

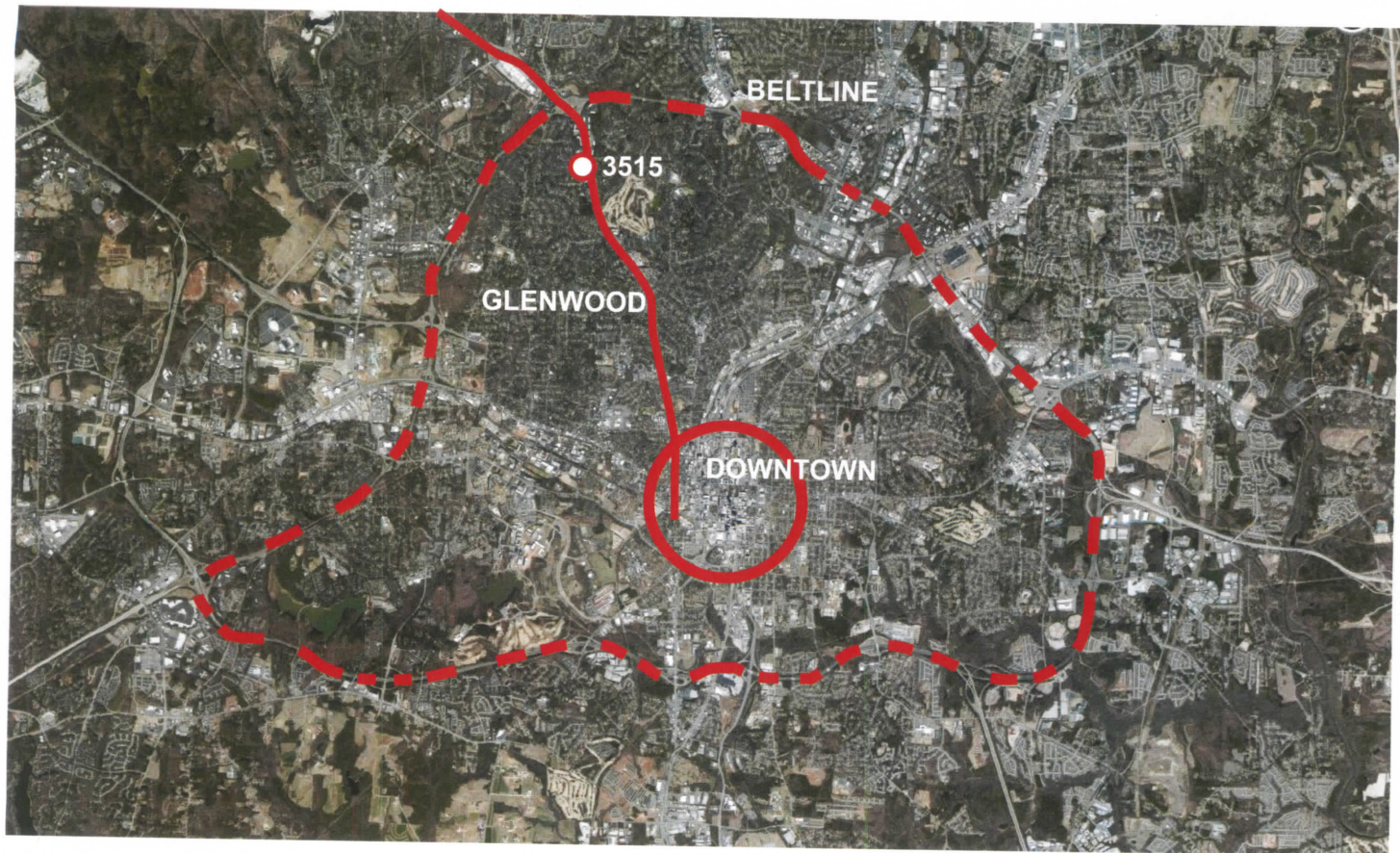


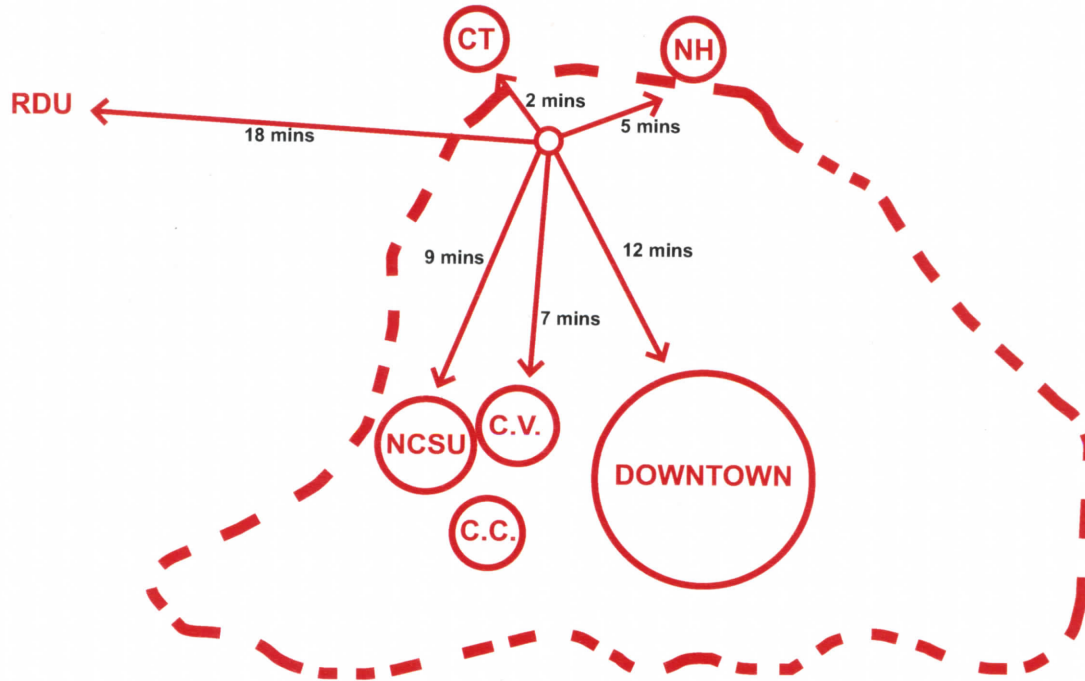
KHA
KENNETH HOBGOOD ARCHITECTS

3515 GLENWOOD
CONCEPT STUDY 130923

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The site is located 10 minutes north of downtown Raleigh, between Crabtree Valley, North Hills, and Cameron Village. The location offers convenient access to Raleigh's most viable commercial and retail centers. To the south is the campus of North Carolina State University and its Centennial Campus, two epicenters for research and technology. Raleigh Durham International Airport is less than 20 minutes by car.



Situated along Glenwood Avenue, just south of Interstate 440, the site is in the midst of a heavily wooded residential neighborhood. Like the parting of the Red Sea, the Glenwood Corridor is a linear interruption within its given context, in this case a commercial strip within a high-income residential neighborhood.



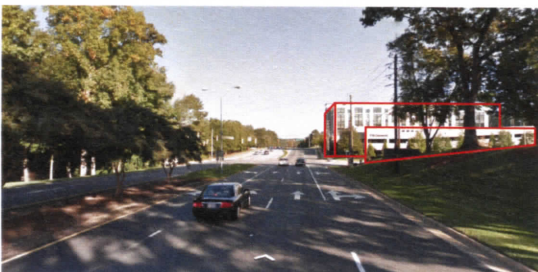


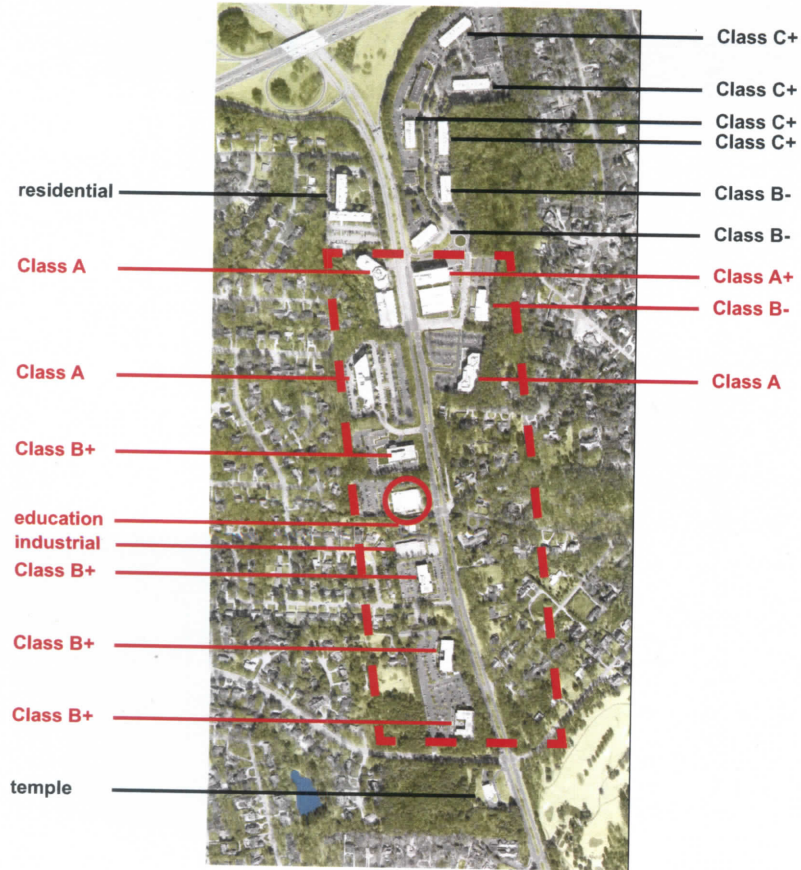
Two predominant conditions exist on Glenwood Avenue:

1. Commercial developments camouflaged by the lush surroundings resulting in low to no visibility.



2. More recent commercial developments and their adjacent parking structures are placed directly on Glenwood at the expense of their lush surroundings resulting in high visibility.

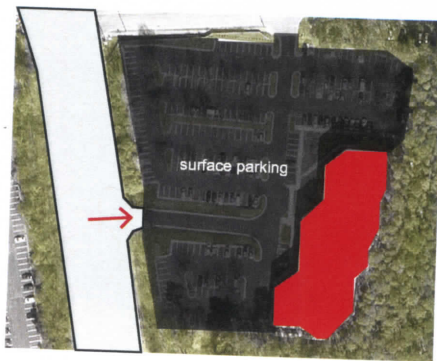
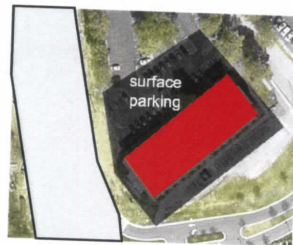
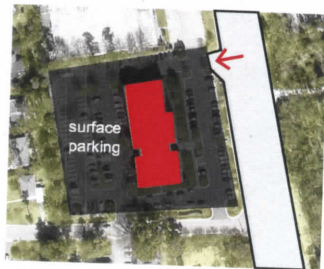




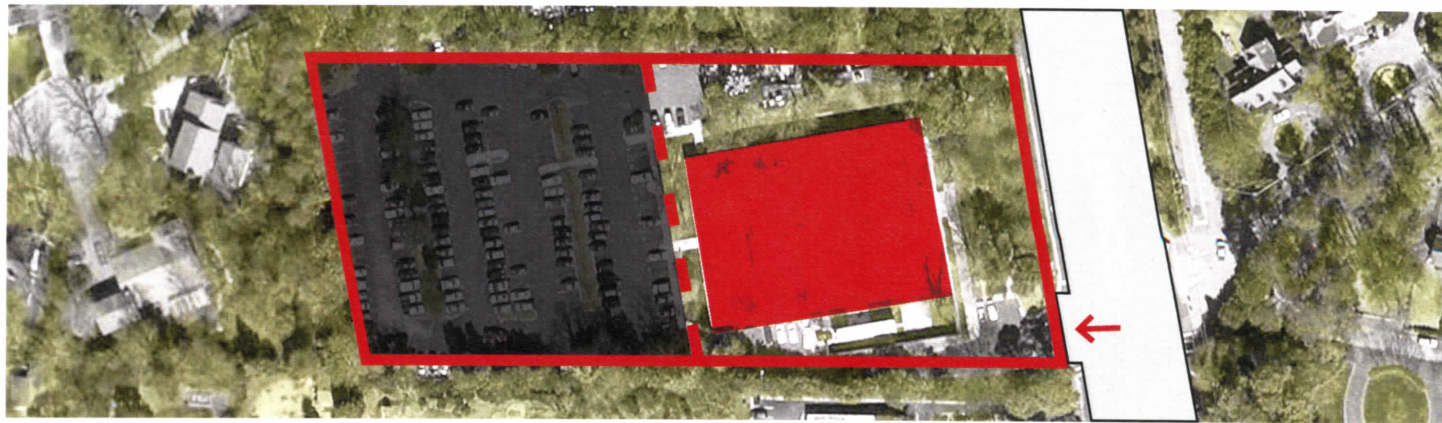
3515 is located in the heart of the Glenwood Corridor. 3515 notwithstanding, the majority of the architecture along Glenwood consists of nondescript structures.

