

Johnston Building

Ground Level Retail

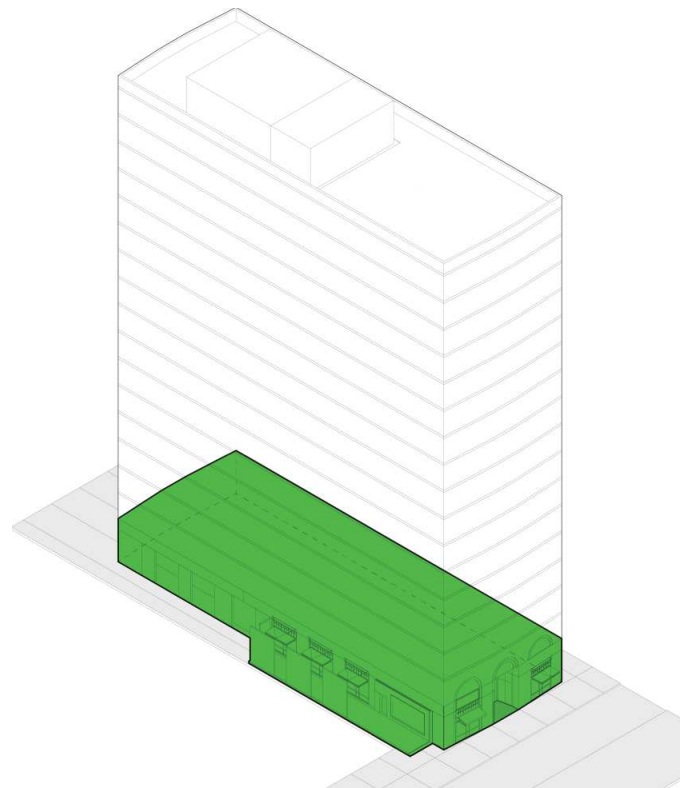
Charlotte, North Carolina

June 12, 2017

