



CERTIFICATE OF APPROPRIATENESS REPORT

Meeting Date: January 8, 2013

Case	COA1200111	Type	Major Work
Project Name	315 East Chapel Hill Street Renovation, Additions, and Alley Modifications		
Applicant	Emerson Land Planning, PLLC		
Owner	CREH-Mutual, LLC		
Description	Renovation of the existing structure into a new restaurant and hotel, including new window and door openings on the existing structure, two roof additions, and modifications to the Holland Street alley to create a raised dining area.		
PIN(s)	0821-08-97-2898	Acreage	0.188 Acres
Location	Northeast corner of East Chapel Hill Street and Holland Street pedestrian mall.		
Zoning	Downtown Design - Core (DD-C)		
Historic District	Downtown Durham		

A. Summary

The applicant proposes modifications to the existing structure to establish a new ground floor restaurant and hotel, including new window and door openings on the existing structure, two roof additions, and modifications to the Holland Street alley to create a raised dining area.

B. Proposed Changes

The first proposed area of change is to the elevation that fronts on the Holland Street pedestrian mall (west). The proposal includes removal of the original curved glass curtain wall along the first floor and mezzanine levels and removal of the circular room on the first floor. These are proposed to be replaced with a new glass curtain wall set back eight inches from the column line along this elevation for the full height of the first floor and mezzanine. Two sets of double doors are proposed in the center of this elevation to provide access to the ground floor restaurant. Access to these new doors is proposed through the modifications proposed to the Holland Street pedestrian mall (see below). A curved metal canopy measuring 20 feet wide, 18 inches high and projecting a maximum of 36

inches from the column line is proposed above the doors. Double doors are also proposed at the basement level on this elevation with an accessible ramp to this new entrance location. The ramp has a cast-in-place concrete wall on either side of it.

The second area of change is to the Holland Street pedestrian mall. The eastern access route through the Holland Street pedestrian mall is proposed to be closed retaining only the cobblestone portion of the alley and planting area to the west. On the eastern portion of the alley the proposal includes a dining terrace at the first floor level accessed from a ramp leading from East Chapel Hill Street. The existing planter walls lining the east edge of the cobblestone path are proposed to be retained with the walls for the dining area behind them. The retaining wall of the dining area is approximately nine feet above the walkway in the alley at the northern edge. Existing landscape (including a couple of mature trees) is proposed to be removed and new landscape material installed, but no details on the existing or proposed plant materials and sizes have been included.

The third proposed area of change is to the east elevation. Twenty-four of the existing windows opening on levels three through five will be enlarged to seven feet eight inches high by two foot ten and three-quarter inches wide. Three new windows of this same size are proposed on the second level of this elevation. Six new windows are proposed in existing window openings on the third level of this elevation. Finally, two groups of windows (six windows and seven windows) are proposed on this elevation of the existing rooftop mechanical penthouse measuring four feet two inches in height.

The fourth proposed area of change is to the north elevation. Where a single existing door is located at the basement level, a pair of doors is proposed. A single new window measuring two feet ten and three-quarter inches by seven feet eight inches is proposed on each of levels two through five. In addition, a row of six windows are proposed on this elevation of the existing rooftop mechanical penthouse measuring four feet two inches in height and eighteen feet four inches in overall width.

The fifth area of change is to the rooftop. The existing mechanical penthouse is proposed to be expanded approximately twelve feet by twenty feet to accommodate two new restrooms and will match the height and roof of the existing penthouse. The existing elevator penthouse on the south portion of the roof is to be demolished and replaced with new elevator access and a rooftop addition to house two guest suites. This addition is set back from the front face of the building by five feet and measures approximately 32 feet by 33 feet. The penthouse will be 12 feet six inches high. Both rooftop building areas will have access to a new roof deck on the remaining portion of the roof. Rooftop