The surrounding context is composed of anonymous buildings that could exist in any office park in America. There is no commercial anchor; no signature piece of architecture that relates to the unique setting afforded in this area.





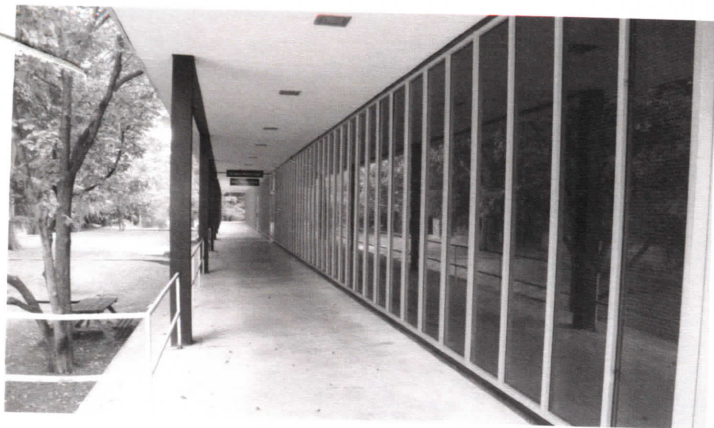
The relationship between architecture, parking, and nature is tenuous at best. Two site conditions exist along the Glenwood Corridor as they pertain to commercial development. In the first, the majority of the site is paved and the building is situated towards the center of the parking lot, creating an asphalt apron around the architecture. The second, and more recent condition, is to condense the parking in an above ground deck. While this allows for a smaller parking footprint, the decks are placed directly on Glenwood, adding to the overall visual clutter of the development and of the views from Glenwood.



3515 is the exception to these prevailing conditions. The existing structure is carefully sited within its context. The site is cut in half, allowing the western portion to exist as concealed parking, while the eastern portion of the site, serving as a forecourt, allows the building to be comfortably placed within its natural environment.



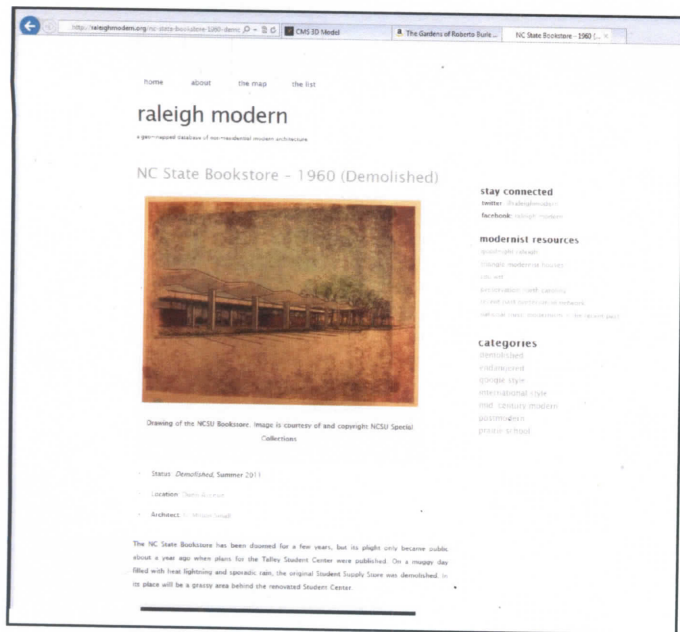
Built in 1962 for Northwestern Mutual Insurance Company, 3515 Glenwood later became the home for the Raleigh Orthopedic Clinic. The building, composed of two stacked floor plates, one half buried in the sloped site, is bound by a continuous covered exterior circulation. The floor plans are governed by a structural grid of 22' x 20', lending itself to an infinite number of potential layouts. The building was designed by architect G. Milton Small.





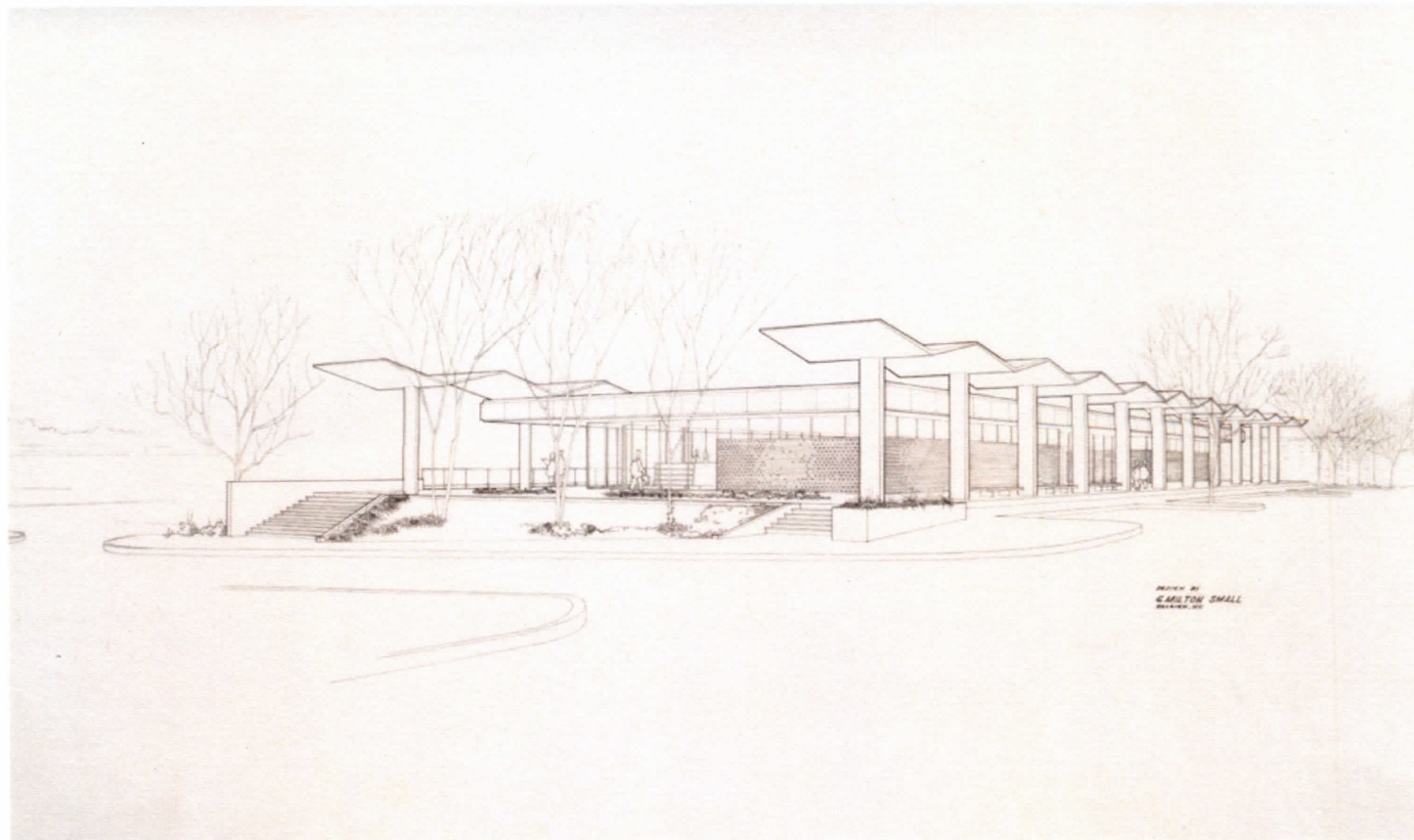
One of the most respected and admired modernist architects in North Carolina, G Milton Small graduated from the University of Oklahoma in 1939. After his graduate studies under the direction of Mies van der Rohe at the Illinois Institute of Technology, Milton opened his office in Raleigh in 1949. Over several decades he produced a body of work that distinguished him as the one of the most accomplished proponent of Modernism in North Carolina.





The work of Milton Small has a devoted following throughout the Triangle area. Numerous websites celebrate and catalog his projects. The primary service here is to preserve his structures as they are starting to be demolished for new construction.

The North Carolina State University Bookstore, designed by Milton Small in 1960, is one of the recent projects that has been razed to make room for new development.



NCSU Bookstore, 1960



While the historical significance of Milton's work is one reason to preserve his buildings, the most alluring might be the significant financial incentives that can be attained by finding creative ways to reuse and update the existing structures.

By placing 3512 Glenwood on North Carolina's State Historic Register the existing building is eligible for significant tax savings. If state and federal credits are combined the project can potentially save up to 40% on refurbishing the original building.

North Carolina
State Historic Preservation Office

Department of Cultural Resources
Office of Archives and History
Division of Historical Resources



North Carolina Historic Preservation State Tax Credits

North Carolina preservation state tax credits for rehabilitations of historic buildings provide:

- A 20% state tax credit for rehabilitations of **income-producing** historic properties that also qualify for the 20% federal investment tax credit. In effect, the combined federal-state credits reduce the cost of a certified rehabilitation of an income-producing historic structure by 40%.
- A state tax credit of 30% for qualifying rehabilitations of **nonincome-producing** historic structures, including owner-occupied personal residences. There is no equivalent federal credit for such rehabilitations.
- State Mill Rehabilitation Credits may be applied to the rehabilitation of qualifying former textile, tobacco, and furniture plants in lieu of (not in addition to) the standard state historic preservation tax credits. These credits provide even greater incentives for qualifying projects. The incentives vary, depending on the economic development tier for the county assigned by the N.C. Department of Commerce.