Historical Landmarks Commission Application

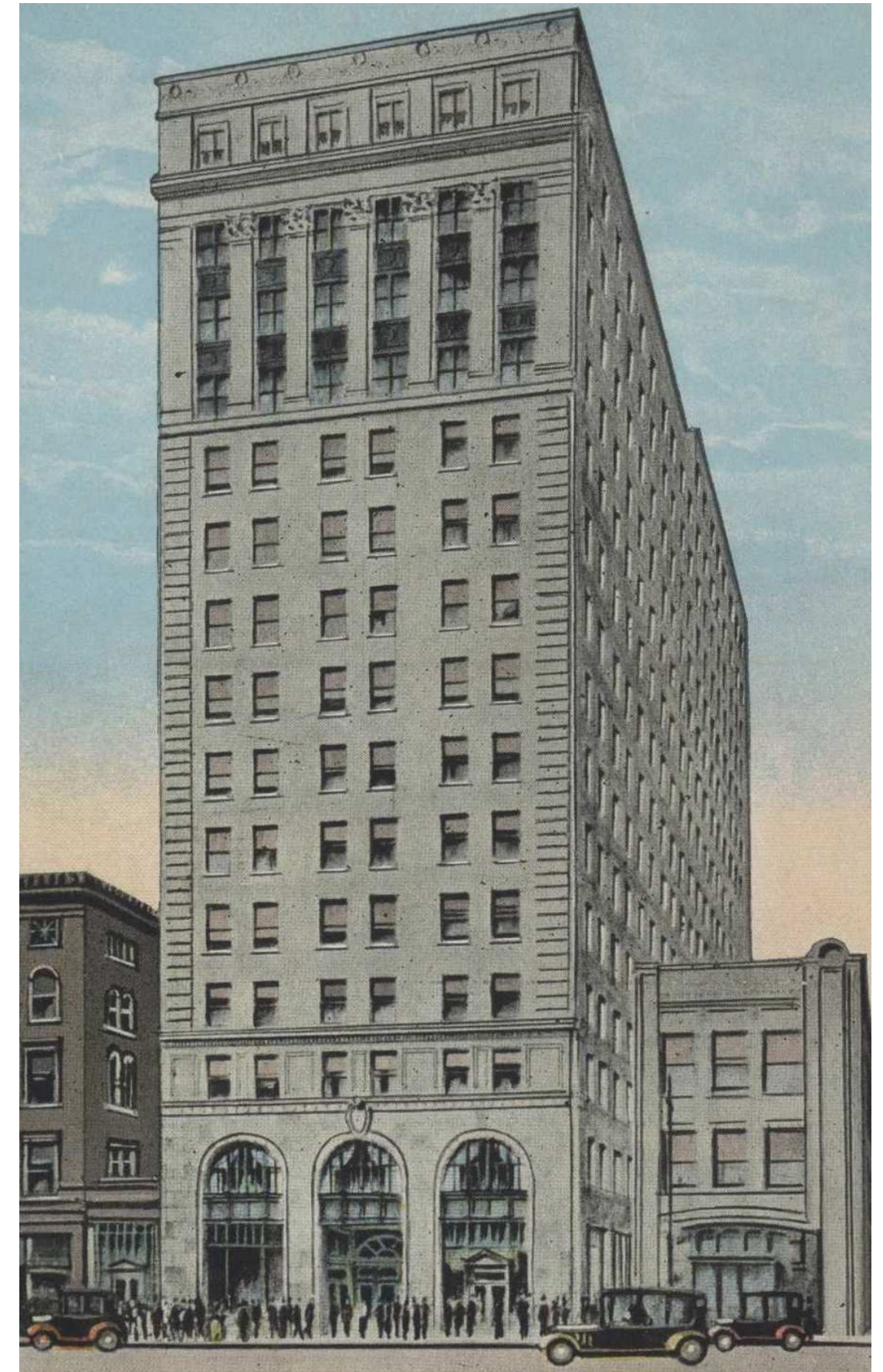
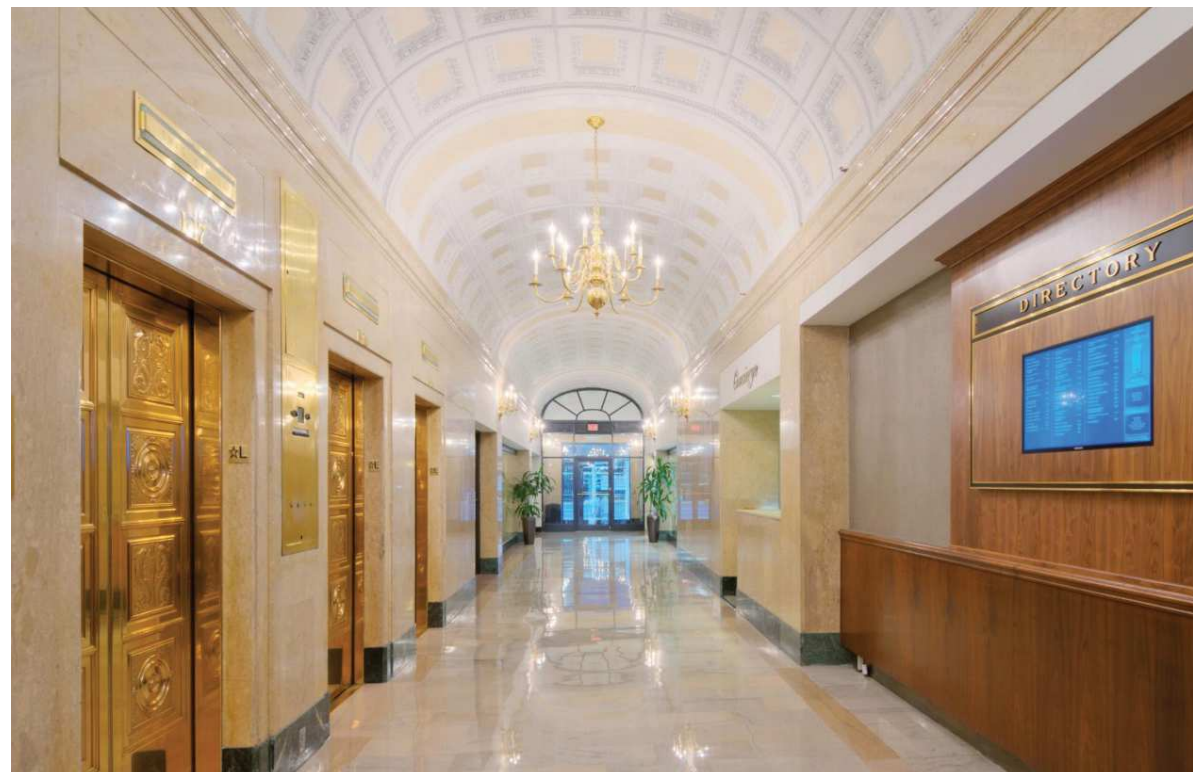