THE HOLLAND HOTEL

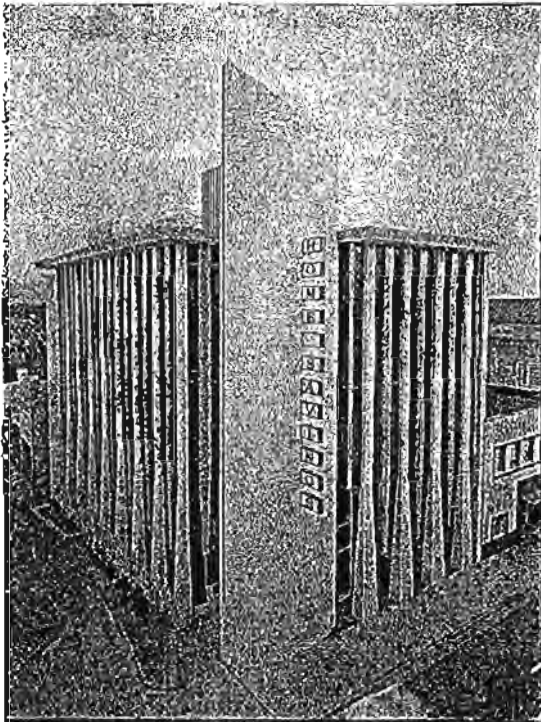
CERTIFICATE OF APPROPRIATENESS APPLICATION

DECEMBER 5, 2012

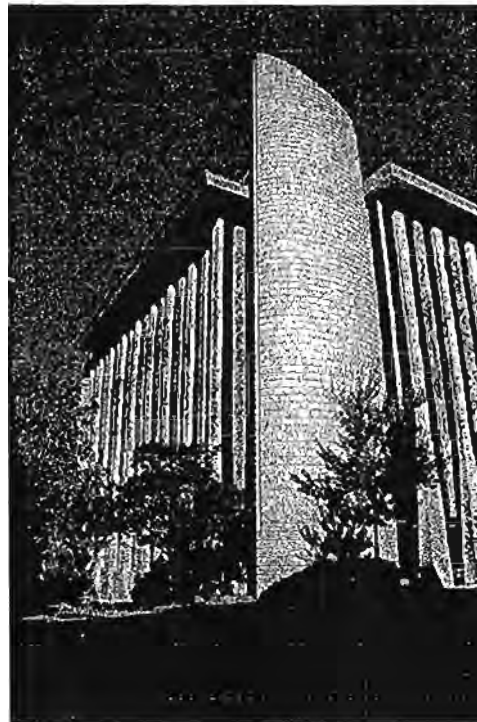
Project Intent & Background Statement

The Home Savings & Loan Building at 315 East Chapel Hill Street was completed in 1968, replacing the moderne Center Theater which had occupied the site for thirty years. Perry C. Langston of the St. Louis based Bank Building & Equipment Corporation was the lead architect, with local assistance from George Hackney and Charles Knatt, whose offices were located on the same block.

The five-story space age structure is distinguished by its prominent elliptical concrete stair tower and interlaced façade of tapered concrete columns and gold anodized aluminum fingers. The rocket-like stair tower is accented by a slender window notch rising towards its angled roofline. A contributing structure in the Downtown Durham Local Historic District, the Home Savings & Loan Building remains essentially unchanged from its mid 20th century appearance.



January 1969 (Courtesy Open Durham)



October 2012

In 2008 Mutual Community Savings Bank merged with Mechanics & Farmers, vacating the building and selling it to CREH-Mutual. The new owners' efforts to recruit commercial tenants including other financial institutions were hindered by the building's massive size, unusual layout, and lack of drive-thru facilities. Difficult economic conditions continue to suppress demand for large commercial spaces, and much of this 39,000 square foot mid-century modern landmark remains vacant.

