth Street Southwest, Suite 102, Hickory, NC 28601. Also, Coen, in collaboration with Ron Tuttle, national landscape architect with the USDA Soil Conservation Service, and Joan Nassauer, professor of landscape architecture at the University of Minnesota, has recently published *Landscape Architecture in the Rural Landscape*. The publication is available through the American Society of Landscape Architects.

Kevin Michael Kane is a new intern-architect with the Carrboro firm Dail Dixon & Associates, Architects. Kane received degrees of Bachelor of Architecture and Bachelor of Environmental Design in Architecture from NCSU.

C. Jeff Marshall and **Philip A. Kuttner**, AIA, have been named executive vice presidents of Little & Associates Architects of Charlotte. Marshall will direct operations, while Kuttner will be responsible for design, research, and development of experts in the firm's specialized markets.

Also, **James L. Metze**, AIA, head of the College & University Division of Little & Associates Architects in Charlotte, has been promoted to senior vice president. Also promoted to senior vice president are **Constantine N. Vrettos**, AIA, head of the firm's Retail Division, and **Harry V. Williams**, AIA, head of the Financial Facilities Division.

Continued on page 39

Hospitals Select Eatmans

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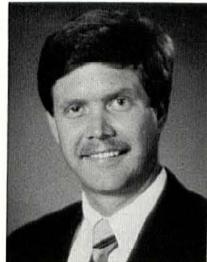
Williams



Mayer



Sutphin



Moser

Terry Scarborough is new interior designer and director of marketing at Wheatley/Williams Architects of Charlotte. She received her masters degree in interior design from Winthrop College.

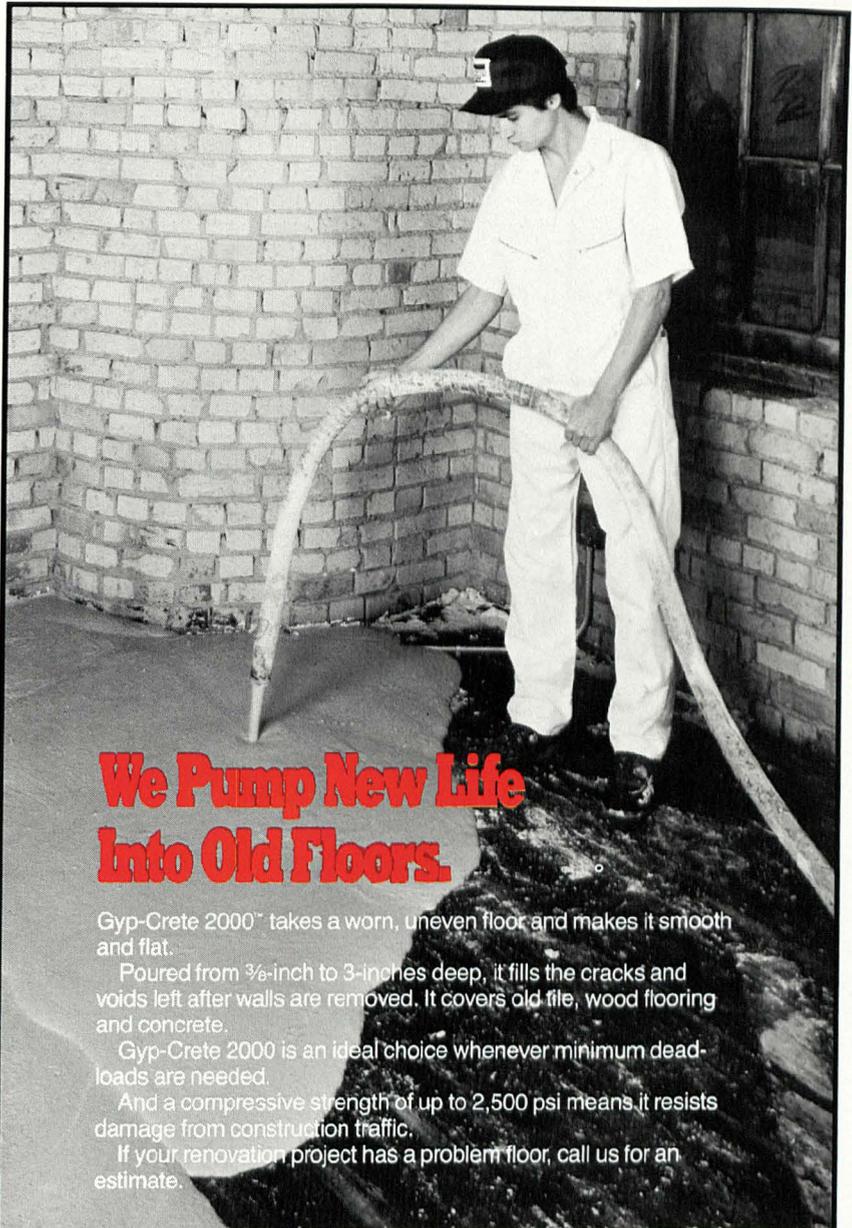
Brian Zimmerman of Brian Zimmerman, Landscape Architecture, in Charlotte, has been certified by the Council of Landscape Architectural Registration Boards (CLARB). Zimmerman, whose firm specializes in single-family residential garden design, is also a member of the American Society of Landscape Architects (ASLA).