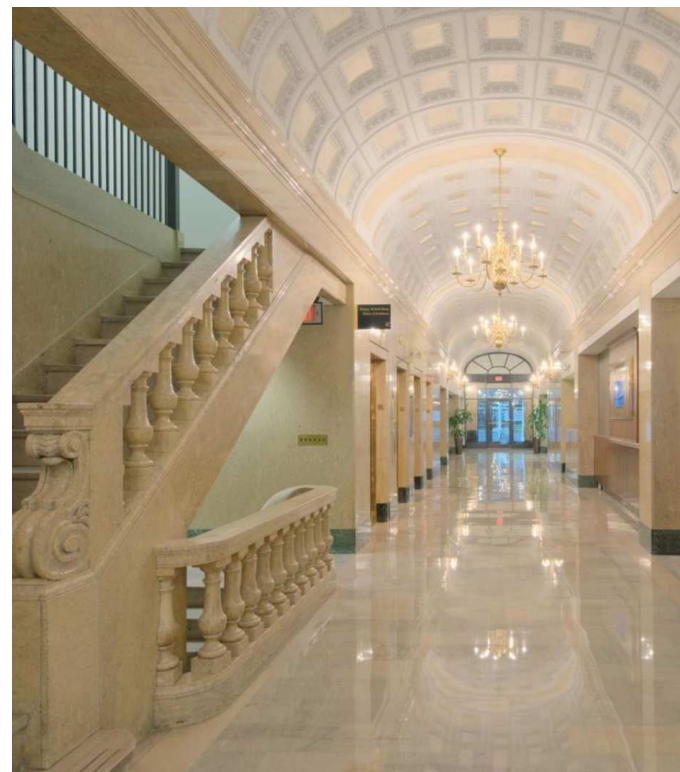
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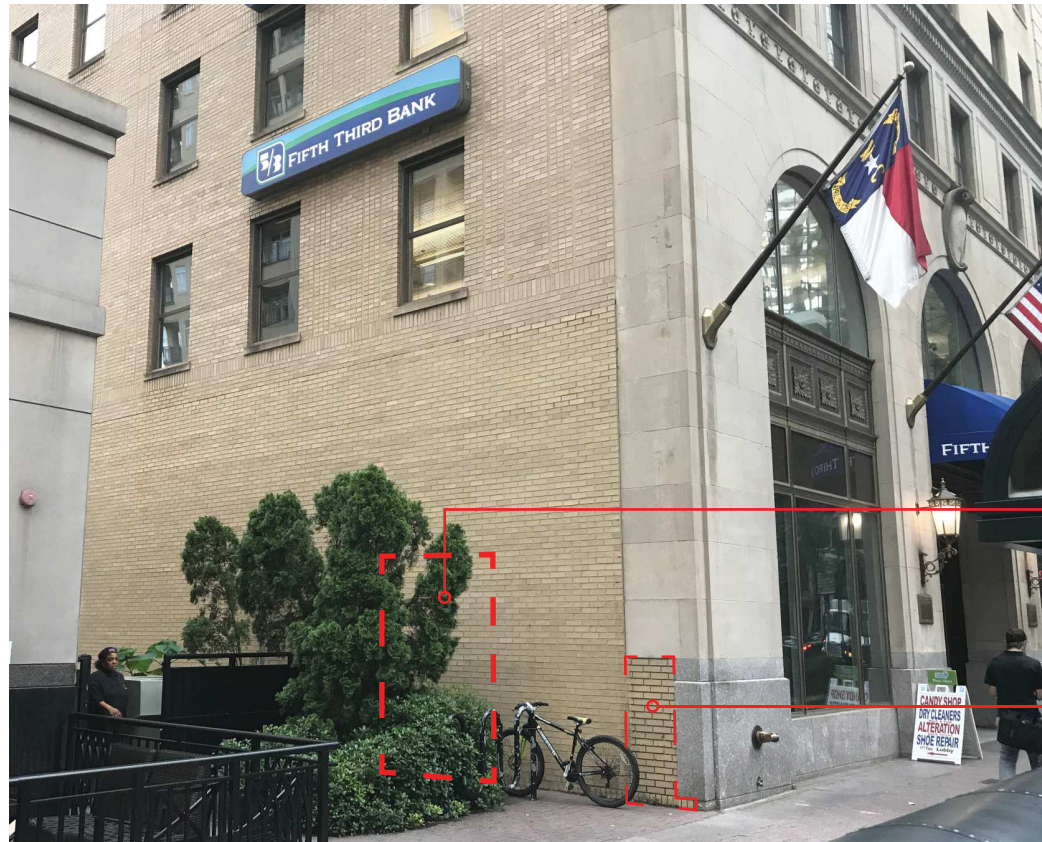