THE HOLLAND HOTEL

CERTIFICATE OF APPROPRIATENESS APPLICATION

DECEMBER 5, 2012

Noting a deficit of downtown hotel rooms, CREH Mutual teamed with local developers Gentlan Group to craft a plan to capitalize on the building's distinctive architecture by converting it to a one-of-a-kind select service hotel and restaurant. The proposed use is a perfect fit for the existing architectural framework. The high-ceilinged bank lobby will be transformed to a restaurant and hotel reception, the mezzanine converted to guest suites and meeting rooms with a breakfast area overlooking the lobby below. The upper floors, currently configured as commercial office suites, will become modestly-sized but well-appointed guest rooms, and the rooftop will house two executive suites and a signature bar with panoramic views of the City.

Scope of Work Description

The project will not utilize historic tax credits and is not subject to review by the State Historic Preservation Office or the National Park Service. However, the building is a contributing structure to the local historic district, and preservation of the building's outward appearance is paramount to the project's success and identity. All exterior modifications will comply fully with the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings, applicable building codes, and the Americans with Disabilities Act.

Features integral to the building's exterior character will be cleaned, repaired, and preserved. Sensitive alterations required to adapt the building to its new use will not impact the primary building elevation or destroy or obscure important character-defining elements. In accordance with the National Park Service's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, only those building alterations that are "needed to assure its continued use" have been contemplated. Mechanical, electrical and plumbing systems will be upgraded to improve energy efficiency and life safety. Rooftop building additions and mechanical equipment will be set back from the deep roof overhangs, keeping them inconspicuous from the public right-of-way.

Specific exterior alterations are depicted on the attached architectural drawings, and include the following:

Rooftop (Sheet A1.7, A1.8)

- Convert existing mechanical penthouse to interior bar (approx 1,234 sf).
- Add two restrooms (approx. 170 sf). Match height and roofline of adjacent penthouse.
- Add two guest suites (1,125 total square feet). 12'-6" total height with flat roof set back 5'-0" from south edge of roof overhang (8'-6" from exterior face of building below).
- Add rooftop mechanical equipment and 62" high painted metal screen walls

West Elevation (Sheet A2.3)

- Remove ground floor portion of curving curtain wall.
- Remove circular conference room structure.
- Add exterior glass curtain wall, ground floor and mezzanine levels. Set back approximately 8 inches from face of columns and existing upper story curtain wall above.
- Add two double doors at ground floor. Set back approximately 8 inches from face of columns.
- Add curved metal canopy above new doors. 20' width, 18" height. Canopy projects approximately 35" from face of columns at its widest point.
- Add double doors at basement level for service access.
- Add accessible ramp from alley down to new basement access

East Elevation (Sheet A2.4)

- Replace/enlarge windows within existing vertical brick reveals, floors 2-5.
- Add windows, rooftop mechanical penthouse

North Elevation (Sheet A2.4)

- Add window, floors 2-5
- Add windows, rooftop mechanical penthouse

Holland Street (Sheet LA1.0, LA2.0)

- Repair existing cobblestone seatwalls
- Add new concrete retaining walls supporting dining terrace at first floor level
- Add new flowering trees, shrubs, and groundcover
- Add new accent lighting
- Add new accessible ramp to basement level