Some key points and cautionary reminders about the credits:

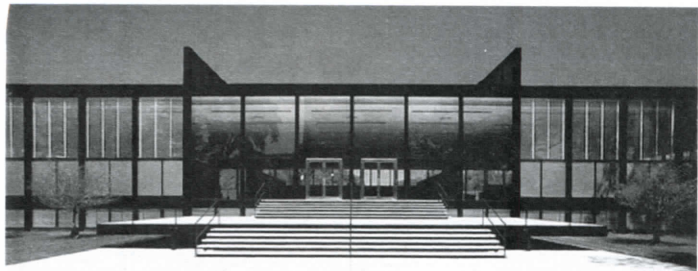
- Only certified historic structures will qualify for the credits. A "certified historic structure" is defined as a building that is listed in the National Register of Historic Places, either individually or as a contributing building in a National Register historic district, or as a contributing building within a local historic district that has been certified by the Department of the Interior. (There are only three of the latter in North Carolina. These are the Blount Street Historic District in Raleigh, the Goldsboro Historic District, and the Decatur-Hunter Historic District in Madison.)
- A nonincome-producing building must be a "certified historic structure" at the time the state credit is taken – that is, it must actually be listed in the National Register either individually or as part of a district or it will not qualify for the state credit. The federal tax credit for income-producing buildings provides for "preliminary certification" that enables an owner to take the credit for a qualifying rehabilitation even before the structure is actually listed in the National Register of Historic Places. There are no such provisions for preliminary certification in the state law for nonincome-producing historic structures.
- An owner may begin a rehabilitation project on a nonincome-producing property prior to the listing of the property in the National Register, with the intention of having it listed in the Register by the time the project is completed. However, because listing of a property by a desired deadline cannot be guaranteed, **owners are strongly advised to secure National Register listing of their nonincome-producing property prior to beginning a certified rehabilitation.**

A property is listed in National Register of Historic Places by a nomination, which is a research report prepared according to detailed state and federal guidelines. The final authority on National Register listing is the federal Keeper of the National Register in Washington, D.C. In its role as administrator of the National Register program in North Carolina, the N.C. State Historic Preservation Office is charged with ensuring that nominations forwarded by the State Historic Preservation Office to the Keeper are complete and correct. The State Historic Preservation Office provides direction to preparers but does not write nominations. Most nominations are prepared by private consultants (this list is in Adobe Acrobat Reader format) hired by property owners, local governments, or private non-profit organizations. The nomination process typically takes a minimum of six months, and may take much longer.

- The rehabilitation of the historic structure must be substantial. For income-producing properties, the rehabilitation expense must exceed the greater of the "adjusted basis" of the building or \$5,000 within a 24 month period or a 60 month period for phased projects. For nonincome-producing properties, the rehabilitation expense must exceed \$25,000 within a 24 month period.
- All rehabilitation work must meet the Secretary of the Interior's Standards for Rehabilitation. Applications for income-producing structures are subject to a joint review by the N.C. State Historic



Mies van der Rohe, Milton Small's mentor in Chicago, is considered one of the greatest architects of the 20th century. Mies, like many of his post-World War I contemporaries, sought to establish a new architectural style that could represent modern times just as Classical and Gothic did for their own eras.



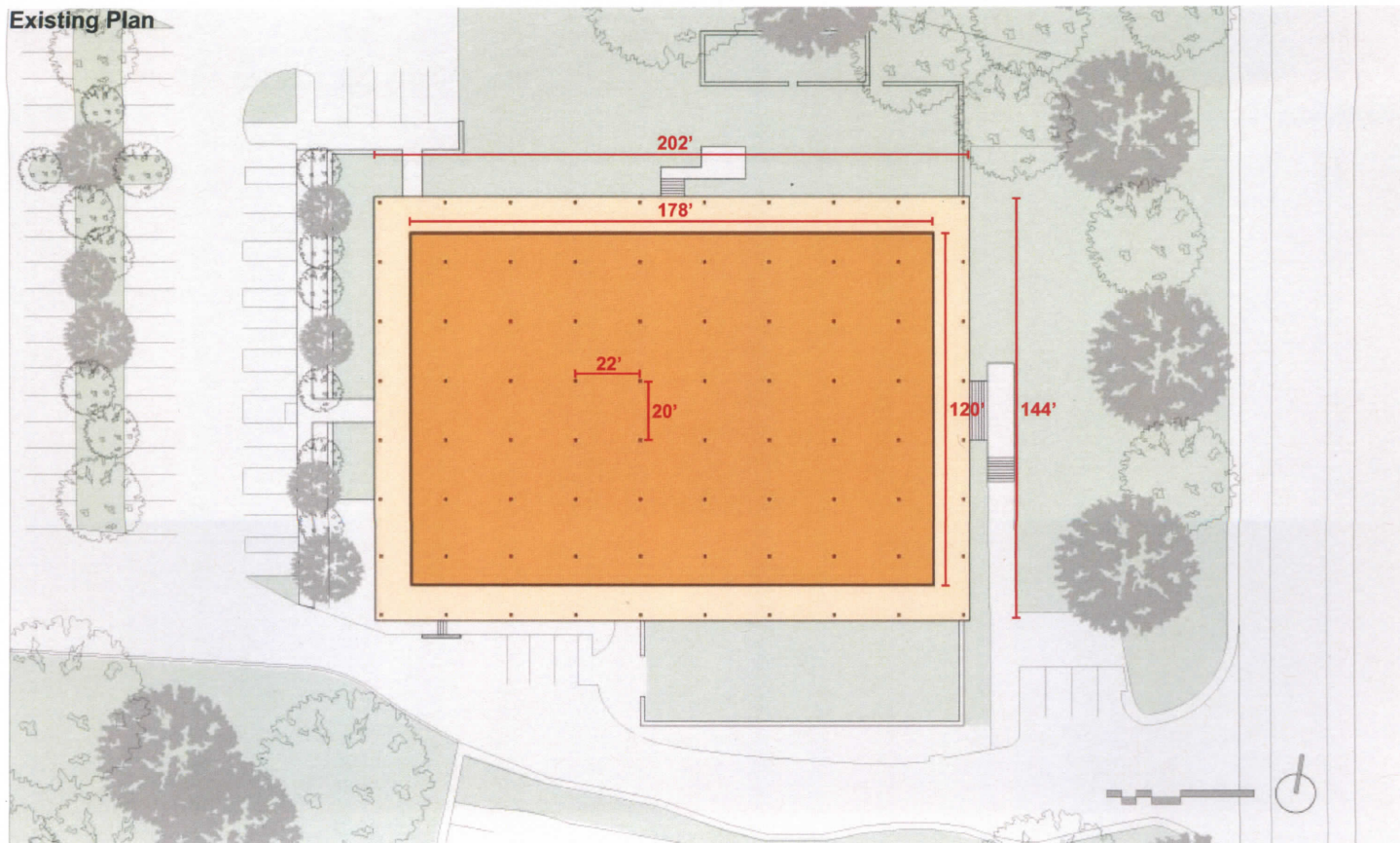


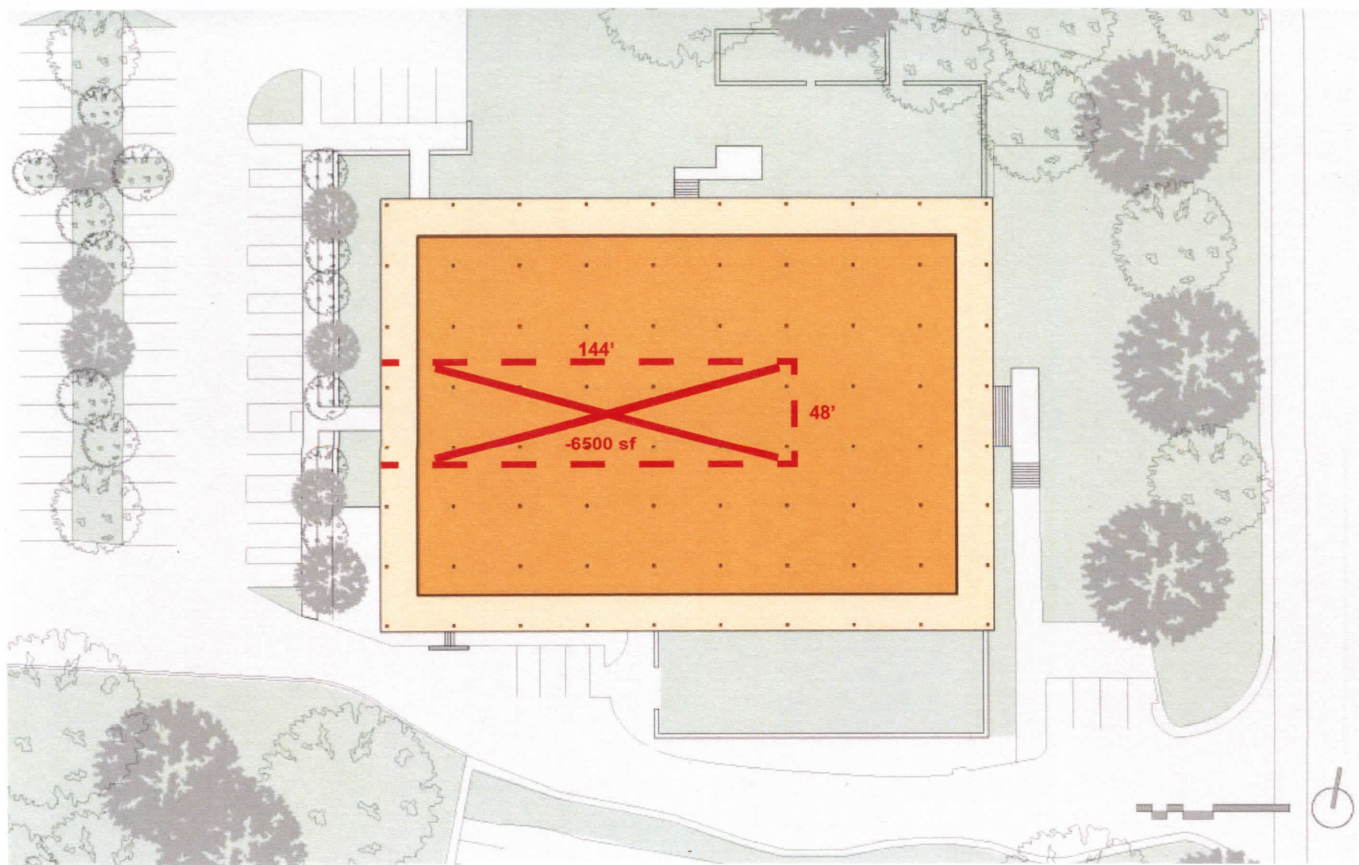
FLEXIBILITY



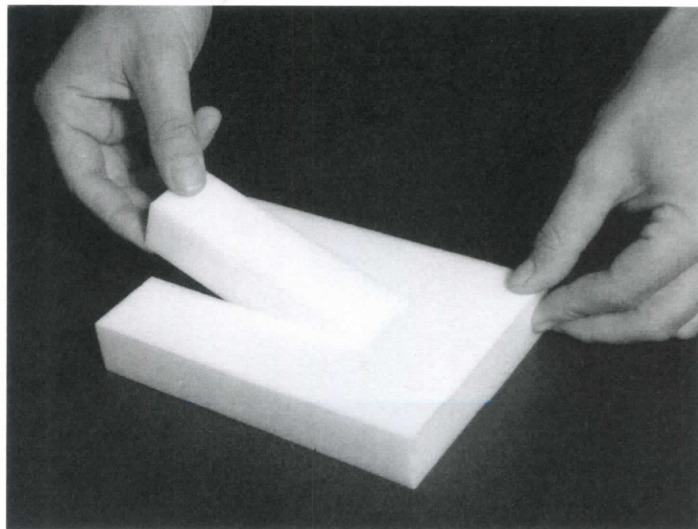
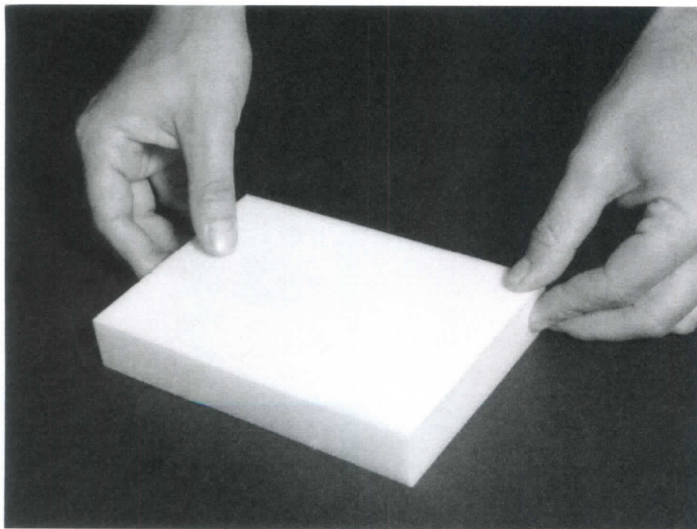
CONNECTION TO NATURE