BASE | CREATIVE RETAIL

Activate Tryon Street with variety of Retail which has activity during and after work hours. Utilize alley to further activate facade and streetscape.





EXISTING ALLEY

New Opening

Replace brick patch with matching granite



EXISTING LOBBY

Relocate ATM and remove subframe (non-historic). Replace with storefront entry in original (historic) decorative frame.

Infill opening with solid wall

SCOPE OF WORK

Dilweg Companies is seeking approval for exterior and interior first floor modifications to the Johnston Building in Uptown Charlotte. These renovations are planned for the purpose of drawing a retail tenant to the currently unoccupied suite on the ground level. The modifications proposed in this application seek to preserve and enhance the South Tryon elevation with modest changes. The majority of the renovations are to the uninspiring alley to the south and are critical to signing the prospective tenant.

On the South Tryon elevation, the existing large blue canopy covers the bronze work below the second floor windows. The proposed design includes removing this canopy and replacing with smaller, simplified awnings over the two fixed windows on either side of the building entry. Rather than cover the original bronze work, the new awnings will occupy the spandrel zone between first floor windows and the bronze work above. The existing ATM and subframe are proposed to be removed and replaced with storefront entry directly into the suite from South Tryon Street. The original historic frame will be maintained. Original granite forming the water table was removed at some point previously and replaced with brick at the southeast corner of the building. This submission proposes to remove the brick patch and replace with granite matching the existing.

The improvements in the alley include a new opening in the exterior wall connecting the interior suite to an exterior dining platform. Signage and feature wall to establish the brand of the tenant will cover a portion of existing blank brick wall. Existing utilities within the alley, such as back flow preventers, will be relocated and concealed within this feature wall. Awnings similar to those proposed along South Tryon are proposed over the three existing windows in the dining platform zone. Decorative string lighting between the Johnston Building and the Ruth's Chris building is proposed to enhance the character of the alley in the evening.