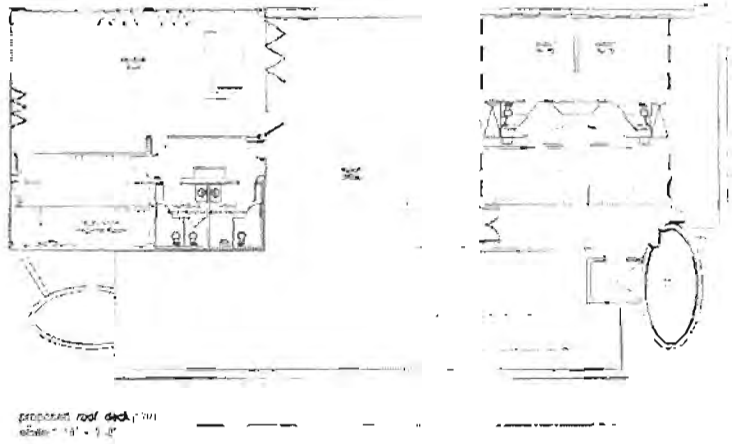
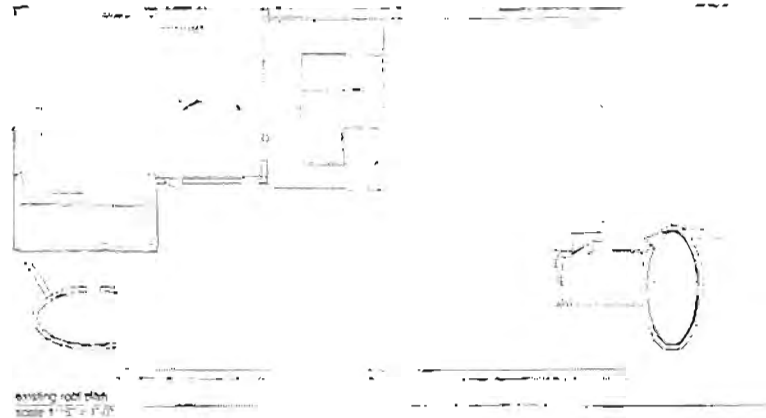
Local Review Criteria Compliance Statement

The proposed renovation and adaptive re-use of the Home Savings & Loan Building is wholly consistent with the Downtown Durham Historic District Preservation Plan. The plan's primary goal is to ensure "a viable city center with its historic heritage preserved and displayed in its buildings and landscape." The Plan stresses the significance of the architectural diversity that makes Durham unique, and acknowledges the importance of allowing sensitive renovation and modern additions to our historic structures.

While the Home Savings & Loan Building is neither a designated landmark nor a contributing structure to the National Register District, it is undoubtedly an important and instantly recognizable element of Durham's landscape – and a primary contributor to downtown's architectural diversity. The Preservation Plan specifically mentions the building twice, noting its "futuristic appearance" and citing the "dramatic white elliptical tower," "simple yet striking roofline" and "vertical emphasis of the base columns and façade articulation" as its defining features. The proposed renovation preserves those features, while making sensitive alterations that are critical to the building's usefulness and continued occupancy.

The Secretary of the Interior Standards for Rehabilitation of Historic Structures stipulate that "*a property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*" While the Home Savings & Loan Building is no longer viable as a bank, its conversion to a hotel and restaurant will require only relatively minor and inconspicuous alterations, and will not affect the character defining features highlighted in the Preservation Plan.

The Standards also call for new work to be clearly differentiated from old, yet compatible with the historic features, size, scale, proportion, and massing, and for new additions and construction to be removable, maintaining the "essential form and integrity" of the property. The proposed renovations adhere strictly to these criteria. Rooftop additions will be set back from the already generous overhangs to respect sight lines from street level. New curtain wall panels and entry doors on the Holland Street façade will be recessed between the existing columns to maintain shadow lines and distinguish them from existing building features. Sensitive improvements to the Holland Street Plaza will derive their geometry and material palette from the existing planters and architecture, increasing accessibility and enlivening the plaza, while preserving its spatial character and 1960's aesthetic.