Existing Plan

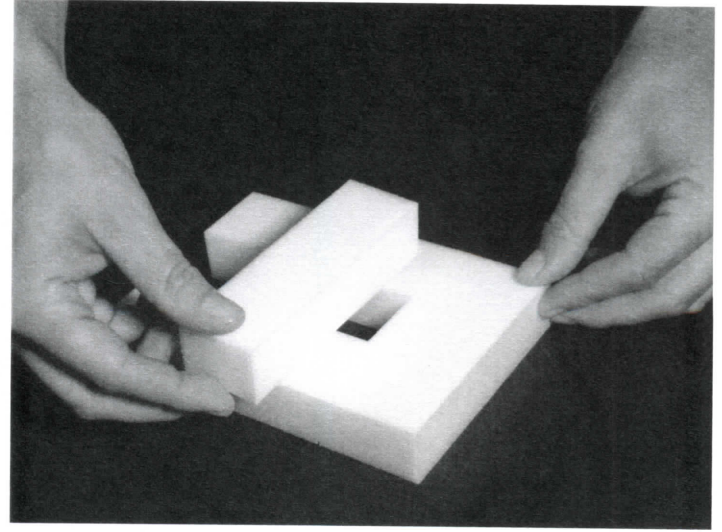
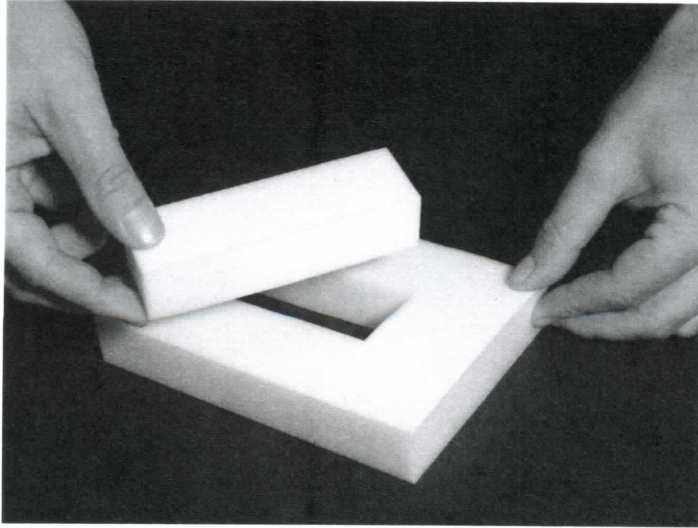




CUT & PASTE



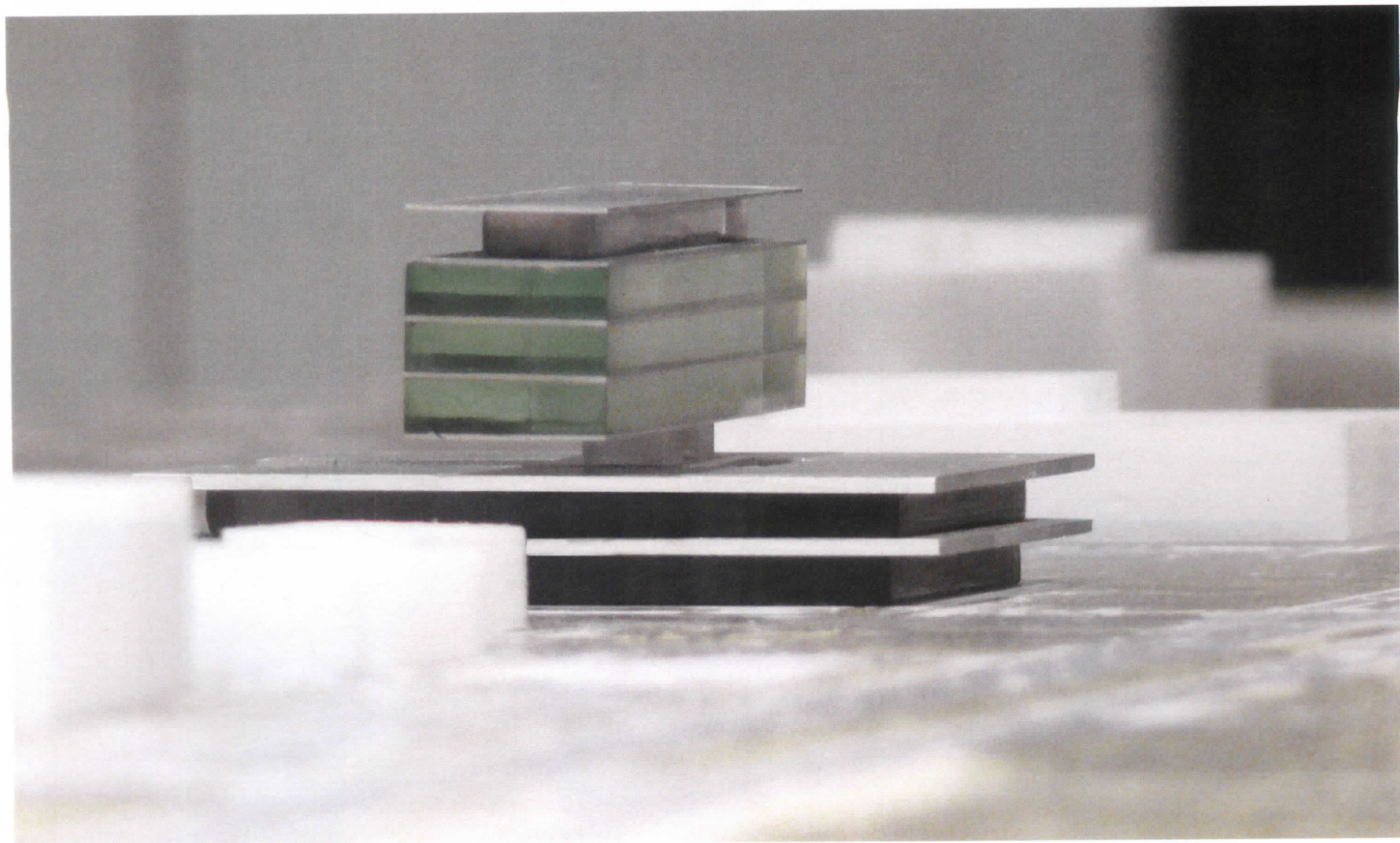
Our response to bring the existing building up to the desires of modern office space is to cut out the undesirable center portion of the Milton Small building. This allows light penetration throughout both plates of the building, permits natural ventilation, and creates a new entry directly from the parking lot.

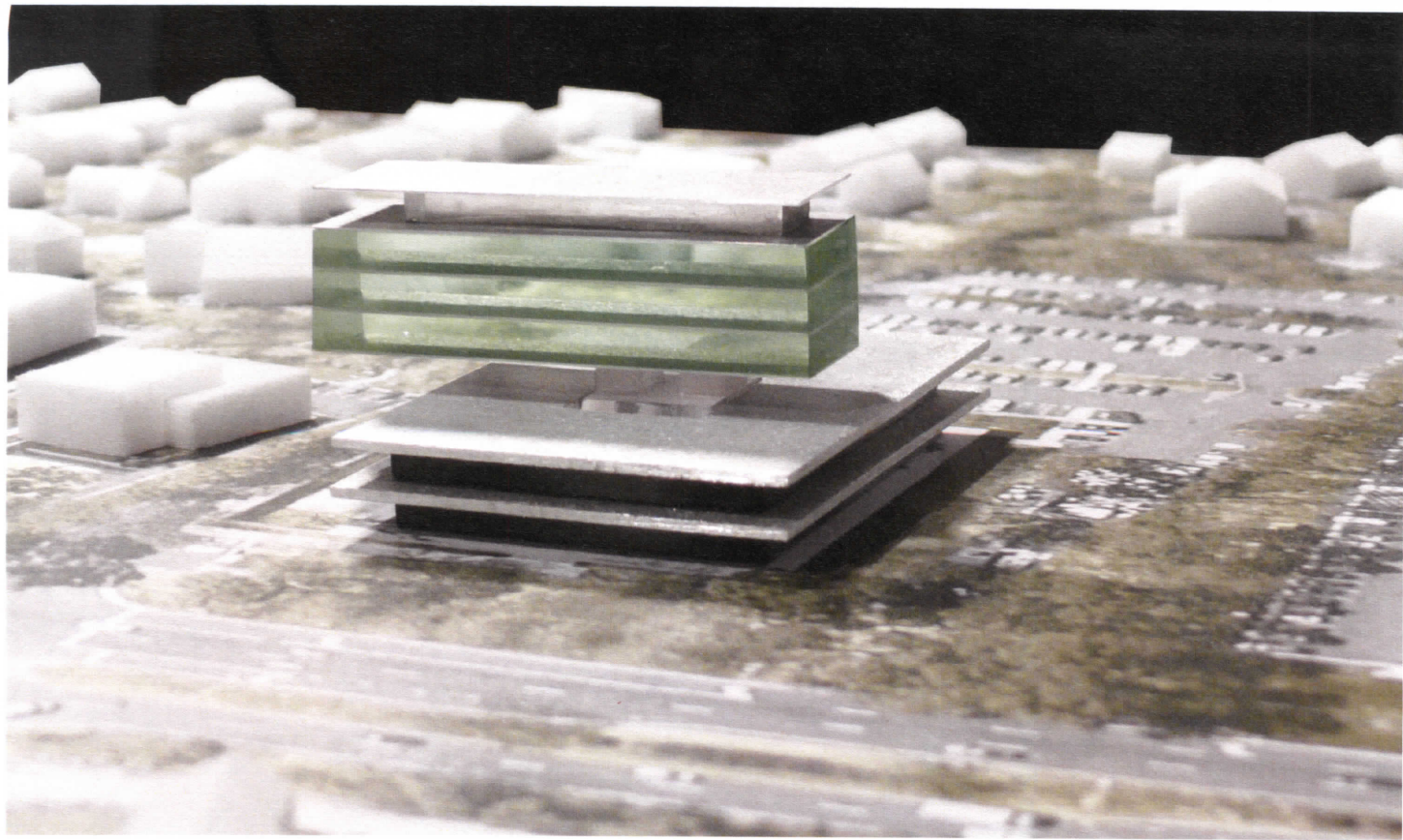


The client, who originally asked us to look at a new building with 60,000 sf of office space, still needed an additional 25,000 sf of leasable space after the improvements to the Milton Small building. We achieve this by placing the excavated section on top of the existing building. Simultaneously liberating the buried section and creating a new identity that can emerge from the treetops to give 3515 an identity along Glenwood.