Tom Wright is new director of pre-design services at the Charlotte firm of Dalton Moran Shook Inc. Wright was formerly Charlotte division president of Martin Development Group Inc. and a principal in the Atlanta firm Metzler Muirheid Wright. He graduated from Washington & Lee University and the University of Pennsylvania, and has completed post-graduate work at the Wharton School of Finance.

William D. Moser Jr., AIA, formerly head of William Moser Architects PA of Greensboro, has formed a new firm with **Kenneth C. Mayer Jr., AIA**, and **Hugh E. Sutphin Jr., AIA**. The new firm will be known as Moser Mayer Sutphin Associates PA, and will offer architectural, planning and interior design services from offices based in Airpark East in Greensboro.

Rodney G. Perry, ASID, IBD, is principal in charge of the redesign/refurbishing of the New Bern Golf and Country Club. Perry is a principal in the Raleigh firm Perry & Plummer Design Associates.

Continued on page 40



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Wright



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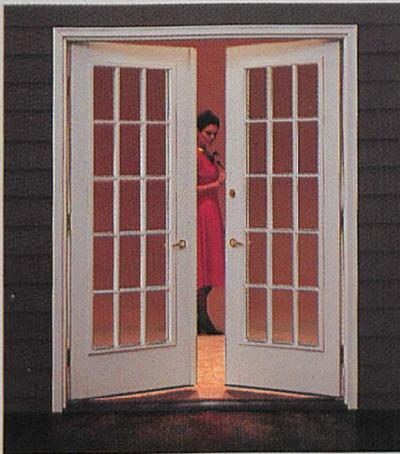
Robert L. Smith, formerly partner with Reinhardt & Smith Architects of Newton, has joined the Hickory firm of Clemmer Bush Sills Abernethy. He received bachelor of arts and design degrees from NCSU and a Master of Architecture degree from Clemson University.

Anne K. Pemberton is new finance officer and marketing director with Ellinwood Design Associates Ltd. of Raleigh. She was formerly assistant vice president-finance for British-American Corp., Raleigh.

John S. Fisher, AIA, is new project manager with the Asheville firm of SPACEPLAN/Architecture, Interiors & Planning. He was formerly with an architectural firm in Atlanta.

The firm of Richard Nolte, Architect recently incorporated and changed its name to Nolte, Brantley and Godfrey Architecture PA, Charlotte. Principals are **Richard E. Nolte**, **William C. Brantley** and **Robert D. Godfrey**, all NCSU graduates.

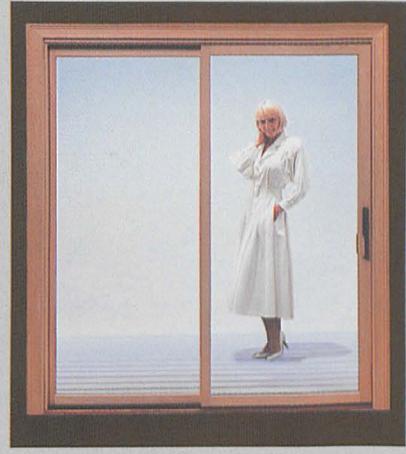
W. Calvin Howell, AIA, is new president and treasurer of Hayes, Howell & Associates PA in Southern Pines. Howell was previously vice president and secretary of the firm, which he joined in 1955. Also named as vice president and secretary was **Richard T. Mitchell, AIA**, formerly partner and vice president in charge of production. New project managers are **David Clinton, AIA**; **John Faulk, AIA**; and **Richard Mitchell, AIA**. New manager in charge of construction is **Charles Shuffler, PE**. The firm was founded in 1952 by the late Thomas T. Hayes Jr.