Holland Hotel
315 E. Chapel Hill Street
DURHAM, NC

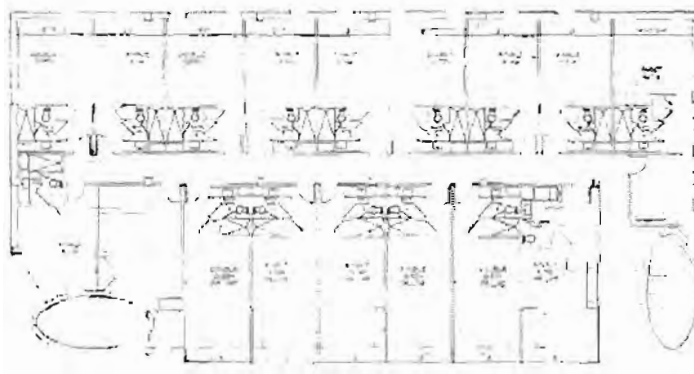
Plans
A1.7



Holland Hotel
311 E. Chapel Hill Street
DURHAM, NC

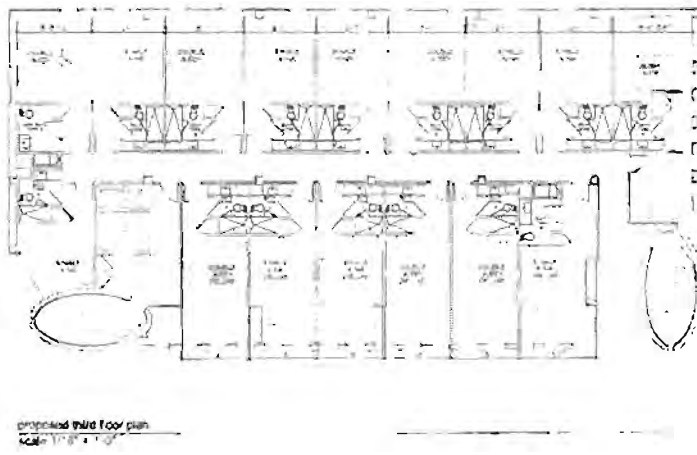
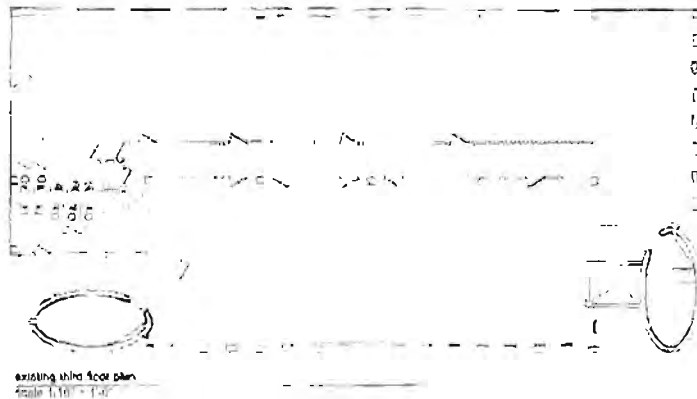


existing fourth floor plan
scale 1/8" = 1'-0"



proposed fourth floor plan
scale 1/8" = 1'-0"