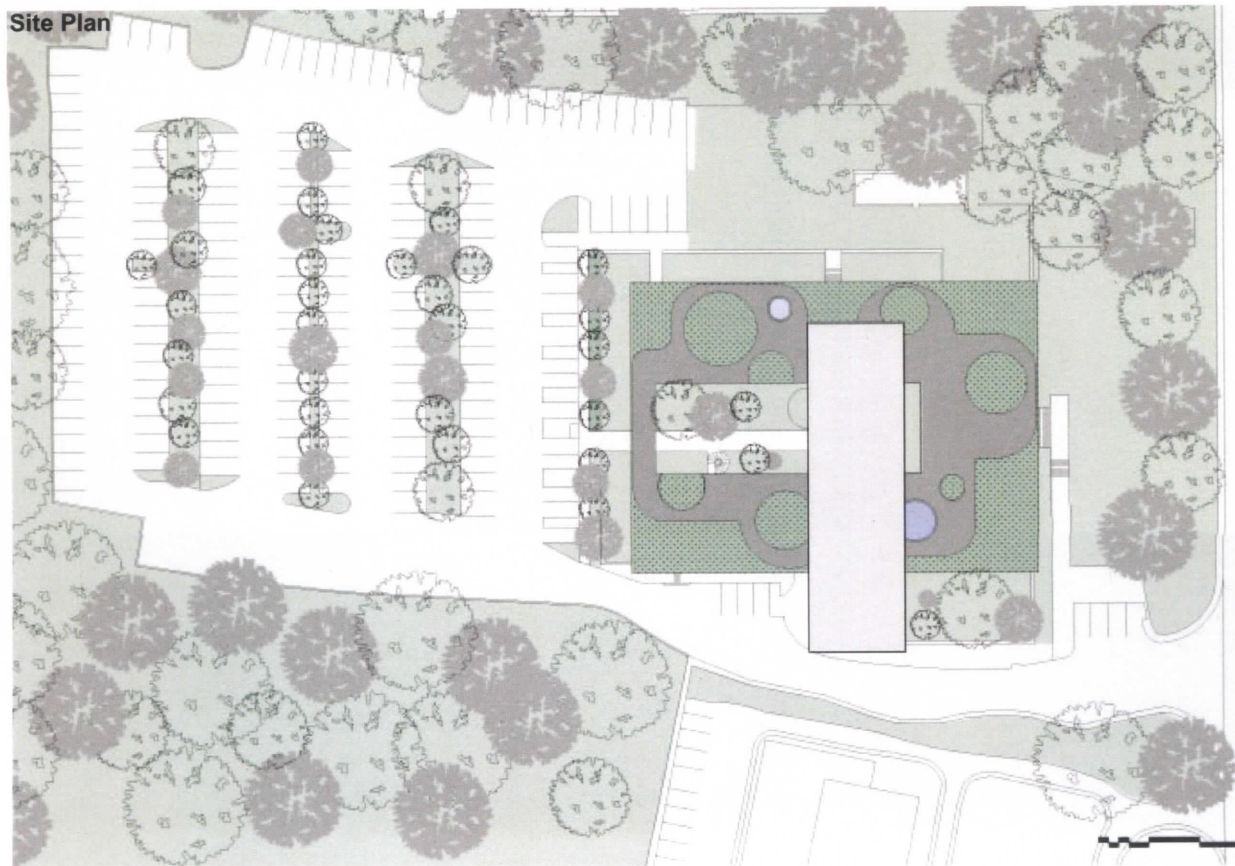








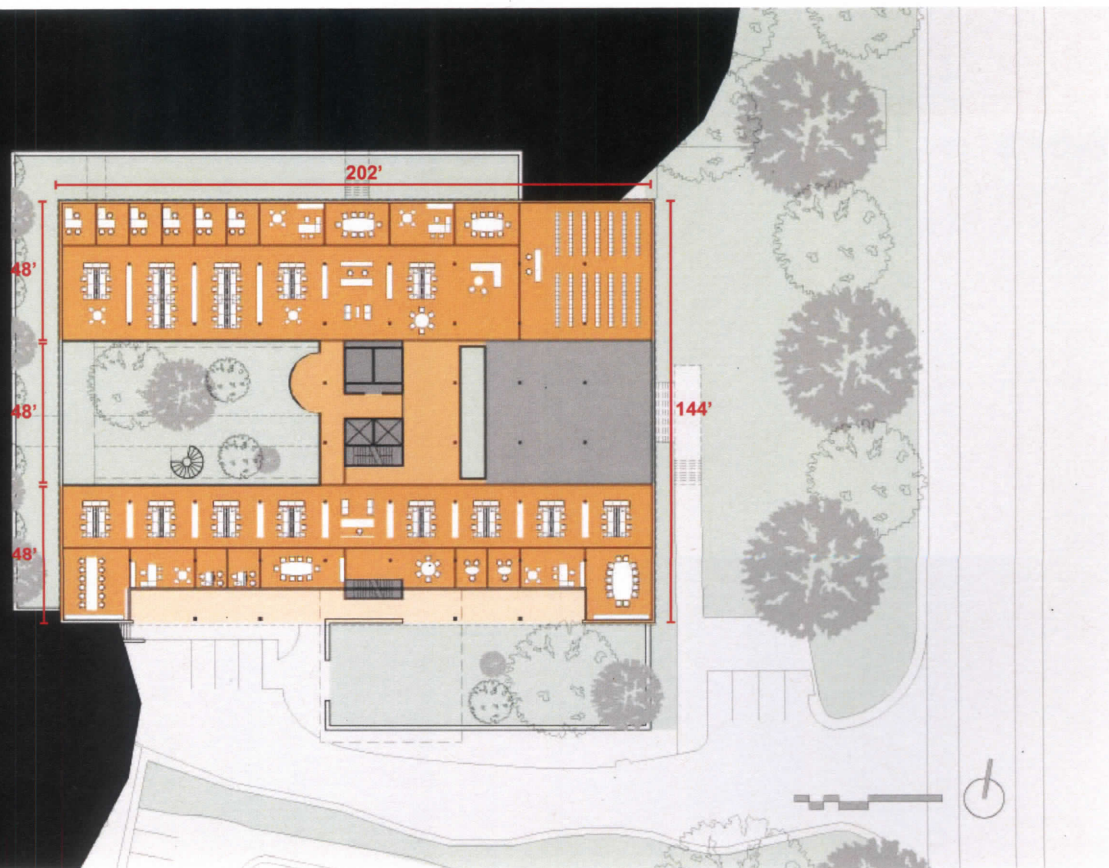
Site Plan



Approach View from Glenwood



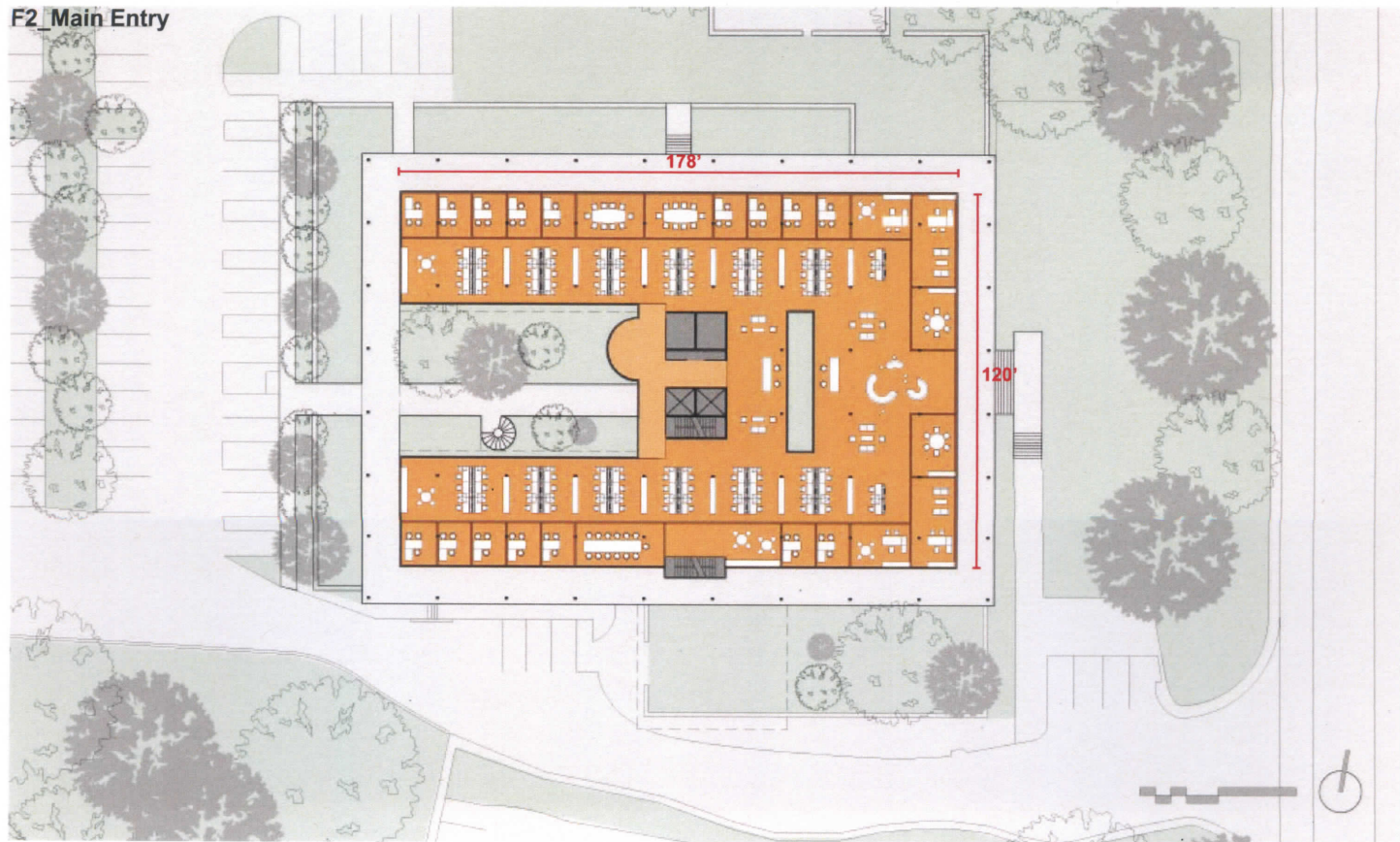
F1_Sunken Garden



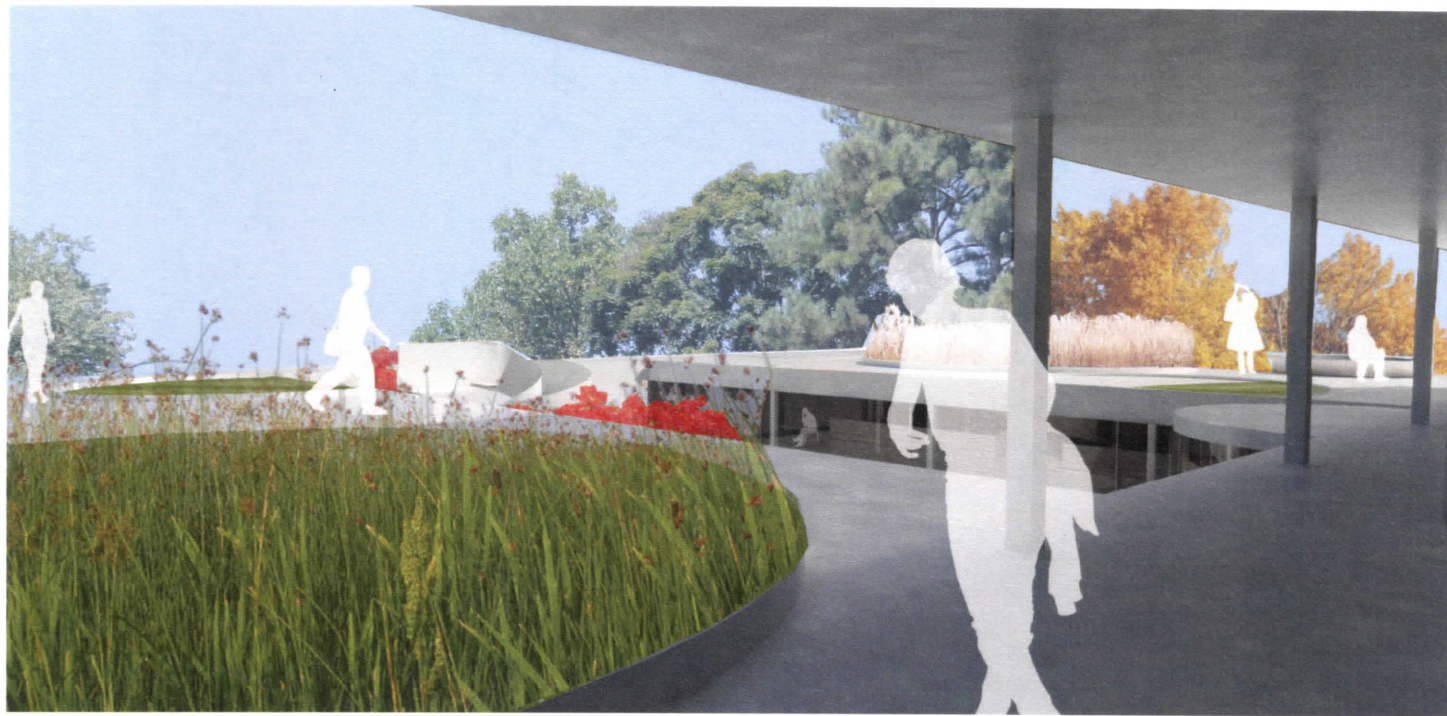
Entry View from Bridge