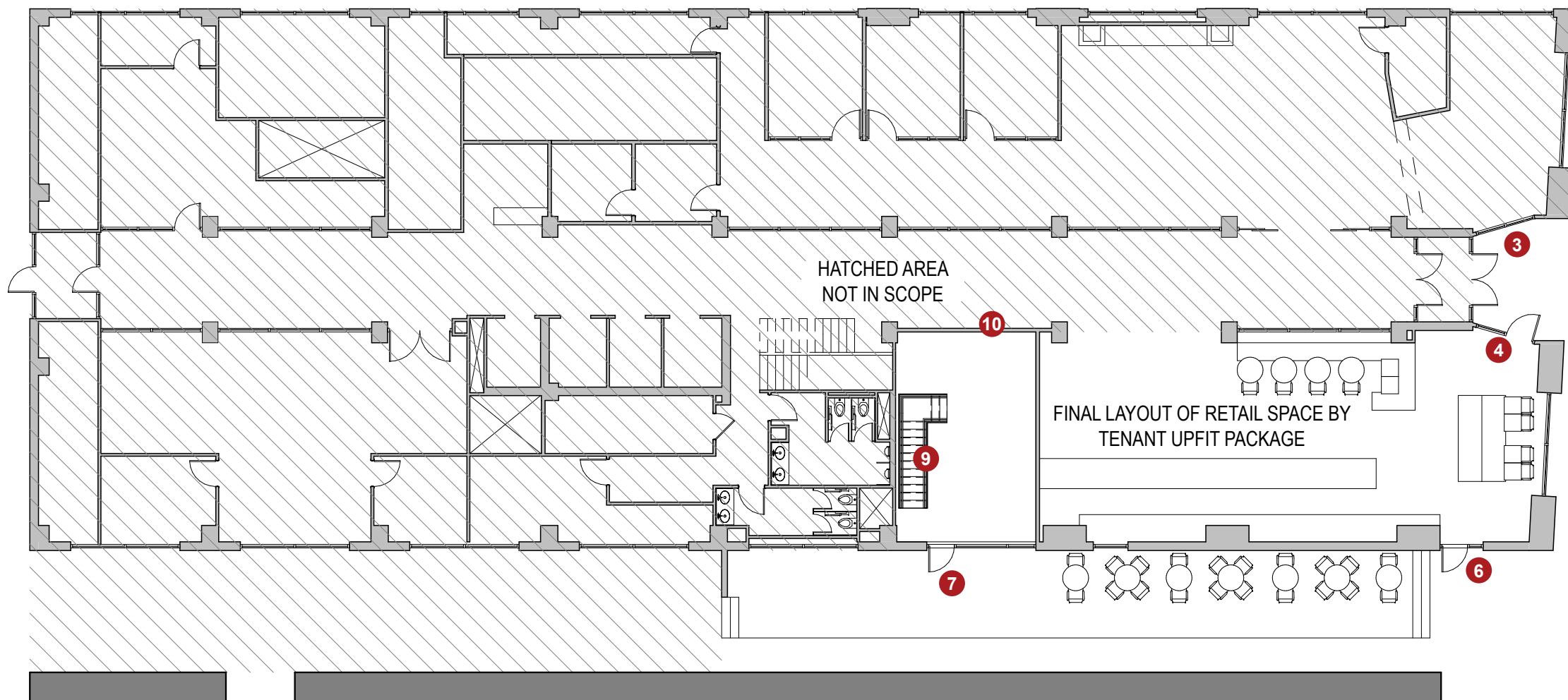


ATM ADJACENT TO MAIN ENTRY

Remove entry canopy



EXISTING BUILDING ENTRY CANOPY



Exterior Modifications

- 1 -- Remove curved blue awning over the center entry. This awning currently covers the bronze work at the second floor.
- 2 -- Provide new fabric awnings over each of the two fixed windows on Tryon Street and the first three openings in the alley. These new canopies would be located only within the spandrel glazing section of the storefront and project approximately 6' from the building.
- 3 -- Relocate the existing ATM to the north side of the building entry.
- 4 -- Provide new storefront in existing frame with entry into retail directly from Tryon Street.
- 5 -- The alley will be renovated to provide a small dining platform and feature/signage wall for the retail tenant.
- 6 -- A new opening with door and sidelite close will be provided for access to the alley dining area.
- 7 -- One existing opening will be modified to provide access to the back of house area.
- 8 -- Replace brick patch with granite to match existing base.

Interior Modifications

- 9 -- A service stair will be located in the back of house to connect storage space in the basement.
- 10 -- The third bay from the Tryon Street vestibule will be infilled with a solid wall to separate and conceal the back of house space.

JOHNSTON BUILDING FIRST FLOOR RETAIL



DINING PLATFORM IN ALLEY



TRYON STREET FACADE AND ENTRY



TRYON STREET VIEW

- 1 Remove existing blue awning
- 2 New fabric awning
- 3 Relocate the existing ATM
- 4 New storefront in existing frame with entry into retail
- 5 Renovated alley with dining platform and feature/signage wall
- 6 New opening with door and sidelite
- 7 New door in existing opening
- 8 Replace brick patch with granite to match existing base



INTERIOR LOBBY

- 9 Service stair to connect storage space in the basement
- 10 Solid wall infill with decorative wall panel and tenant signage