Plans
A1.6



Holland Hotel
315 E. Chapel Hill Street
DURHAM, NC

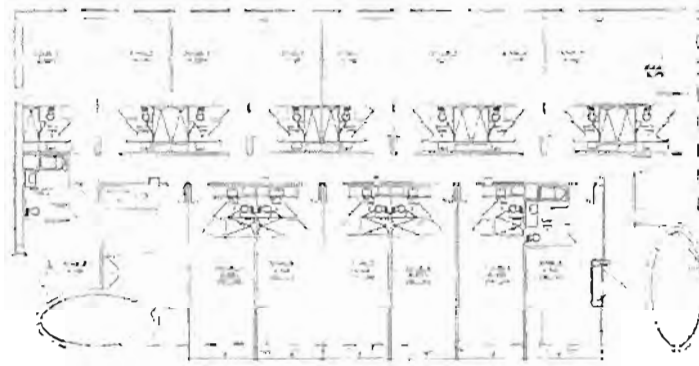
Plans
A1.5



Holland Hotel
315 E. Chapel Hill Street
DURHAM, NC

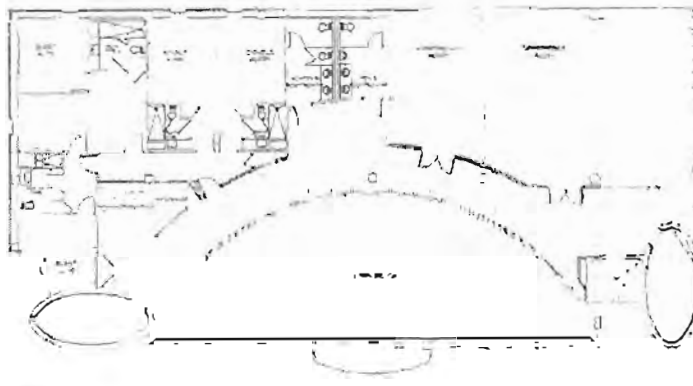
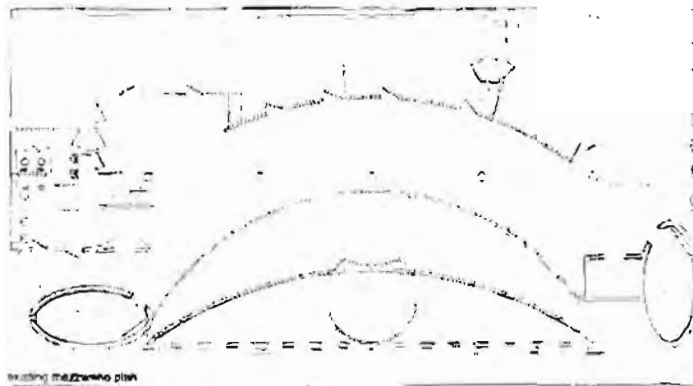


existing second floor plan
scale 1/4" = 1'-0"



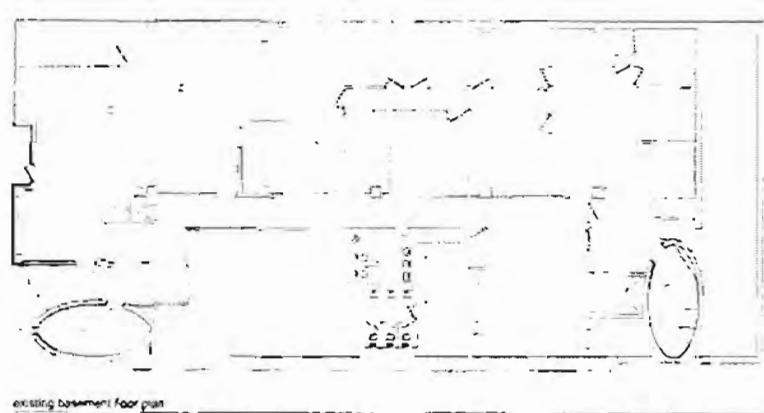
proposed second floor plan
scale 1/4" = 1'-0"

Plans
A1.4

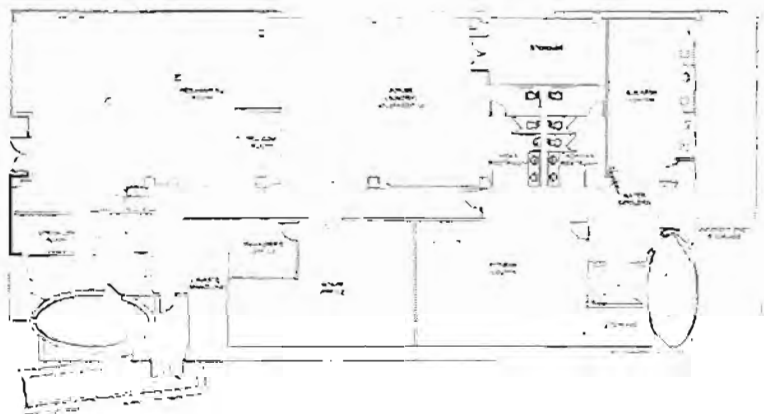


Holland Hotel
315 E. Chapel Hill Street
DURHAM, NC

Plans
A1.3



existing basement floor plan
 scale 1/16" = 1'-0"



proposed basement floor plan
 scale 1/16" = 1'-0"



Iolland Hotel
 215 E. Chapel Hill Street
 DURHAM, NC

Plans
 A1.1