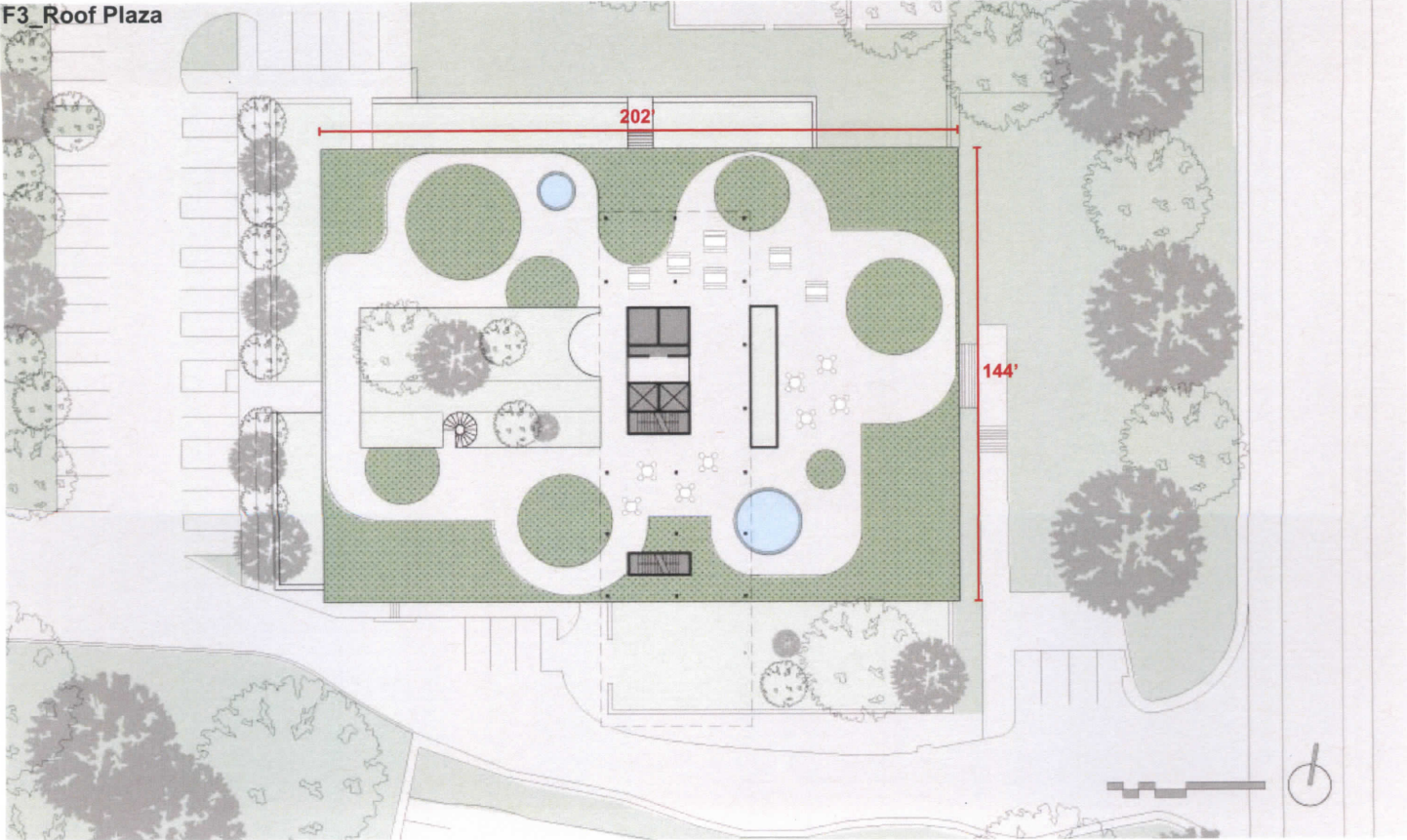
F2 Main Entry



View Looking West from Roof Plaza



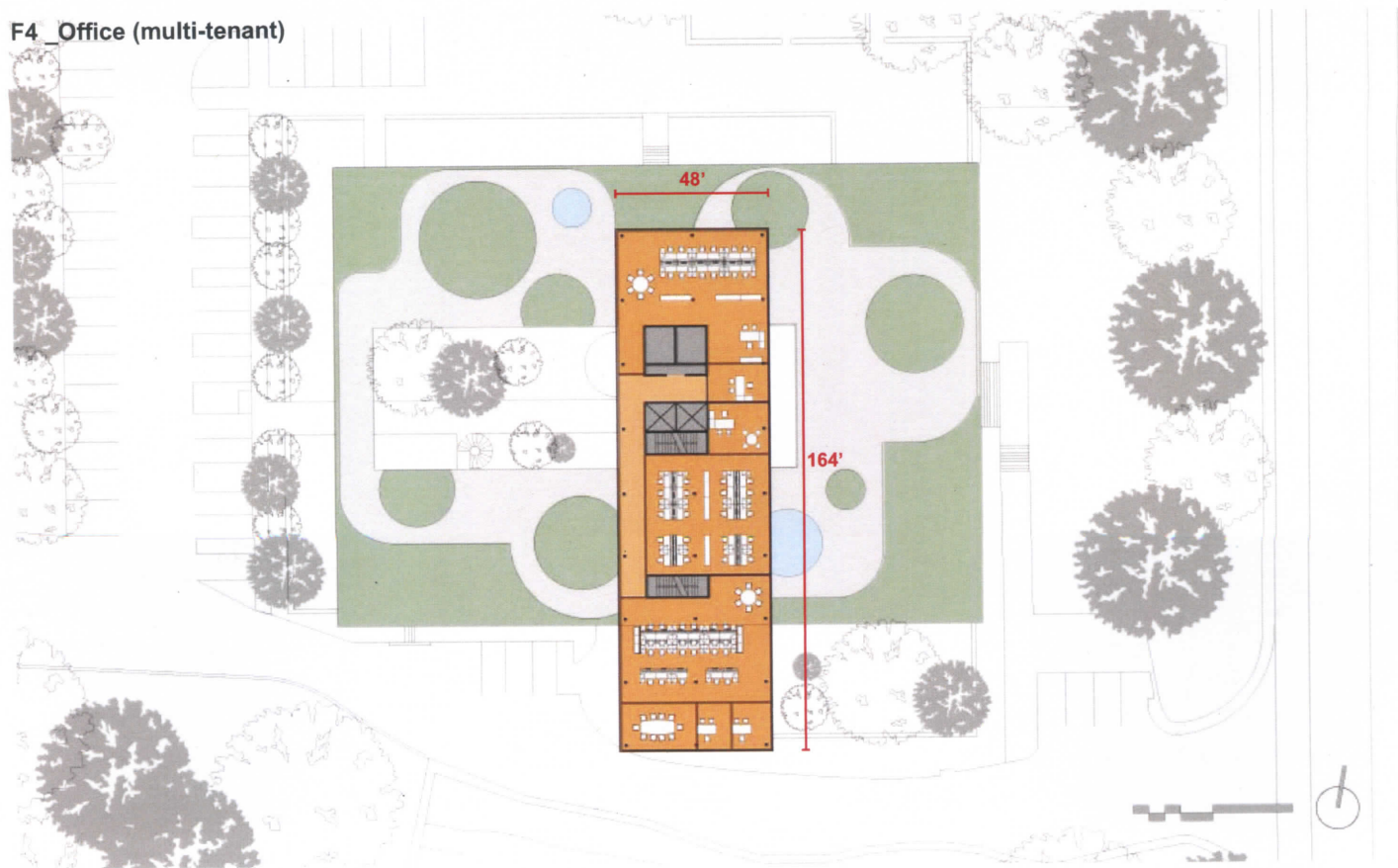
F3_Roof Plaza



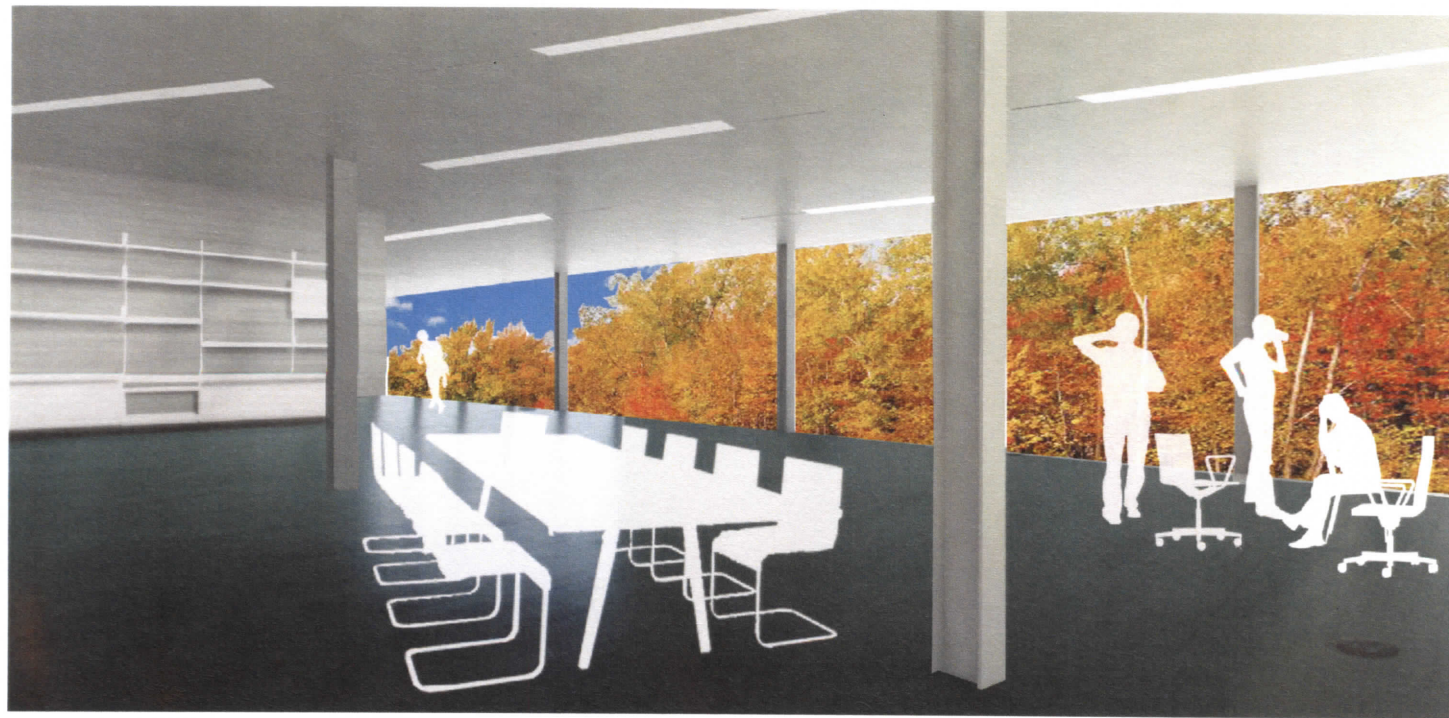
View Looking East from Roof Plaza



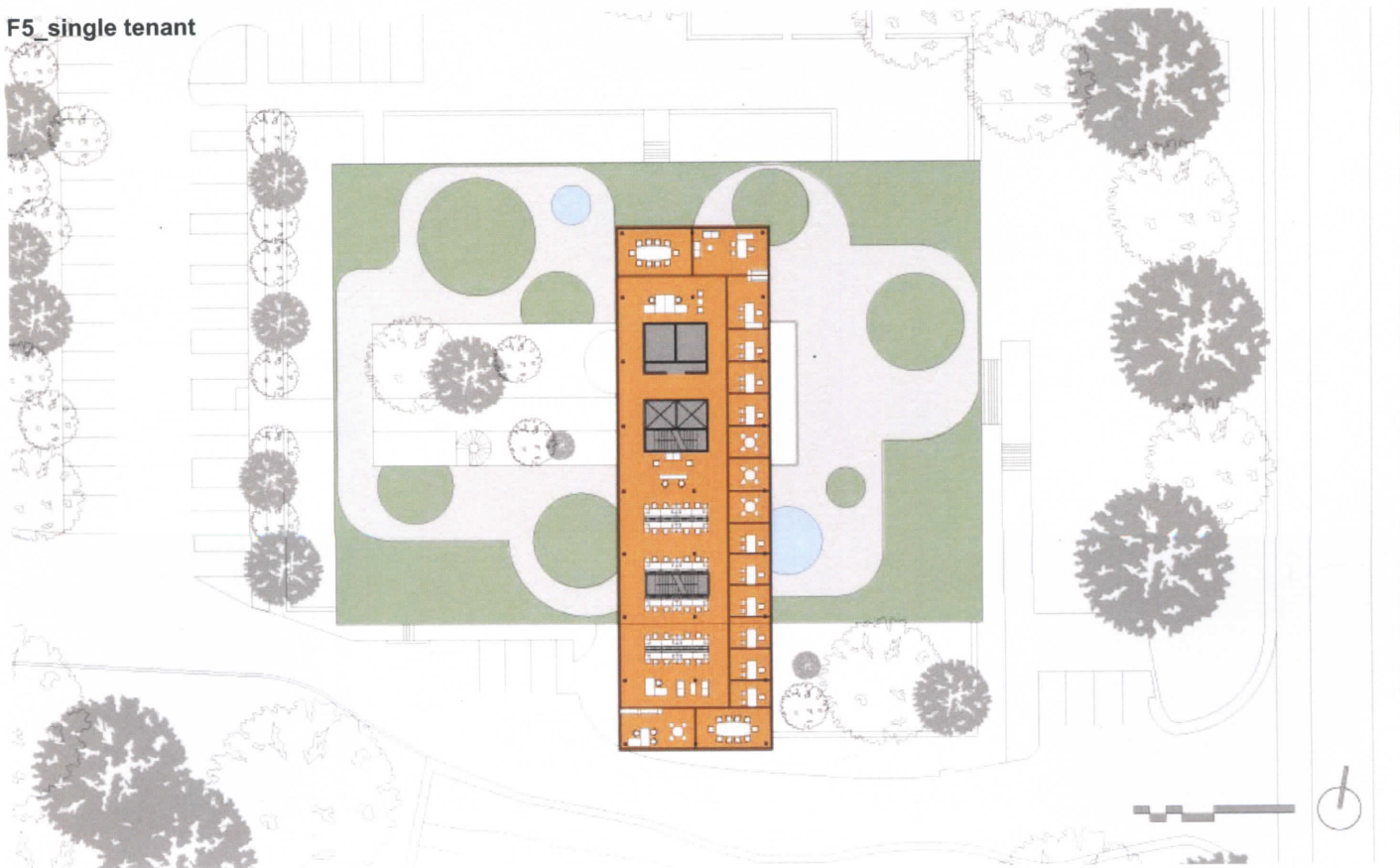