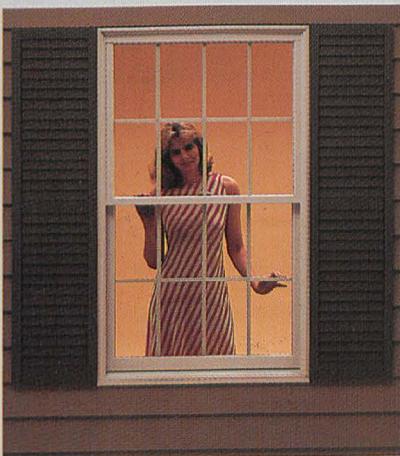
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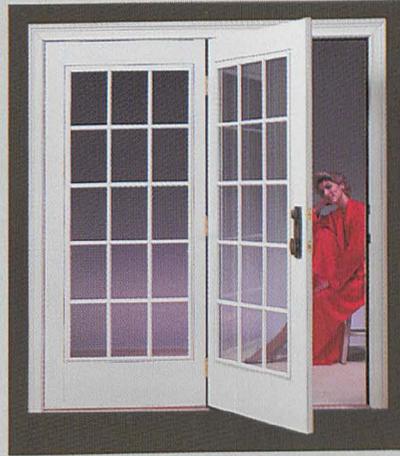
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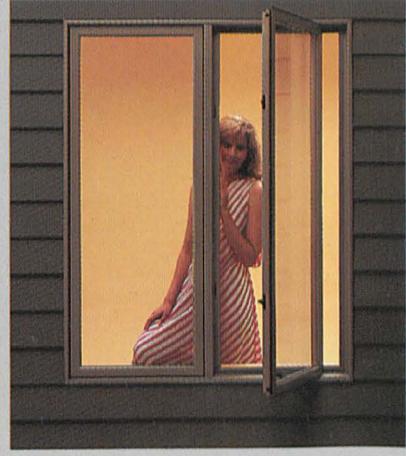
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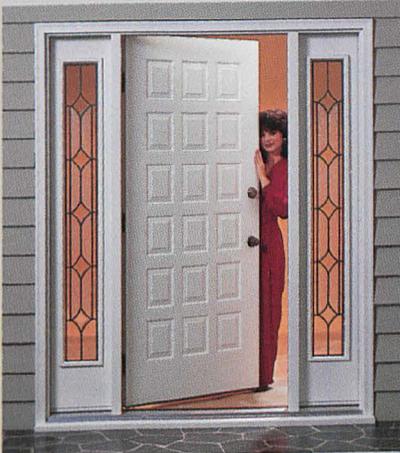
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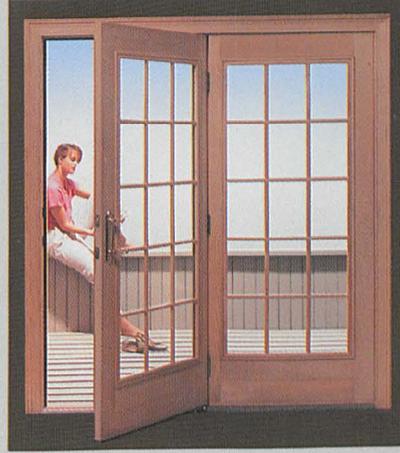
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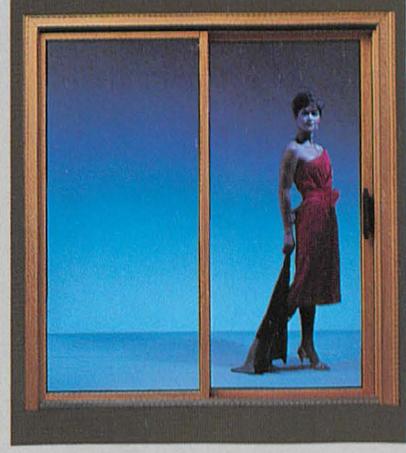
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