F4_Office (multi-tenant)



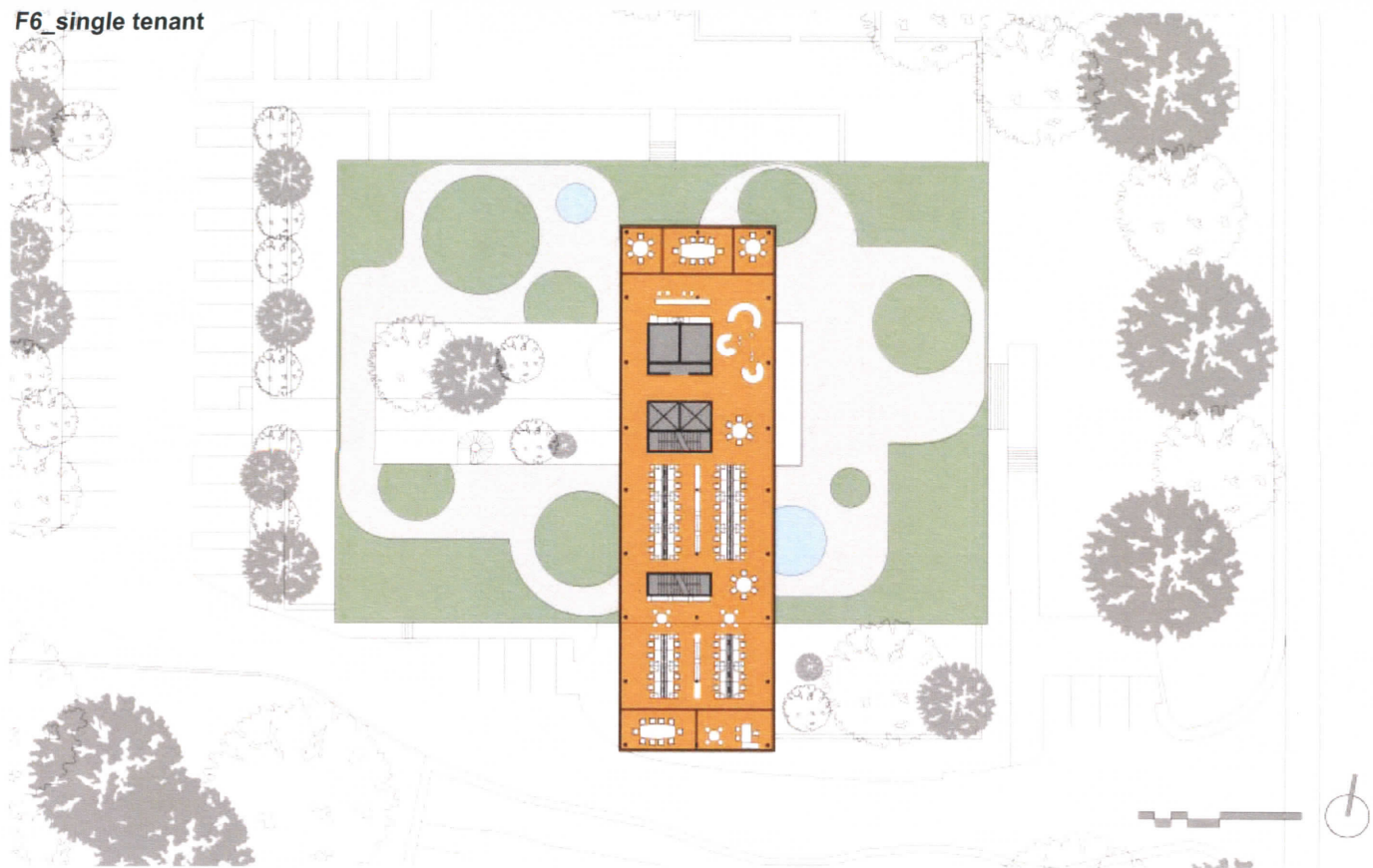
View from Office Floor Looking East



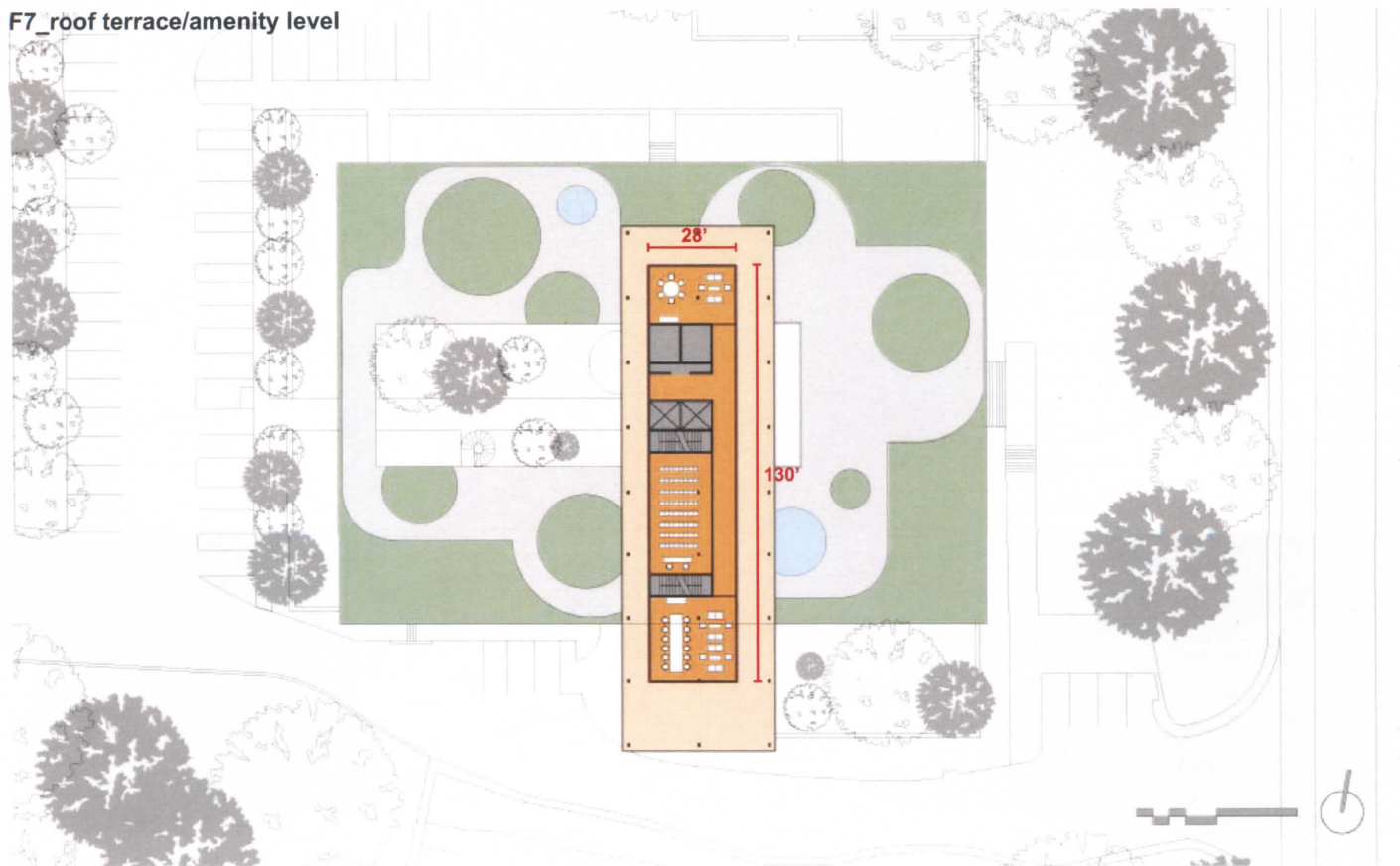
F5_single tenant



F6_single tenant



F7_roof terrace/amenity level

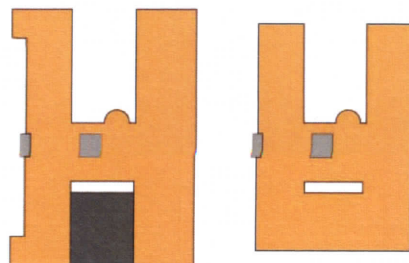


Total Area:

Gross **65,630 sf**
Leasable **60,000 sf**

Efficiency **91.5%**

Refurbishment 39,200 sf



G: F1 22,000 sf

F2 17,200 sf

L: F1 18,700 sf

F2 16,700 sf

New Construction 26,400 sf



F4 7,660 sf

F5 7,660 sf

F6 7,660 sf

F6 3,450 sf

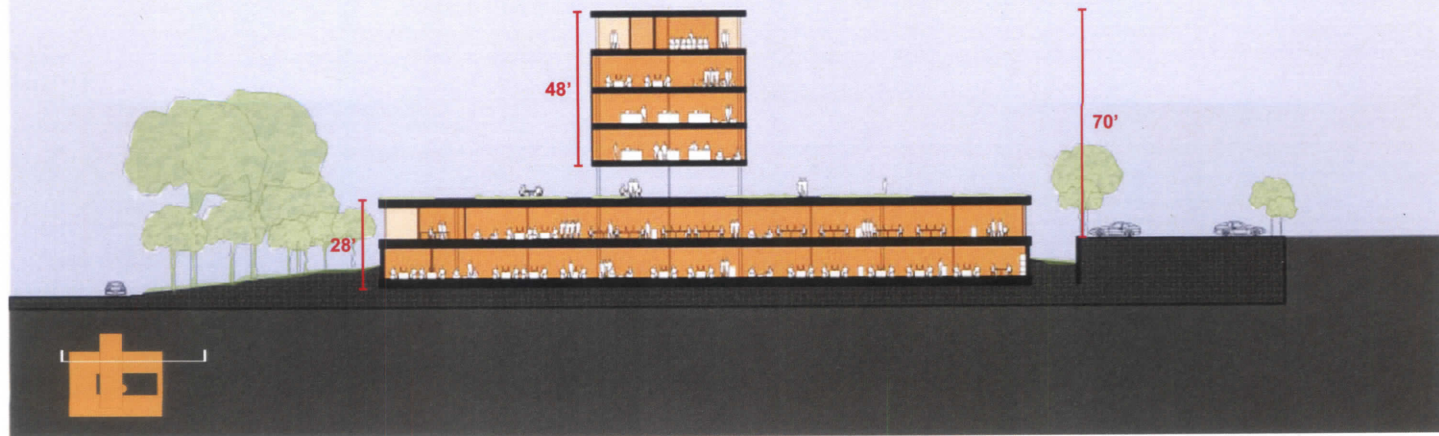
F4 7,200 sf

F5 7,200 sf

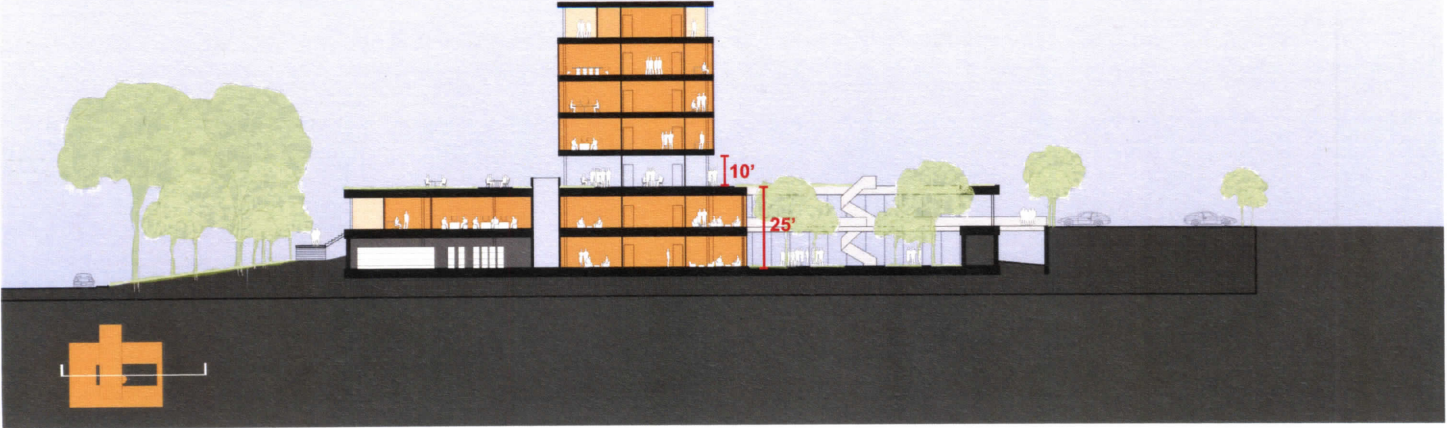
F6 7,200 sf

F6 3,000 sf

Section AA



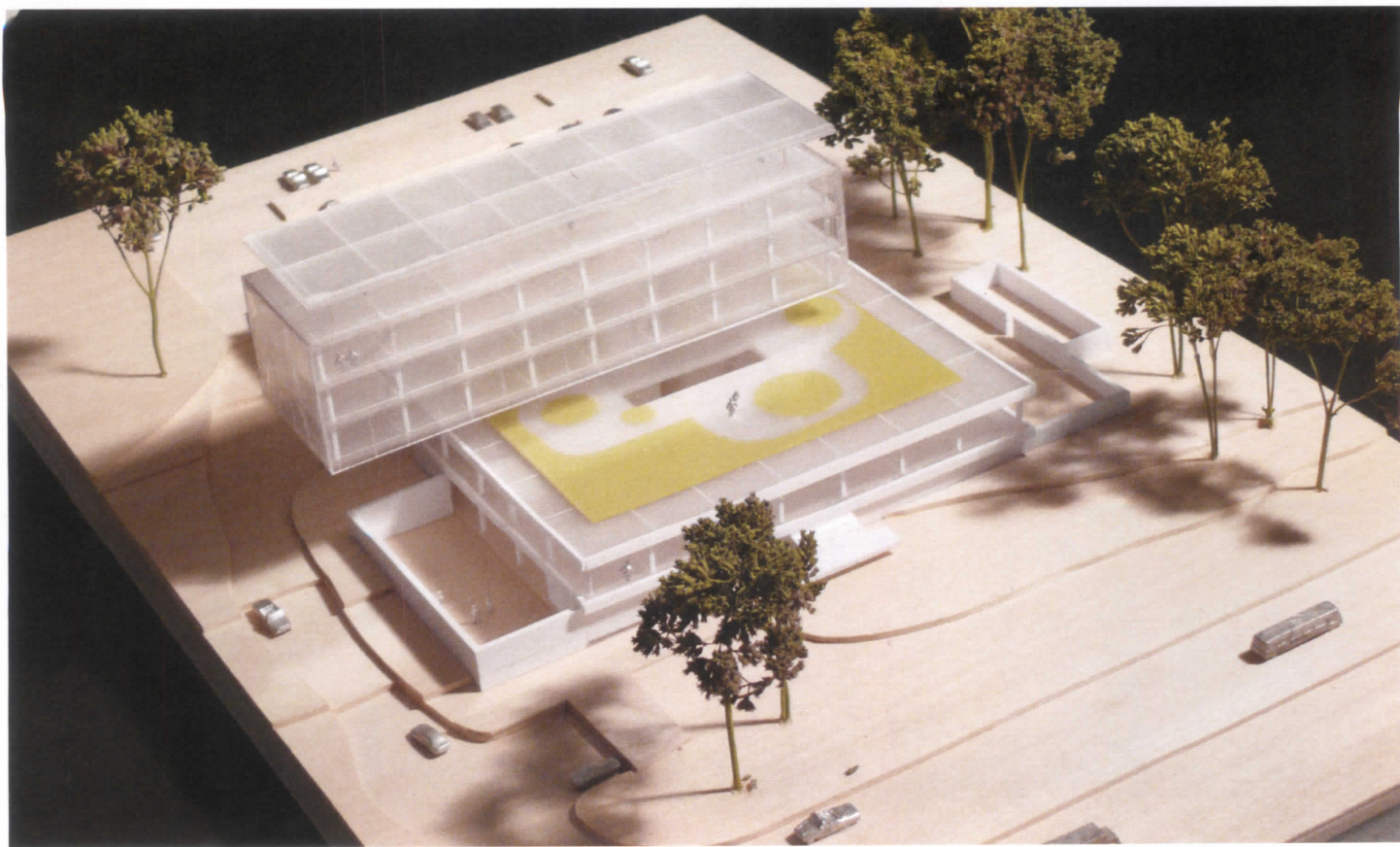
Section BB

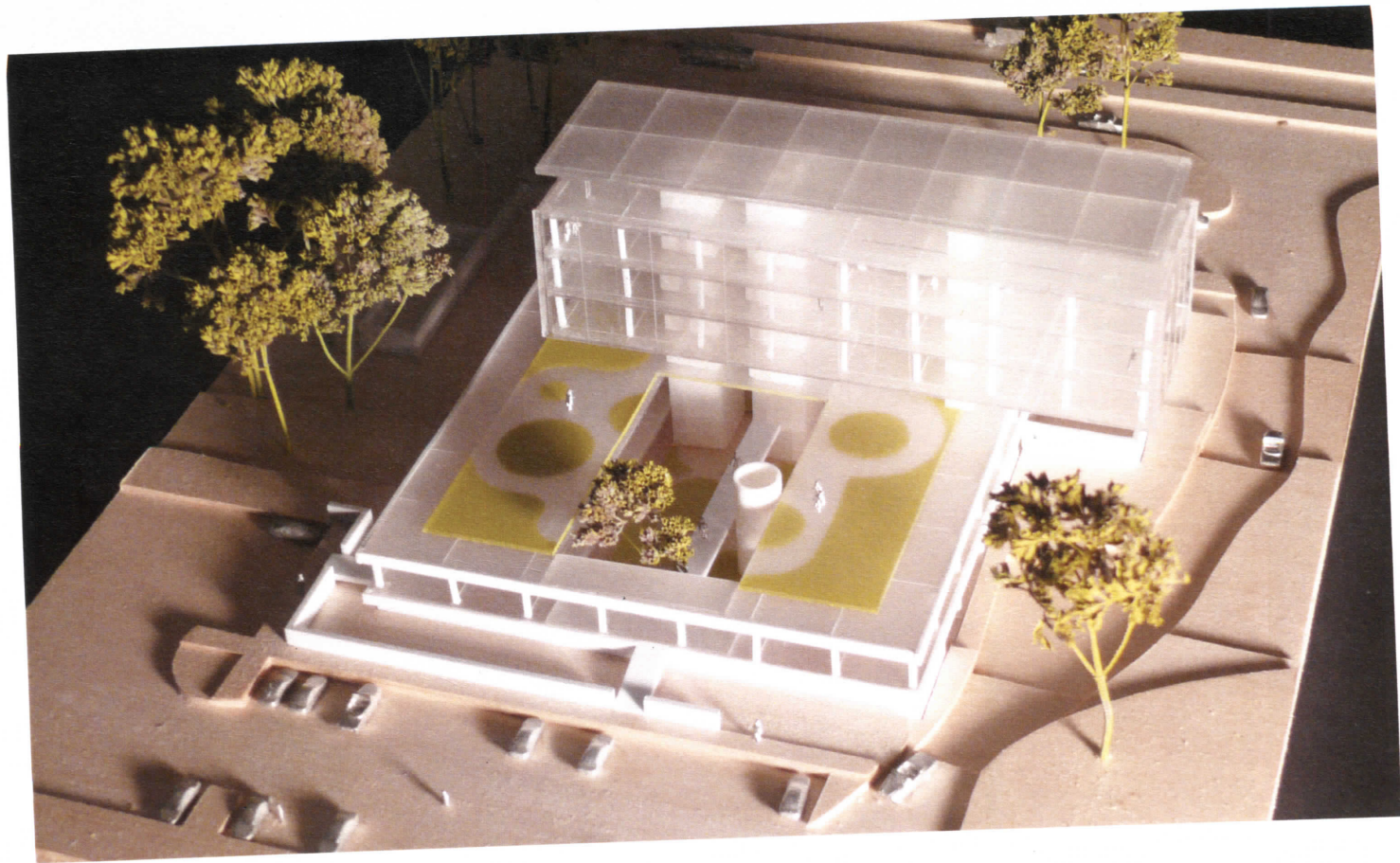


Section CC















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